

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, July 1, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
 - 1. Consideration of the May 6, 2025 meeting minutes.
- IV. Report of the Comprehensive Plan Committee
- V. Zoning Activity
 - A. Old Business
 - B. New Business
 - 1. Case FDP25-01: Request of Annie Wittenmyer Family, LLC to establish a Planned Unit Development at 2800 Eastern Avenue in accordance with the submitted Final Plan. [Ward 5]
- VI. Subdivision Activity
 - A. Old Business
 - B. New Business
- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
7/1/2025

Subject:
Consideration of the May 6, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The May 6, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 5-6-25

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MAY 6, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Roll Call

Present: Inghram, Hepner, Schilling, Garrington, Eikleberry, Maness, Johnson, Dunlop, Thomas, Schneider

Excused: Tallman

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 March 18, 2025 meeting minutes.

Motion by Hepner, second by Johnson, to approve the March 18, 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 F25-07: Request of AW Holdings LLC, on behalf of the City of Davenport, for a Final Plat of Wittenmyer Subdivision. The 5-lot subdivision is located at 2800 Eastern Avenue on 31.9 acres. [Ward 5]

Staff provided a summary of the subdivision and history of the site. The purpose of the Final Plat is to facilitate the sale of property between the City of Davenport and AW Holdings, LLC. The subdivision also serves the purpose

of separating each land use/project into its own lot. The subdivision is consistent with the planned unit development adopted by City Council in March 2024.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-07 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 in accordance with the planned unit development preliminary plan.
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. Establish additional sanitary and storm sewer easements as directed by the City.
4. Add a note stating, "Blanket access is provided for the operations and maintenance of public and private utilities and Outlot X."
5. Add a note stating, "Access easements are provided to all lot owners, tenants, and visitors of lots within this subdivision."

Chris Ales, AW Holdings LLC, was in attendance to answer questions.

Commissioners inquired about stormwater management facilities following the redevelopment of the site.

Motion by Inghram, second by Hepner, to approve staff recommendation and conditions in Case F25-07. Motion to approve was unanimous by a roll call vote (9-0).

2. Case F25-08: Request of Mhisho Vuong-Lynch for a Final Plat of Betts Corporation 3rd Addition. The 4-lot subdivision is located on Northbrook Drive, between Brown Street and Candlelight Creek (Parcel P1110-01F), on 6.19 acres. [Ward 7]

Staff presented an overview of the subdivision. The City of Davenport received a Final Plat to facilitate residential development. The 6.19-acre site is an irregular-shaped lot that is bounded by two branches of Candlelight

Creek to the east and south. Four flag lots will be established, with a shared access driveway from the dead-end of Northbrook Drive to the west. No additional right-of-way will be dedicated with the plat due to the unusual geography of the site.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-08 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. A variance for street connectivity is granted as referenced in Section 16.24.040.A.

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, "No more than four lots shall be platted with this subdivision. Any future subdivision creating additional lots shall require the dedication of public right-of-way and construction of public infrastructure."
4. Add a note stating, "Stormwater detention and water quality treatment will be required for this subdivision. Stormwater detention and water quality treatment practices shall be owned and maintained by the owner or home/business association."
5. Include a 50' stream buffer easement per City Code Chapter 13.34.070 Easements.
6. Record a Maintenance and Repair Agreement for the shared access driveway for all lots within the subdivision. This agreement shall be perpetually tied to each lot.
7. Clearly label and delineate the Access Easement. The access easement shall align with the pavement width of Northbrook Drive and accommodate the turning movements of life-safety vehicles.
8. Add a note: Sidewalks shall be constructed along all street fronts as each lot is developed or as ordered by the City of Davenport to do so.

Chris Townsend, Townsend Engineering, was in attendance to speak on behalf of the project and explain the rationale for a variance requiring street connectivity.

Commissioners asked staff if neighboring property owners are notified as part of the subdivision process. Staff confirmed that a public notice is not required for a Final Plat.

Motion by Inghram, second by Hepner, to approve staff recommendation and conditions in Case F25-08. Motion to approve was unanimous by a roll call vote (9-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:20 pm.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
7/1/2025

Subject:

Case FDP25-01: Request of Annie Wittenmyer Family, LLC to establish a Planned Unit Development at 2800 Eastern Avenue in accordance with the submitted Final Plan. [Ward 5]

Recommendation:

Staff recommend Case FDP25-01 be approved in accordance with the submitted materials, subject to the following findings.

Findings:

1. The final development plan provides a public benefit to the City.
2. The final development plan meets the purpose of a planned unit development.
3. The final development plan is consistent with the preliminary plan.

Background:

Project Overview:

City Council approved the preliminary plan for the redevelopment of the Annie Wittenmyer Campus at its March 27, 2024 meeting. The applicant has submitted a final plan for a planned unit development, which provides public benefits in the form of maintaining community amenities, adaptive reuse of buildings, historic preservation, and affordable housing.

This report outlines the planned unit development review process, summarizes the approved preliminary plan, and identifies minor alterations in the final development plan.

Planned Unit Development:

Planned Unit Developments (PUD) are a special approval intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should only be applied to further those applications that provide compensating amenities to the City.

Through the flexibility of the planned unit development technique, a PUD is intended to:

1. Encourage flexibility in the development of land and in the design of structures.
2. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this Ordinance.
3. Allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning controls.
4. Combine and coordinate architectural styles, building forms, and structural/visual

relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.

5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities.
6. Encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.
7. Facilitate the implementation of adopted City land use policies, particularly with respect to areas planned for potential redevelopment.

A planned unit development is subject to the underlying district regulations, including use, unless an exception is specifically granted. The Plan and Zoning Commission may recommend, and the City Council may grant exceptions to the zoning district regulations, including use, for a planned unit development.

The underlying zoning district regulations, including use, apply unless an exception is granted as part of the planned unit development approval. In no case may an exception to district regulations be granted unless the applicant demonstrates a substantial benefit to the City

Preliminary Plan: (Per the February 2, 2024 Plan & Zoning Commission Staff Report)

A site plan has been provided as the preliminary development plan associated with the rezoning request. The City-owned and operated Annie Wittenmyer Aquatic Center will continue without interruption. The chapel currently used by Junior Theatre will remain. In addition, the City has the option of leasing additional cottages for classroom space. Building A, C, D, G-M, O and P are proposed as residential. In total there are approximately 99 proposed residential dwelling units.

Additional building uses include residential amenities and social services. No new buildings are being proposed, and no demolitions are proposed (save for two which have already commenced with HPC approval). Additional parking areas are generally located in previously developed areas. The functional general circulation of pedestrians and vehicles throughout the campus will not change other than the addition of a few new parking areas.

City Council Action:

At its March 27, 2024 meeting, City Council adopted an ordinance for Case REZ24-01 being the request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and establish a planned unit development in accordance with the submitted preliminary plan. The approval was subject to the following zoning map amendment and planned unit development findings:

Zoning Map Amendment Findings:

1. The zoning map amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with existing on-site uses and the zoning of nearby developed property.
3. The rezoning request is compatible with the established neighborhood character.
4. The proposed amendment will not negatively impact the public health, safety, and welfare of

the City.

4. The zoning map amendment facilitates the adaptive redevelopment of a national and local historic landmark.
5. The nonconformities created by the zoning map amendment will be mitigated through the planned unit development process.

Planned Unit Development Findings:

1. The preliminary development plan provides a public benefit to the City.
2. The proposed preliminary plan meets the purpose of a planned unit development.
3. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.
4. There is provision for adequate utilities and infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities. A traffic study is not required.
5. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets.
6. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

Final Development Plan:

Annie Wittenmyer Family, LLC submitted a final plan for the 31.9-acre site. Staff believe the final development plan is in substantial compliance with the approved preliminary plan. However, there are minor alterations which are highlighted below:

1. Prior to the involvement of the applicant, the City demolished a garage structure on the western portion of the property in 2024. The developer intends to construct a new building in the same location, footprint, and dimensions as the previously demolished garage building. Per a requirement of the National Parks Service, the new structure will replicate the former garage in materials, size, massing, roof shape, color, and other visual qualities. A total of two apartment units will be within the new building.
2. The southern portion of the campus was previously identified as "Senior Housing" in the preliminary plan. The developer is amending the plan for this area to not specify the housing type. The request will provide the developer flexibility to respond to fluctuating market conditions. The Zoning Ordinance considers both types of housing to be 'Dwelling-Multi-Family'. There is no distinction between senior, affordable, or market-rate dwellings in the Zoning Ordinance. Therefore, staff do not consider this to be a substantial change from the preliminary plan.
3. The Final Development Plan clarifies that the City will retain ownership over a small archeological site located near the southwest corner of the campus. This is identified in the Final Plat of Wittenmyer Subdivision, approved by the Plan and Zoning Commission on May 6, 2025.

Action by Plan and Zoning Commission:

Upon receipt of the Zoning Administrator's recommendation, the Plan and Zoning Commission

must review the final plan. The Plan and Zoning Commission must approve or deny the final plan. If denied, the applicant may reapply by submitting a new final plan and the validity of the preliminary plan remains in effect. Alternatively, the applicant may submit the final plan as a new preliminary plan at the preliminary plan stage. The Plan and Zoning Commission is the final review authority.

Supplemental Background Information:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designations:

The property is designated as Civic and Institutional in the Davenport +2035 Future Land Use Map.

1. Civic and Institutional (CI): Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

Zoning:

The property is zoned **C-T Commercial Transitional District**. This district is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low-intensity mixed-use is allowed.

Local & National Historic Landmark:

The Iowa Soldiers' Orphan's Home Historic District (Annie Wittenmyer Complex) is both a locally and nationally designated landmark. While the history of this area is extensive, a brief summary of its significance has been provided here:

The grounds for the Orphans' Home were developed over 15 decades beginning with the establishment of the Civil War Camp Roberts/Camp Kinsman and shifted into various orphanage uses by 1865. The campus's significance is due to several factors. It is associated with an important social welfare effort – a state-operated orphanage for the children of Civil War veterans and indigent families.

This is the first statewide orphanage to open in the country in the post-war period. Annie Wittenmyer, the founder and first matron, became a national figure, serving as a major promoter of orphans' homes. The orphanage also pioneered progressive child welfare initiatives, including the Cottage System of orphanage operation, an early foster care placement program, and one of Iowa's first Montessori nursery school programs.

The residential cottages are examples of simplified Queen Anne Style while the larger buildings are designed in the Romanesque Revival, Colonial Revival and PWA Moderne Styles. There are also examples of English Period Cottages. In addition, the complex contains archaeological significance dating from the early to middle Woodland Period (800 BC – 400 AD).

The National Register of Historic Places Inventory-Nomination Form and statement of significance can be accessed at the following link: <https://catalog.archives.gov/id/75340094>

Historic Preservation Commission Review:

The City of Davenport Historic Preservation Commission granted a Certificate of Appropriateness at its June 10, 2025 meeting. The scope of work included site improvements, restoration of existing structures, and new construction for the Family Housing component of the project. A copy of the plans has been included as a reference.

The approval was in accordance with the submitted material and subject to the following conditions:

1. Per the requirements of the National Park Service, the housing project shall be in compliance with The Secretary of the Interior's Standards for Rehabilitation.
2. As the design for the rehabilitation project progresses, any substantial modifications shall require a separate Certificate of Appropriateness Application and review by the Historic Preservation Commission.

Technical Review:

City Departments reviewed the proposed Zoning Map Amendment Application for compliance with City ordinances and impacts on regional systems.

Public Input:

Public notification is not required for a final development plan. However, property owners within 200 feet of the subject property were notified during the rezoning process. This included a neighborhood meeting as well as public hearings at both the Plan and Zoning Commission and City Council.

Attachments:

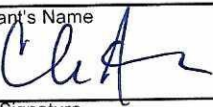
1. Application
2. Planned Unit Development Preliminary Plan
3. Maps
4. Ordinance 2024-121
5. Historic Preservation Commission Review Determination Letter-Case COA25-07
6. Zoning Ordinance Chapter 17.14 - Planned Unit Development



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
**PLANNED UNIT
DEVELOPMENT**
AND SUBSTANTIAL PUBLIC BENEFIT

APPLICANT INFORMATION		DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
Applicant Name Company Name Annie Wittenmyer Family, LLC		SITE ADDRESS OR GENERAL LOCATION DESCRIPTION		
Address 1621 Progressive Parkway		BRIEFLY DESCRIBE THE PROJECT AND PUBLIC BENEFIT		
City State Zip Platteville, WI 53818				
Phone (608) 348-7755		COMPLETE SUBMITTALS SHALL INCLUDE:		
Secondary Phone (417) 248-0044		SUBMITTED		
E-Mail Address chris@alespc.com		Detailed PUD Narrative and Concept Plan* ☐		
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.		*Must address ALL Sections of 17.14.080		
In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.		Authorization to Act as Applicant* ☐		
Chris Ales Type Applicant's Name		*only needed if the Applicant is different than the owner		
		Application Fee* \$1,000 over 1 acre or \$250 ≤ 1 acre ☐		
Applicant's Signature		* (check payable to 'City of Davenport')		
06/25/2025 Date		Narrative & Concept Plan shall address:		
DEVELOPMENT TEAM		17.14.080.A.1. to A.7. Purpose ☐		
Property Owner City of Davenport		17.14.080.D.1. Exceptions from Regulations ☐		
Address		17.14.080.D.2.a. to D.2.f. Exceptions ☐		
Phone		17.14.080.D.3.a. to D.3.h. Substantial Benefits ☐		
Secondary Phone		17.14.080.E.2.d. Prelim. Plan Approval Standards ☐		
E-Mail Address		17.14.080.E.3.a. Final Plan Conditions ☐		
Project Manager/Other Chris Ales		17.14.080.E.2.d. PUD Approval Standards		
Address 1101 West 9th Street		The recommendation of the Plan and Zoning Commission and decision of the City Council must make a finding that the following standards for a planned unit development have generally been met:		
Phone (417) 248-0044		i. The proposed planned unit development meets the purpose of a planned unit development including provision of a substantial public benefit.		
Secondary Phone		ii. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.		
E-Mail Address chris@alespc.com		iii. There is provision for adequate utilities and infrastructure, drainage, off-street parking & loading, pedestrian access, and all other necessary facilities.		
		iv. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets. A traffic study may be required to provide evidence that the circulation system is adequate.		
		v. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.		
		Submit the first two pages of this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.		

Planned Unit Development

Purpose:

This submittal to the Planning & Zoning Commission constitutes the Final Development Plan for the Annie Wittenmyer campus, which is comprised of approximately 30 acres of land at 2800 Eastern Avenue, zoned C-T Commercial Transitional District and Planned Unit Development (PUD). The City of Davenport previously rezoned this property to C-T Commercial Transitional District and approved the Preliminary Development Plan for the proposed project which achieves the following objectives:

- As a campus with 27 buildings of varying sizes and past uses, a rezoning to C-T District provides flexibility to convert 20 structures into housing units. The Planned Unit Development encourages the adaptive reuse of campus structures with compatible land uses that may not be traditionally permitted within the C-T District.
- The remaining buildings would be available to support the housing use (i.e., fitness center and community center) or use by nonprofits for community benefit. The site plan would become part of the rezoning to truly reflect the uniqueness of this historic campus.
- The plan includes maintaining community amenities, preservation of historic features, open space preservation, adaptive reuse of buildings and affordable housing.

To best position the campus for future redevelopment, the city intends to sell the land south of the Annie Wittenmyer Aquatic Center to a private developer with experience in historic preservation. This Final Development Plan has been revised from the Preliminary Development Plan to clarify that the first phase to be developed by Annie Wittenmyer Family, LLC and completed by December 31, 2026 will have 46 apartments and the second phase, planned for a future date to be determined, will result in a total of up to 99 apartments (with this total being consistent with the Preliminary Development Plan). Consistent with the Preliminary Development Plan, the second phase will be developed as senior housing – unless market conditions suggest it is better developed as workforce housing, i.e., similar to the first phase. This provides the development the flexibility to respond to market conditions as the overall project proceeds. Finally, the Final Development Plan clarifies the fact that the City will retain a small archeological site in addition to the Water Park and that the Cottages lease, if pursued at the City's option, will be short term, i.e., for a transitional period as publicly discussed and previously approved by the City Council.

The Final Development Plan offers flexibility to maintain existing uses, provide amenities to future housing, ensures the property can be maintained as a cohesive campus, and preserve the rich historic character of this Local Landmark. There is also added assurance that this Planned Unit Development provides more specific uses for the campus and allows for City review of any proposed changes to the plan in the future.

Site Plan Overview:

A site plan has been provided as the final development plan associated with the rezoning request. The city owned and operated Annie Wittenmyer Aquatic Center, along with a small archeological site will continue without interruption. The chapel currently used by Junior Theater will remain. In addition, the city has the option of leasing additional cottages for classroom space

for a short transitional period. Building A, C, D, G-M, O and P are planned for housing. There are 46 proposed residential dwelling units in the first phase known as Annie Wittenmyer Family, LLC. A second phase is anticipated in the future with up to a total of 99 residential dwelling units in the total development project.

Additional allowable building uses include a residential amenity center, fitness center, and social services. Two buildings have been demolished by the city with that action predating this development. One of those buildings, i.e., the “garage” will be rebuilt as part of the first phase of this development with no additional new buildings are proposed beyond that. Additional parking spaces are generally located in previously developed areas and/or near the residential buildings. The functional general circulation of pedestrians and vehicles throughout the campus will not change other than the addition of a few new parking areas.

Affordable Housing:

The city anticipates the conversion of existing structures into residential units with the assistance of Low-Income Housing Tax Credits. This funding source, administered through the State of Iowa, has specific requirements related to the income levels of those living in the residential units. This ensures a certain number of units will be available as affordable housing.

Local & National Historic Landmark:

The Iowa Soldiers' Orphan's Home Historic District (Annie Wittenmyer Complex) is both a locally and nationally designated landmark. While the history of this area is extensive, a brief summary of its significance is been provided here.

The grounds for the Orphans' Home were developed over 15 decades beginning with the establishment of the Civil War Camp Roberts/Camp Kinsman and shifted into various orphanage uses by 1865. The campus's significance is due to several factors. It is associated with an important social welfare effort – a state-operated orphanage for the children of Civil War veterans and indigent families.

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The residential cottages are examples of simplified Queen Anne Style while the larger buildings are designed in the Romanesque Revival, Colonial Revival and PWA Moderne Styles. There are also examples of English Period Cottages. In addition, the complex contains archeological significance dating from the early to middle Woodland Period (800 BC – 400 AD).

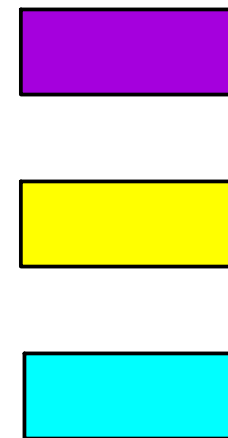
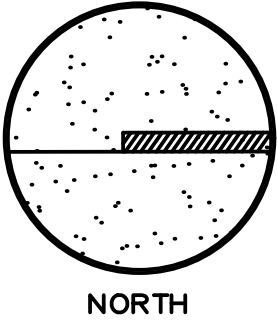
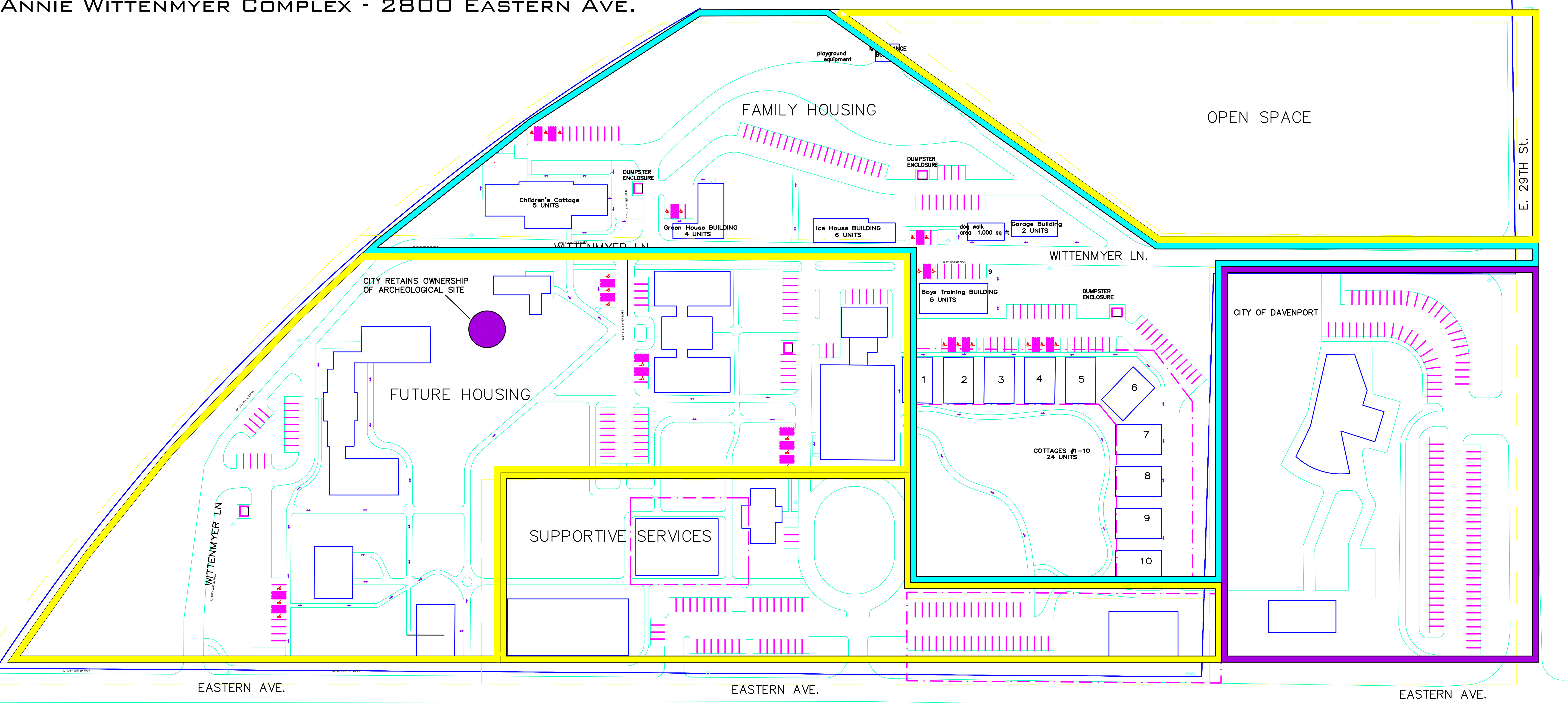
Davenport's Historic Preservation Commission will retain review authority over proposed exterior and site alterations following the proposed rezoning and planned unit development. The developer has received conditional approval from Davenport's Historic Preservation Commission for the first phase of this proposed development. The developer will utilize both

state and federal historic preservation tax credits to help finance the project. This provides an additional level of oversight regarding historic preservation of the campus.

Conclusion:

The overall exceptions in the uses applied in a Planned Unit Development help enhance the merit of the project. The development will help promote the City's objectives and provide several public benefits by enabling adaptive reuse of facilities better suited for residential; providing additional affordable housing, ensuring historic preservation, and maintaining open space.

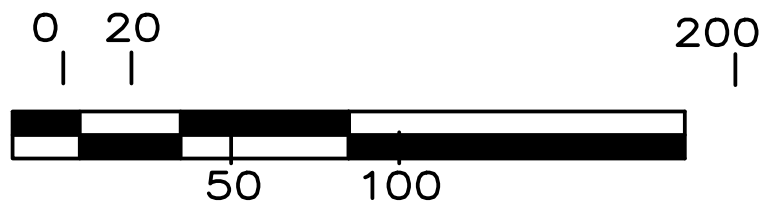
PLANNED UNIT DEVELOPMENT
FINAL PLAN
ANNIE WITTENMYER COMPLEX - 2800 EASTERN AVE.

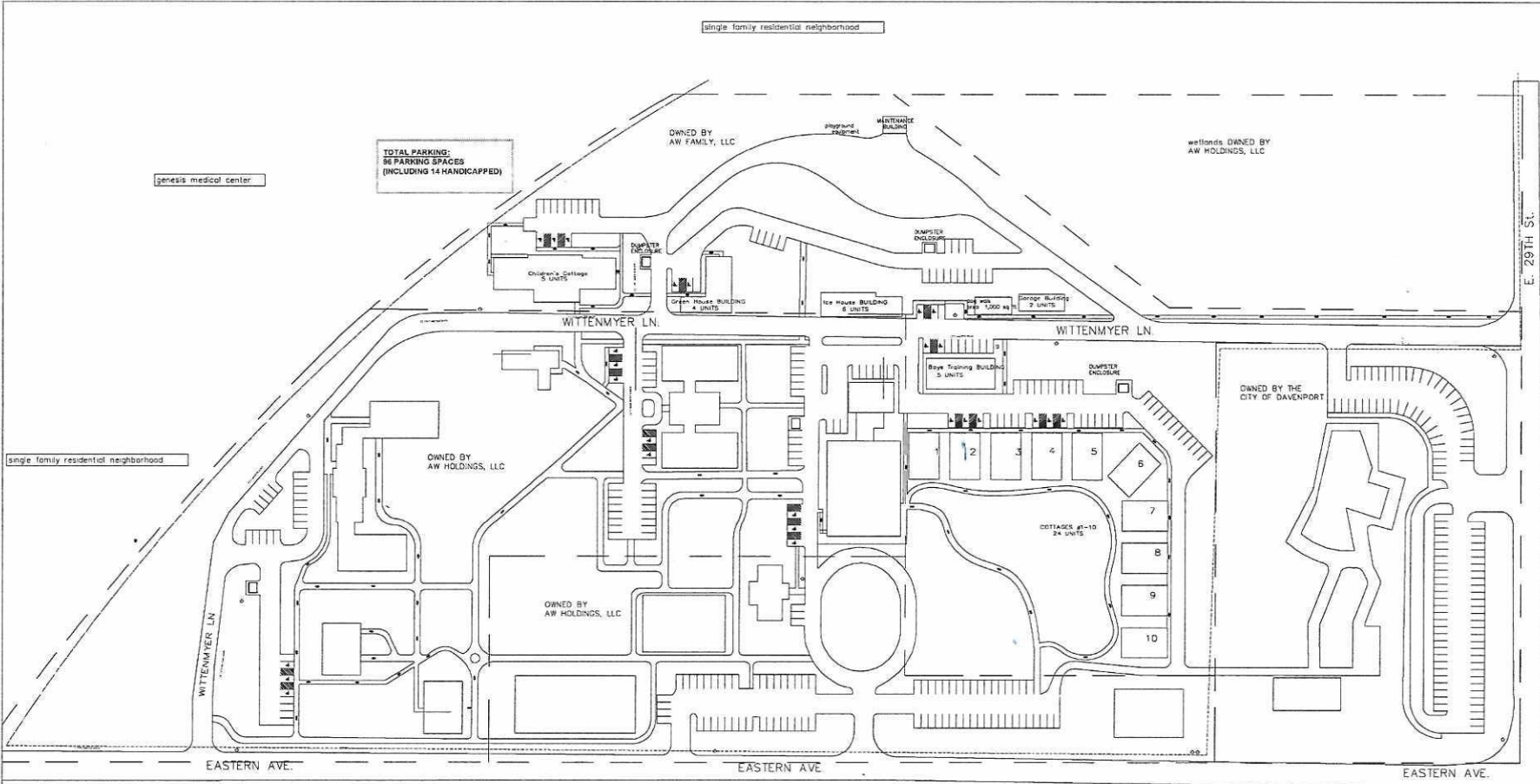


RETAINED BY CITY

SOLD TO AW HOLDINGS, LLC

SOLD TO AW HOLDINGS, LLC & RESOLD TO ANNIE WITTENMYER FAMILY, LLC (46 UNITS)





TOTAL PARKING:
86 PARKING SPACES
(INCLUDING 14 HANDICAPPED)

Genesis medical center

OWNED BY
AW FAMILY, LLC

landscapes OWNED BY
AW HOLDINGS, LLC

WITTENMYER LN.

WITTENMYER LN.

E. 29TH ST.

single family residential neighborhood

OWNED BY
AW HOLDINGS, LLC

OWNED BY
AW HOLDINGS, LLC

OWNED BY THE
CITY OF DAVENPORT

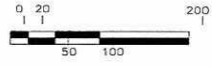
EASTERN AVE.

EASTERN AVE.

EASTERN AVE.

single family residential neighborhood

cemetery



SITE PLAN

© 2023 HECO A/E, LLC

MECO A/E, LLC
ARCHITECTURE
& ENGINEERING
1000 N. 10TH ST., SUITE 100
DAVENPORT, IA 52806
PH: 563.426.1111
WWW.MECOAE.COM

REVISIONS

NO.	DATE	DESCRIPTION

IF THE OWNER, USER, OR ANY OTHER PARTY WISHES TO MAKE ANY CHANGES TO THIS PLAN, THEY MUST BE MADE IN WRITING AND SIGNED BY THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S SIGNATURE ARE VOID. THE ARCHITECT'S SIGNATURE IS REQUIRED FOR ALL CHANGES TO THIS PLAN. THE ARCHITECT'S SIGNATURE IS REQUIRED FOR ALL CHANGES TO THIS PLAN. THE ARCHITECT'S SIGNATURE IS REQUIRED FOR ALL CHANGES TO THIS PLAN.

DAVENPORT, IOWA
WITTENMYER
SENIOR HOUSING
DAVENPORT, IA

SHEET DESCRIPTION

SENIOR HOUSING
SITE PLAN

JOB NO. 11004-013
DATE: 03/14/2024
DRAWN BY: B.M.

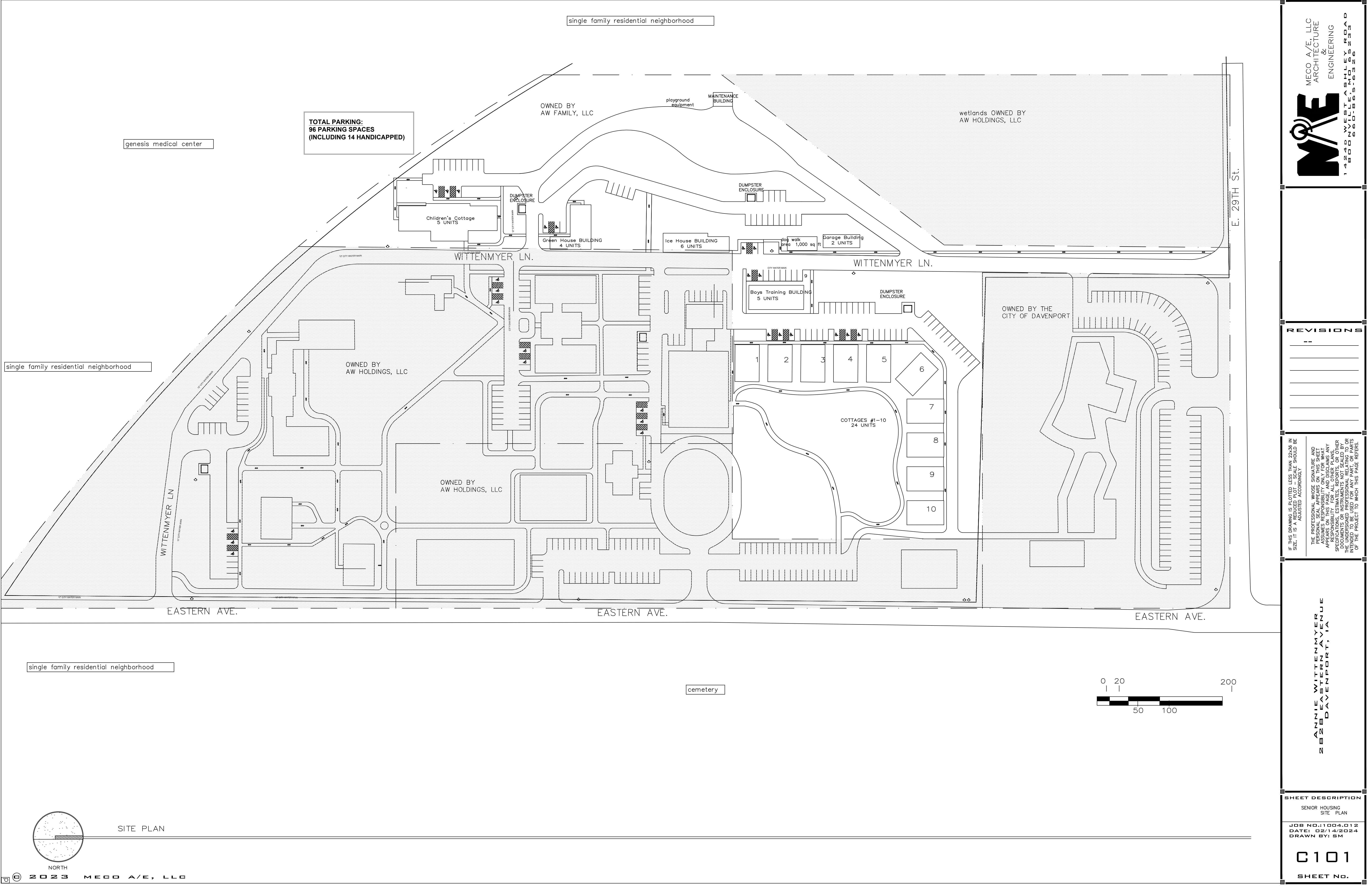
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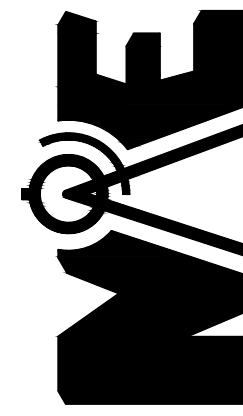
SHEET NO.

M/E
MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

SHEET No.

© 2023 MECO A/E, LLC





MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14240 WEST ASHLEY ROAD
SUITE 200
DAVENPORT, IA 52806

REVISIONS	

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS ASSUMED THAT IT SHOULD BE ADJUSTED ACCORDINGLY.

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2828 WITTENMYER AVE
DAVENPORT, IA

SHEET DESCRIPTION

SENIOR HOUSING
SITE PLAN

JOB NO.: 11004.012
DATE: 02/14/2024
DRAWN BY: SM

C101

SHEET NO.



REVISIONS

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT - SCALE SHOULD BE ADJUSTED ACCORDINGLY

ANNIE WITTENMYER
2828 EASTERN AVENUE
DAVENPORT, IA

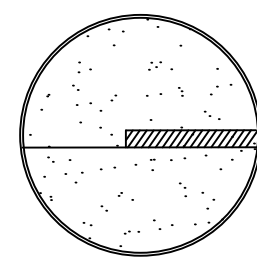
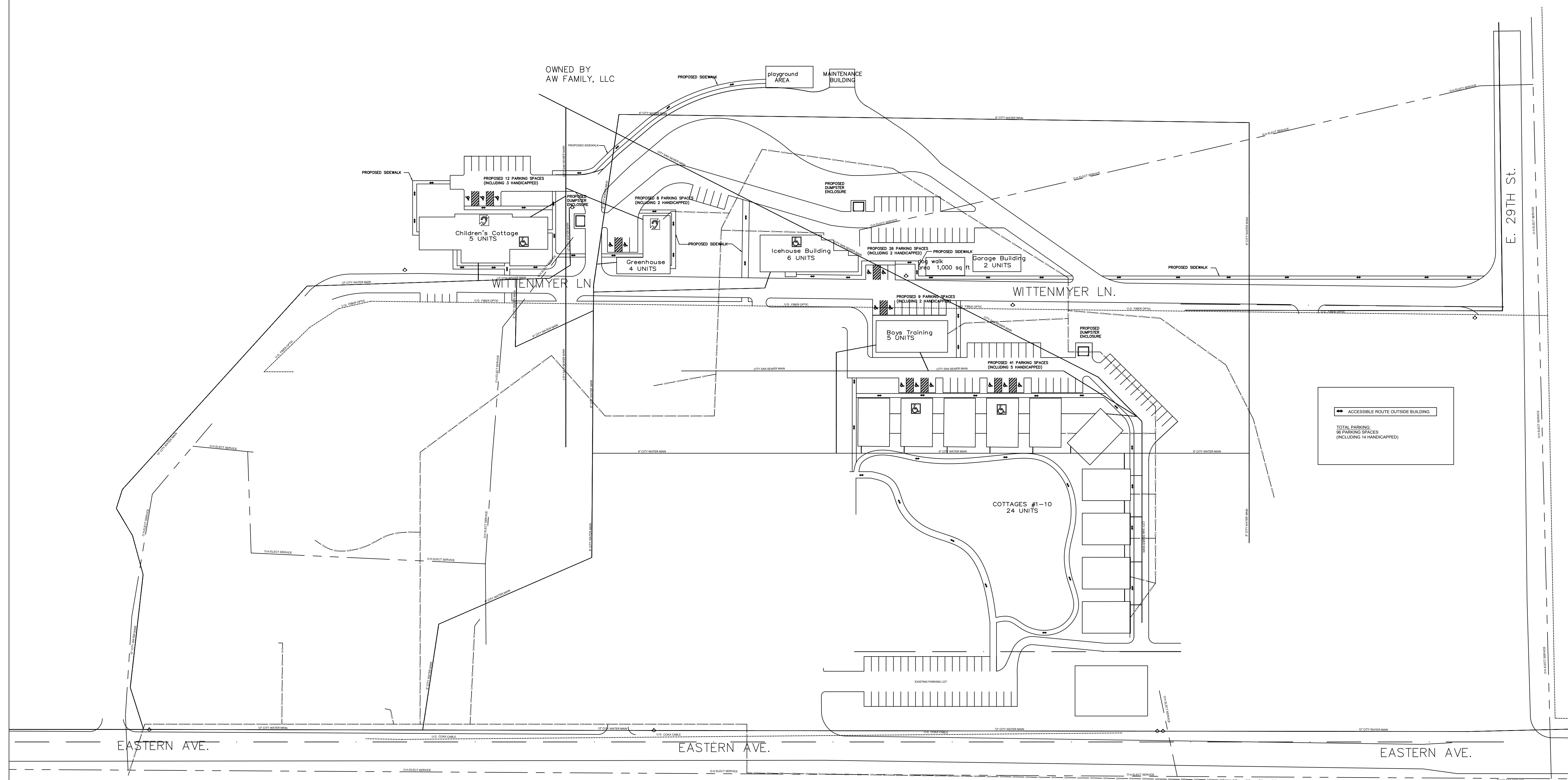
SHEET DESCRIPTION

FAMILY HOUSING
SITE PLAN

JOB NO.:1004.012
DATE: 02/14/2024
DRAWN BY: SM

C102

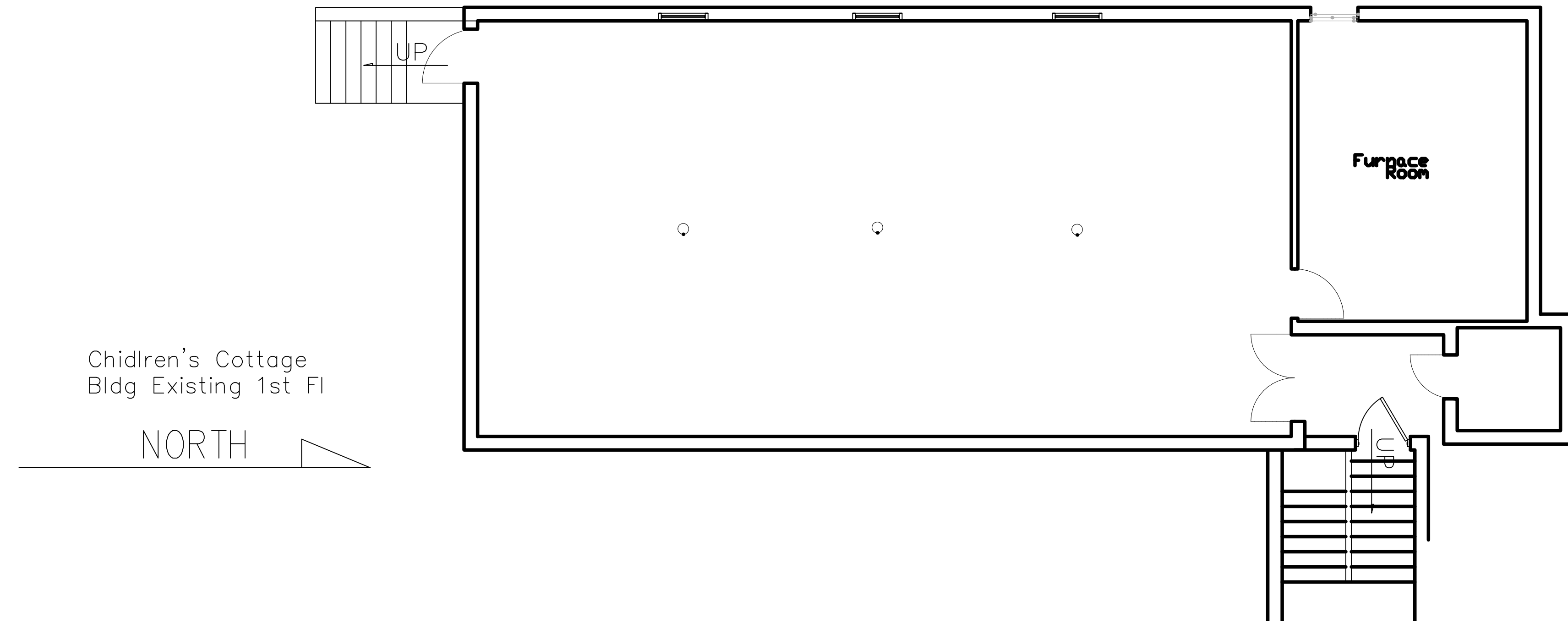
SHEET No.



SITE PLAN

NORTH

© 2023 MECO A/E, LLC



CHILDREN'S COTTAGE BUILDING EXISTING LOWER LEVEL FLOOR/DEMO PLAN

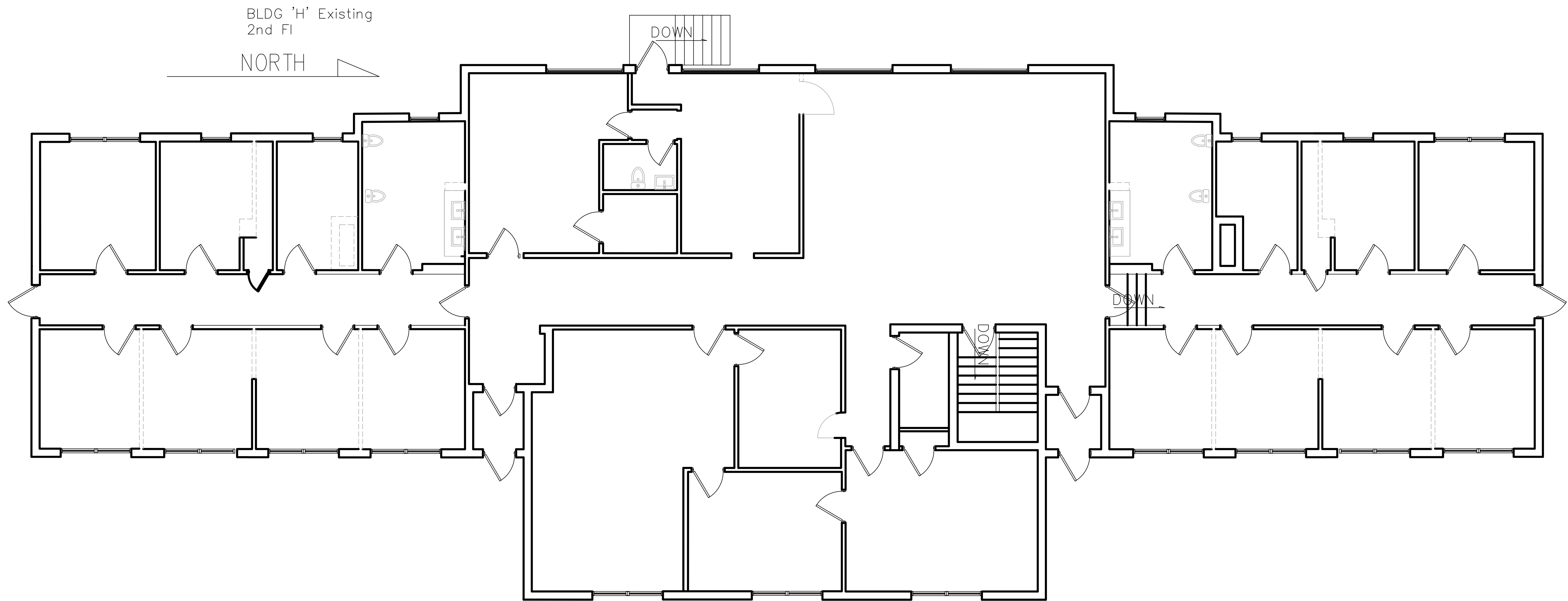
REVISIONS

1	

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET HAS REVIEWED THIS DRAWING AND CERTIFIES THAT IT COMPLIES WITH THE REQUIREMENTS OF THE PROFESSIONAL SEAL ACT AND DISCLAIMS ANY LIABILITY FOR ERRORS OR OMISSIONS. THE PROFESSIONAL'S SIGNATURE AND SEAL ARE REQUIRED ON ALL SHEETS OF THE DRAWING. THE PROFESSIONAL'S SIGNATURE AND SEAL ARE REQUIRED ON ALL SHEETS OF THE DRAWING. THE PROFESSIONAL'S SIGNATURE AND SEAL ARE REQUIRED ON ALL SHEETS OF THE DRAWING.

2 ANNIE WITTEN AVENUE
28380 DAVENPORT, IA



CHILDREN'S COTTAGE BUILDING EXISTING 1ST FLOOR/DEMO PLAN

REVISIONS
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IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

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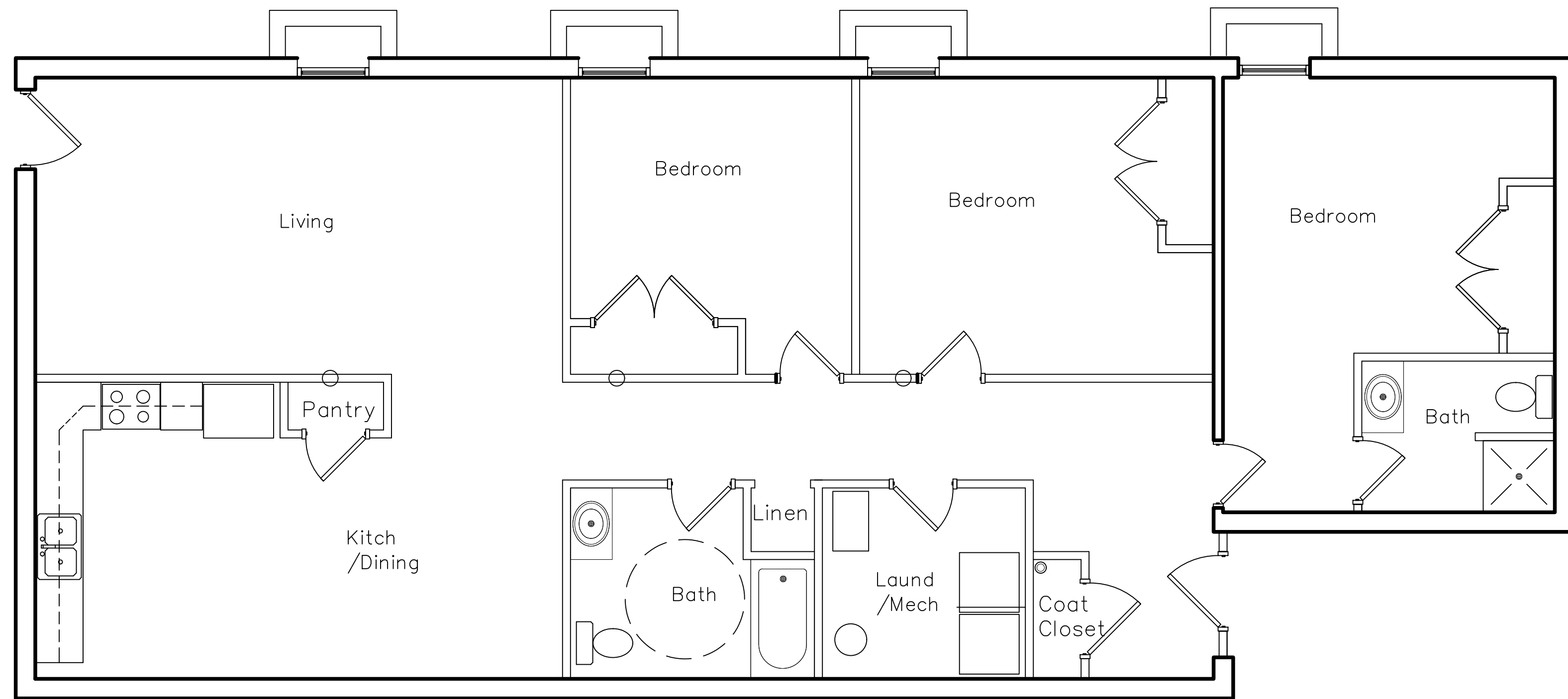
ANNIE WITTEN AVENUE
2828
DAVENPORT, IA

SHEET DESCRIPTION
EXISTING FLOOR PLAN
JOB NO.: 1004.012 DATE: 02/14/2024 DRAWN BY: SM
1-AD102
SHEET NO.

NORTH

BLDG 'H' Proposed
1st Fl

Apt A
3 BR
1503 sq ft



CHILDREN'S COTTAGE BUILDING PROPOSED LOWER LEVEL PLAN



REVISIONS

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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

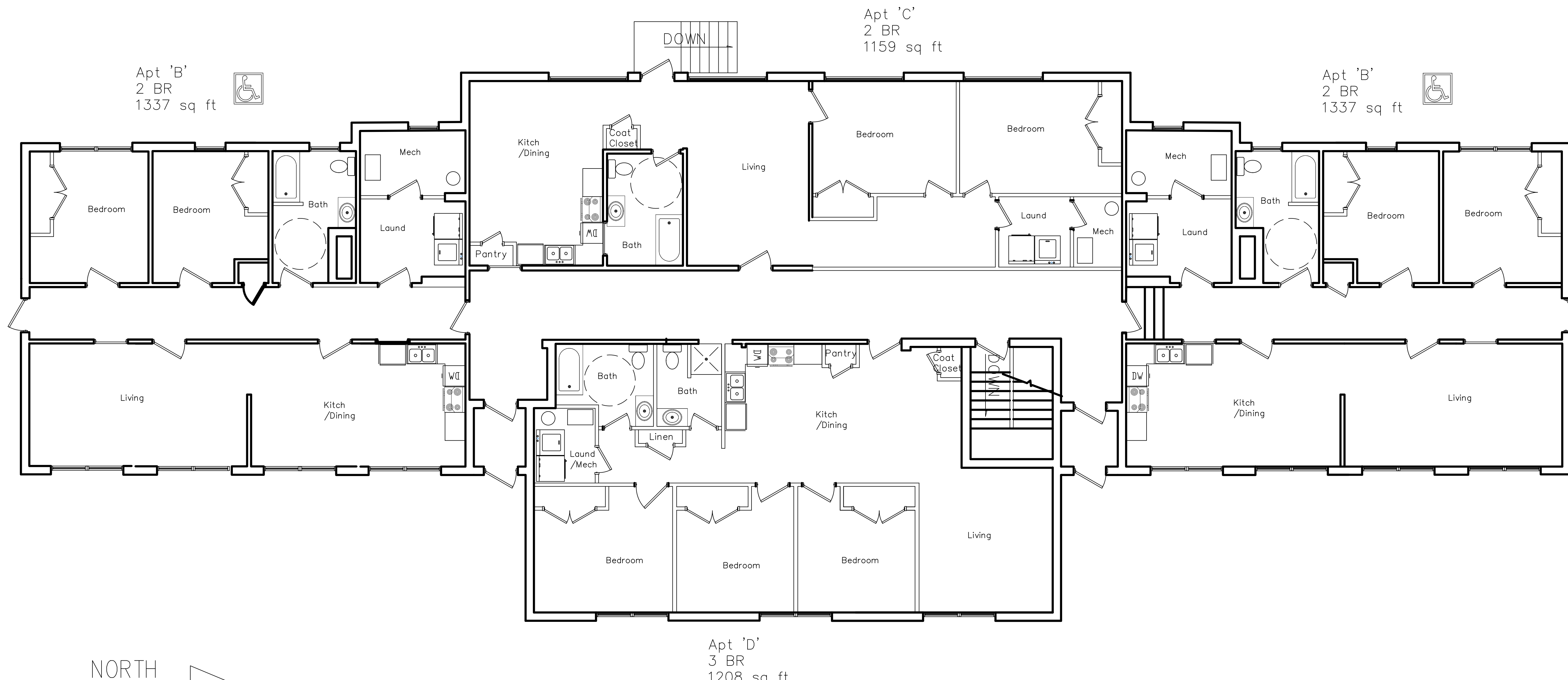
SHEET DESCRIPTION

PROPOSED LOWER
LEVEL PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

1-A101

SHEET NO.



CHILDREN'S COTTAGE BUILDING PROPOSED 1ST FLOOR PLAN

REVISIONS

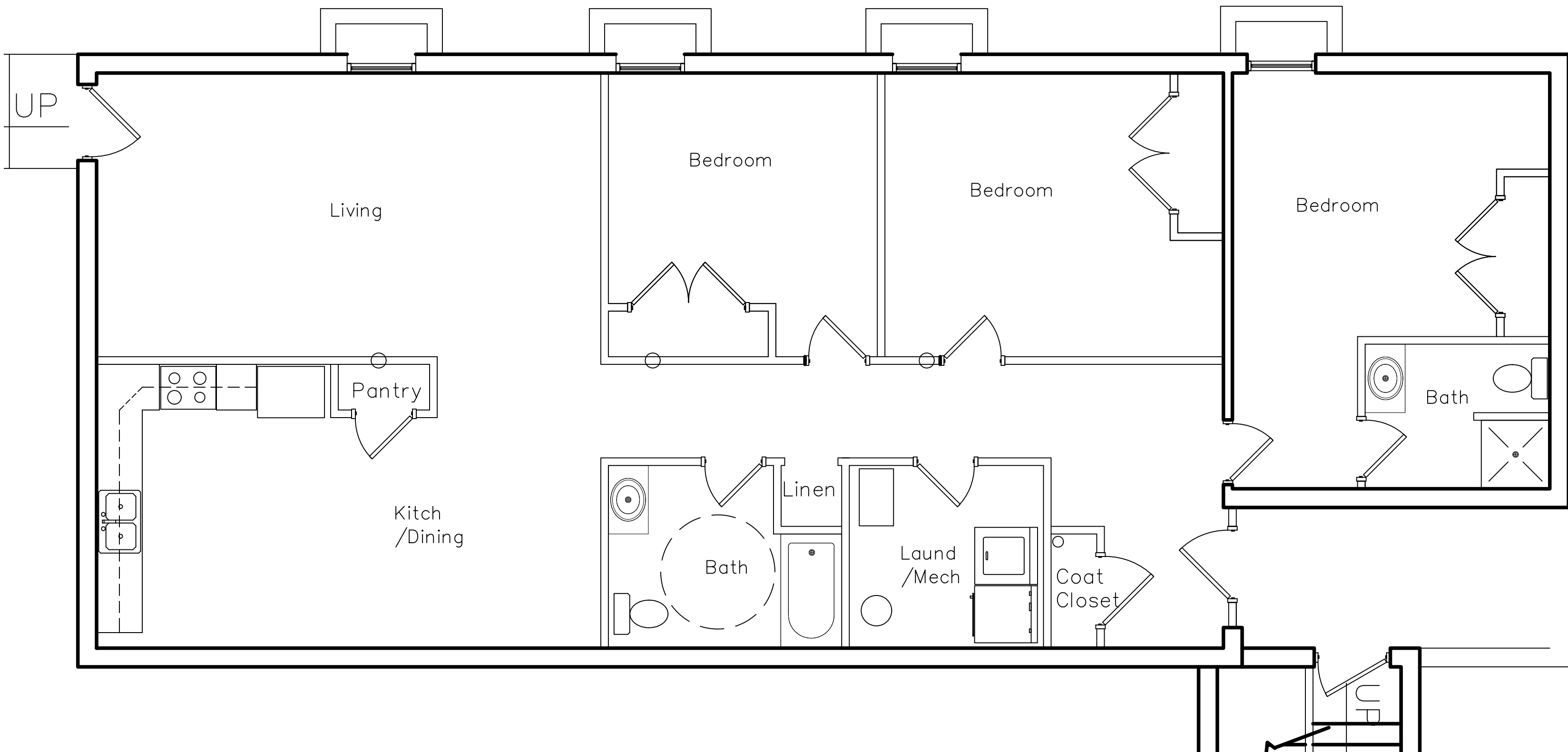
IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION
PROPOSED 1ST FLOOR PLAN
JOB NO.: 1004.012 DATE: 02/14/2024 DRAWN BY: SM
1-A102
SHEET NO.

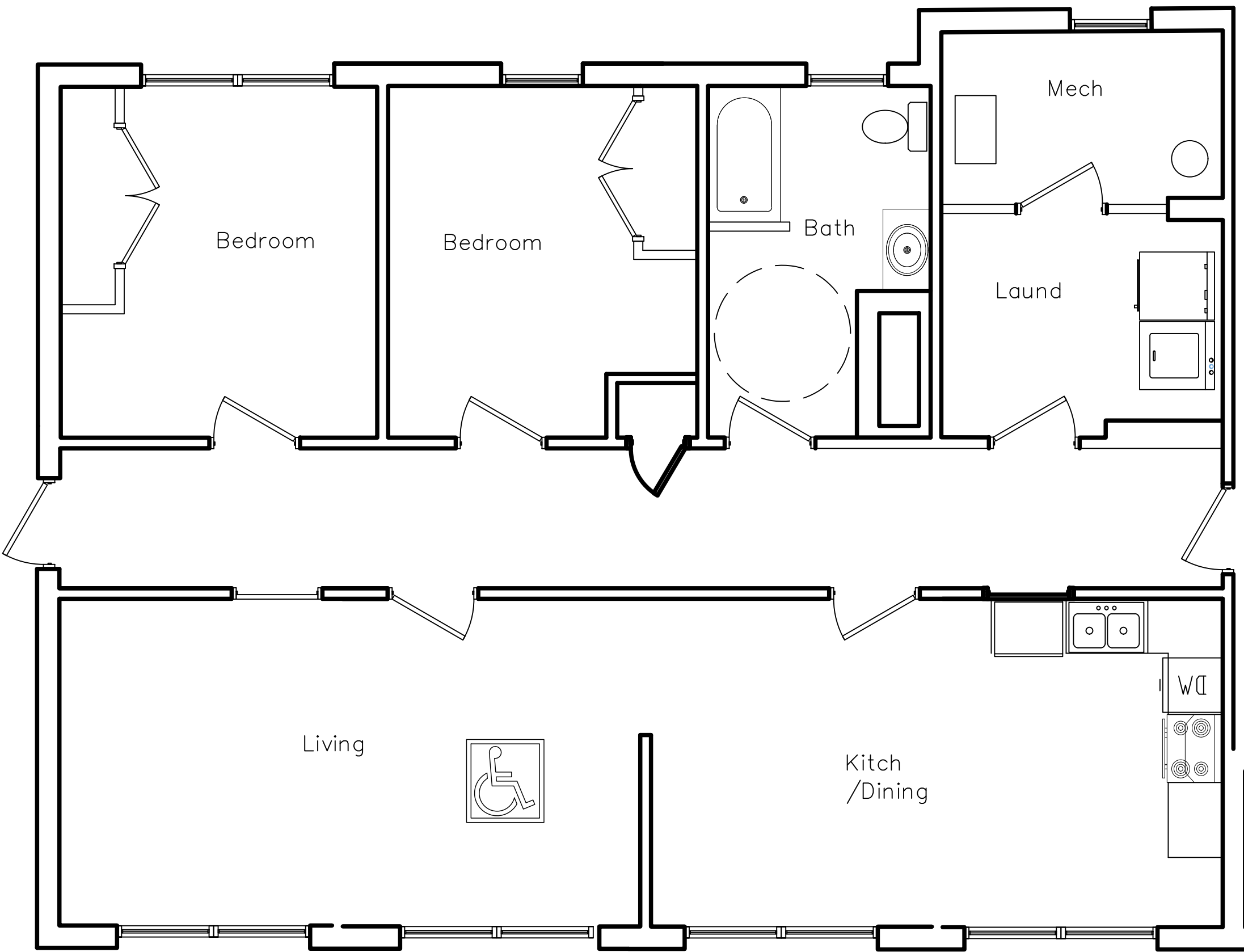
3 BR
1503 sq ft



APT "A" FLOOR PLAN

3 BEDROOM

NEAT RENTABLE AREA: 1503 SQ FT NET/ 1650 SQ FT GROSS



APT "B" FLOOR PLAN

NEAT RENTABLE AREA: 1337 SQ FT NET/ 1457 SQ FT GROSS



REVISIONS

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2 ANNIE WITTENMYER AVENUE
2828 DAVENPORT, IA

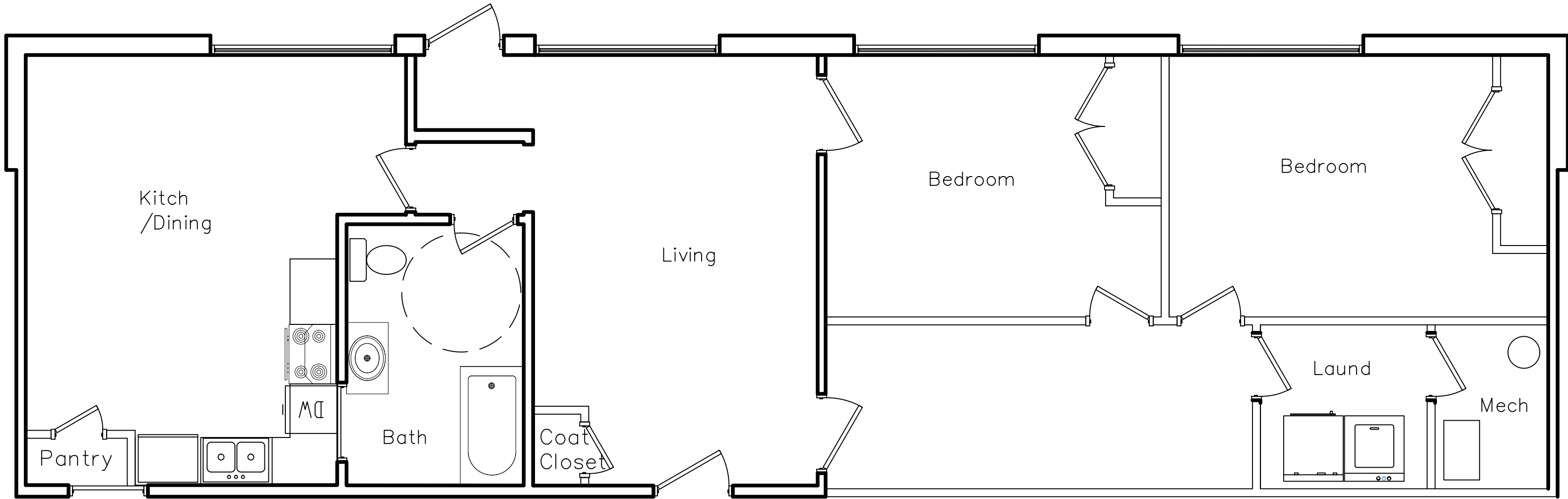
SHEET DESCRIPTION

APARTMENT
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

1-A401

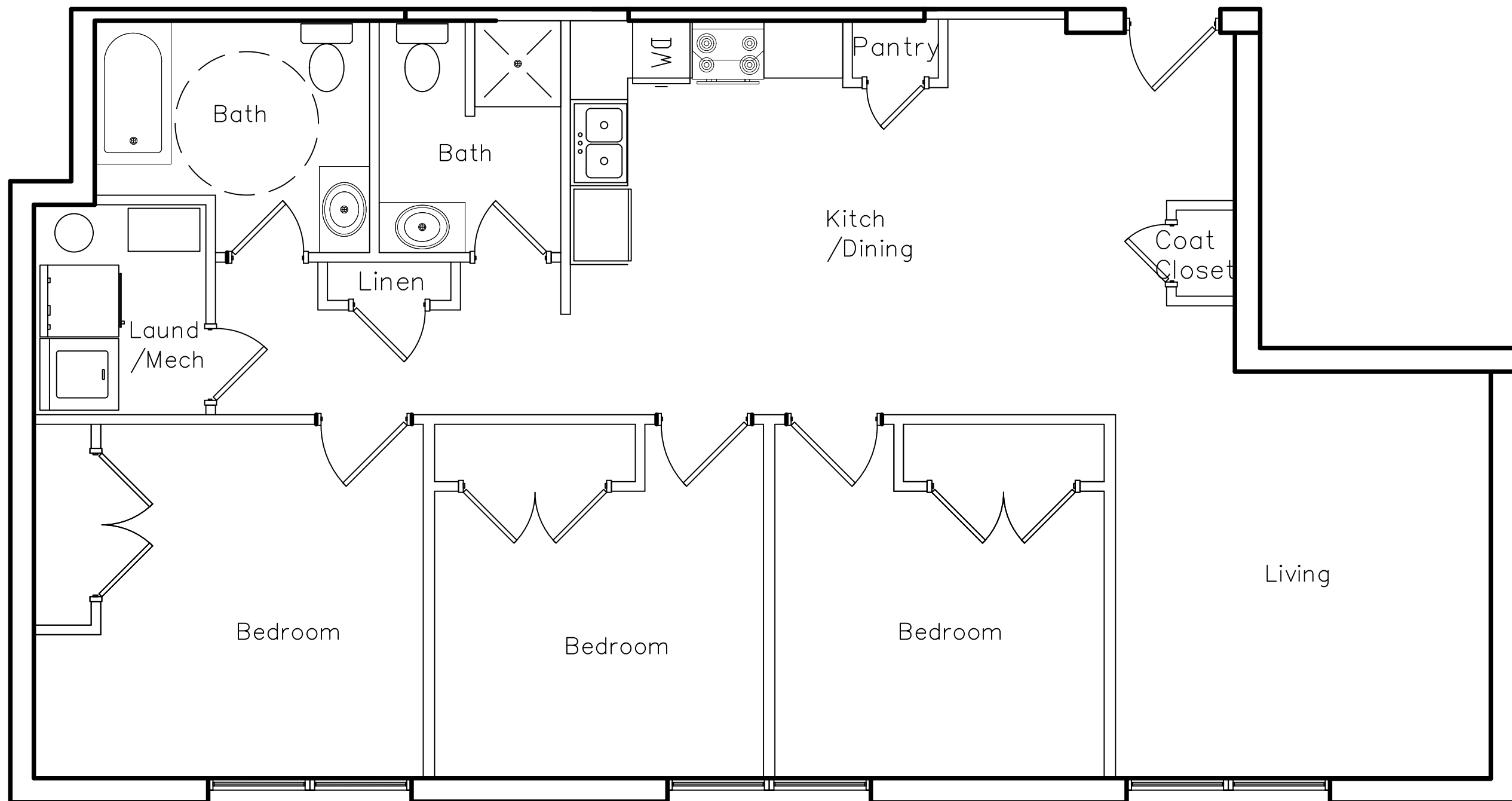
SHEET NO.



APT "C" FLOOR PLAN

2 BEDROOM

NEAT RENTABLE AREA: 1159 SQ FT NET/ 1261 SQ FT GROSS



APT "D" FLOOR PLAN

3 BEDROOM

NEAT RENTABLE AREA: 1210 SQ FT NET/ 1332 SQ FT GROSS

REVISIONS

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2 ANNIE WITTEN AVENUE
28208 DAVENPORT, IA

SHEET DESCRIPTION

APARTMENT
FLOOR PLAN

JOB NO.: 1004.012

DATE: 02/14/2024

DRAWN BY: SM

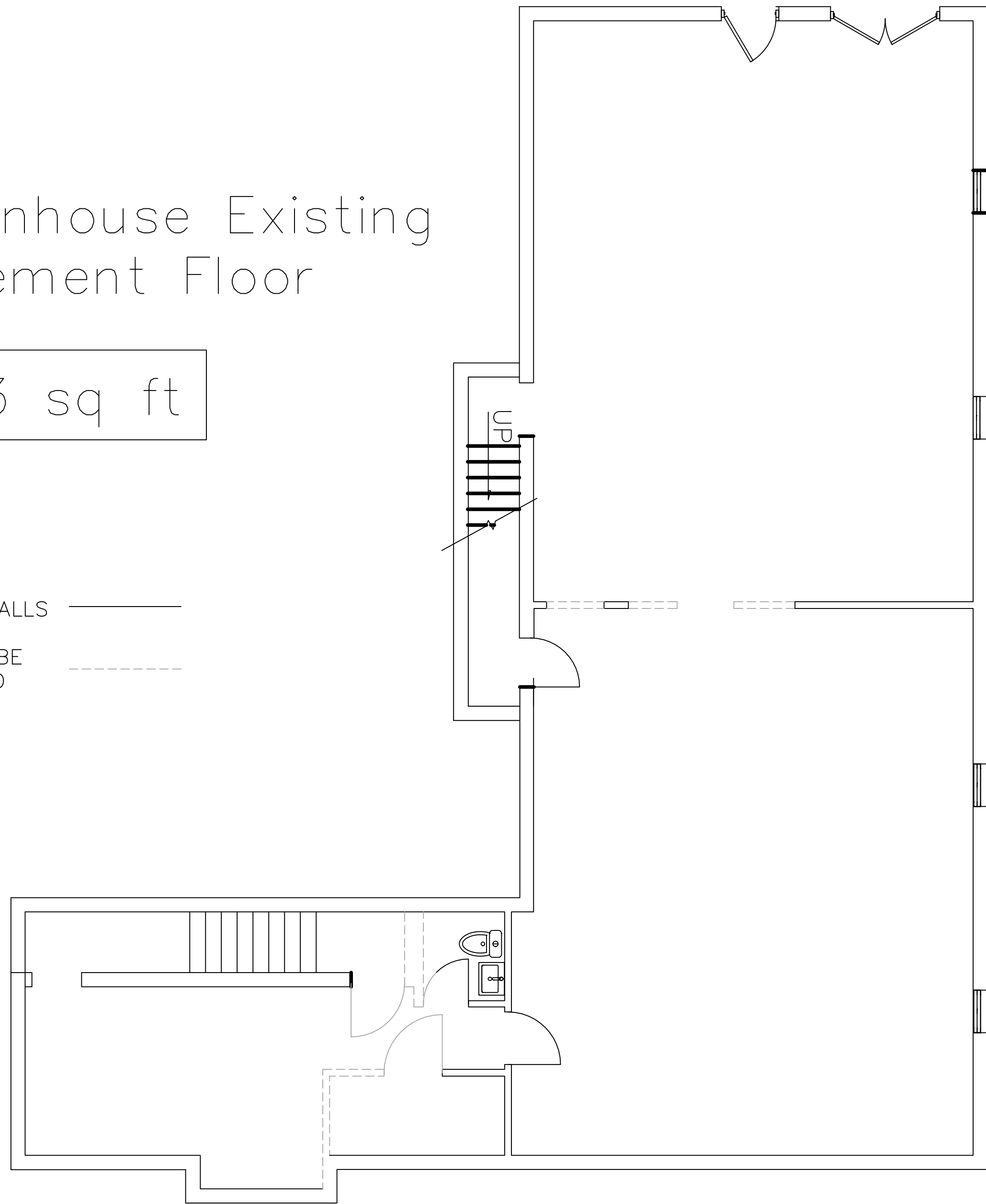
1-A402

SHEET NO.

Greenhouse Existing
Basement Floor

2103 sq ft

EXISTING WALLS ———
WALLS TO BE
DEMOLISHED - - - - -

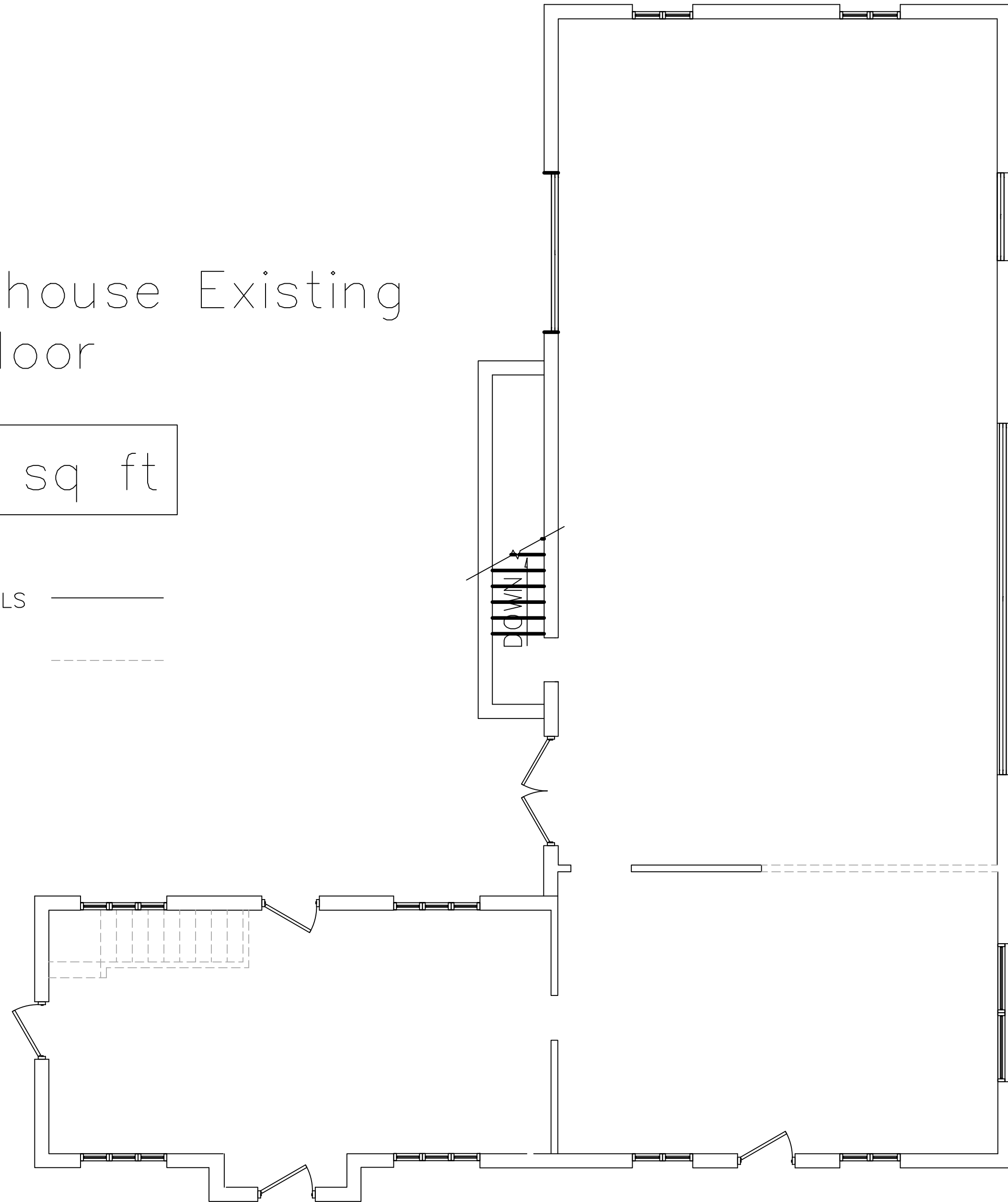


**GREENHOUSE EXISTING
BASEMENT FLOOR/DEMO PLAN**

Greenhouse Existing
1st Floor

2069 sq ft

EXISTING WALLS ———
WALLS TO BE
DEMOLISHED - - - - -



NORTH

**GREENHOUSE EXISTING
1ST FLOOR/DEMO PLAN**

REVISIONS

1	

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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

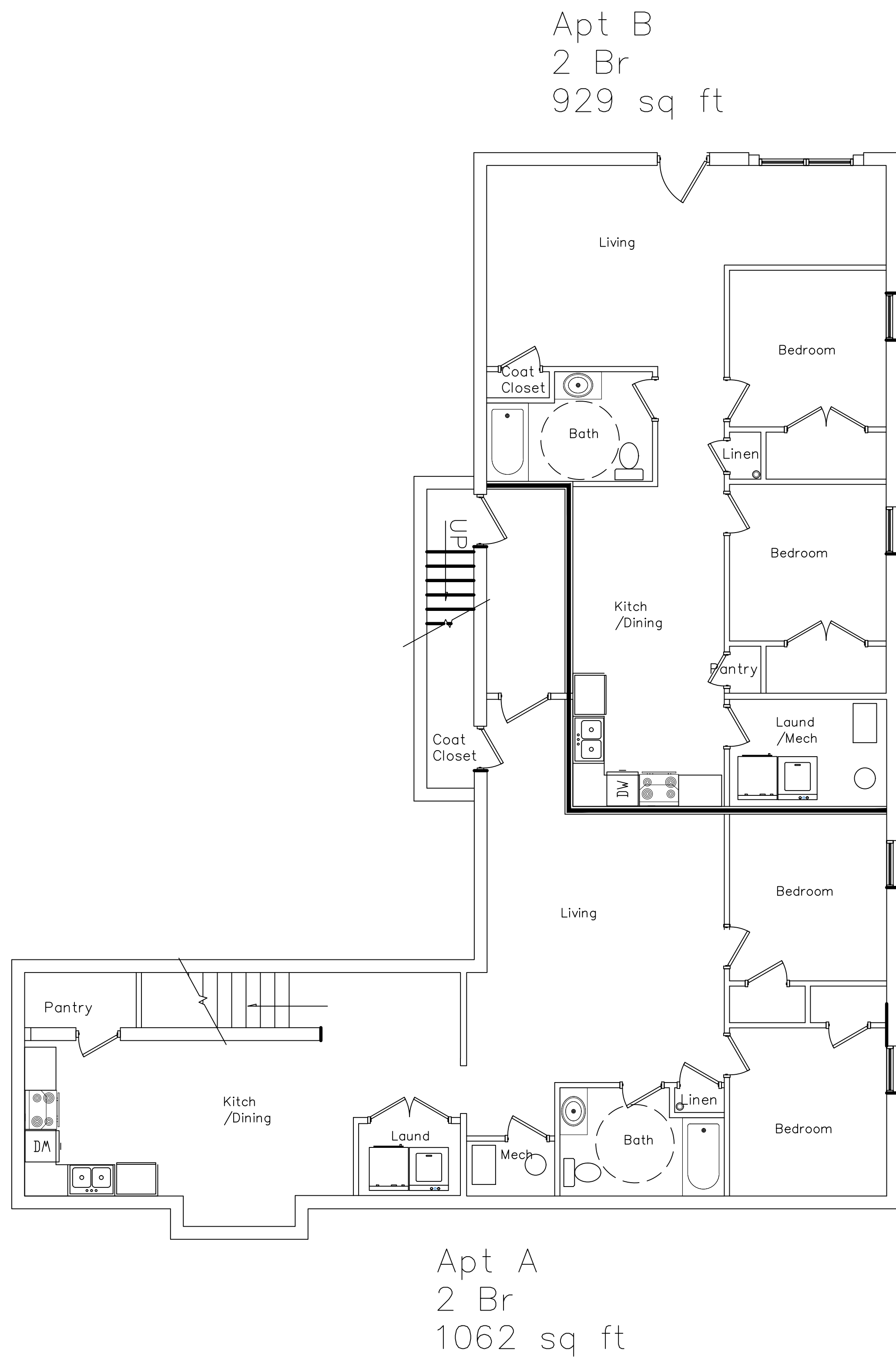
SHEET DESCRIPTION
EXISTING/DEMO
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

2-AD101

SHEET NO.

GREENHOUSE PROPOSED
BASEMENT FLOOR PLAN



NORTH

GREENHOUSE PROPOSED
1ST FLOOR PLAN



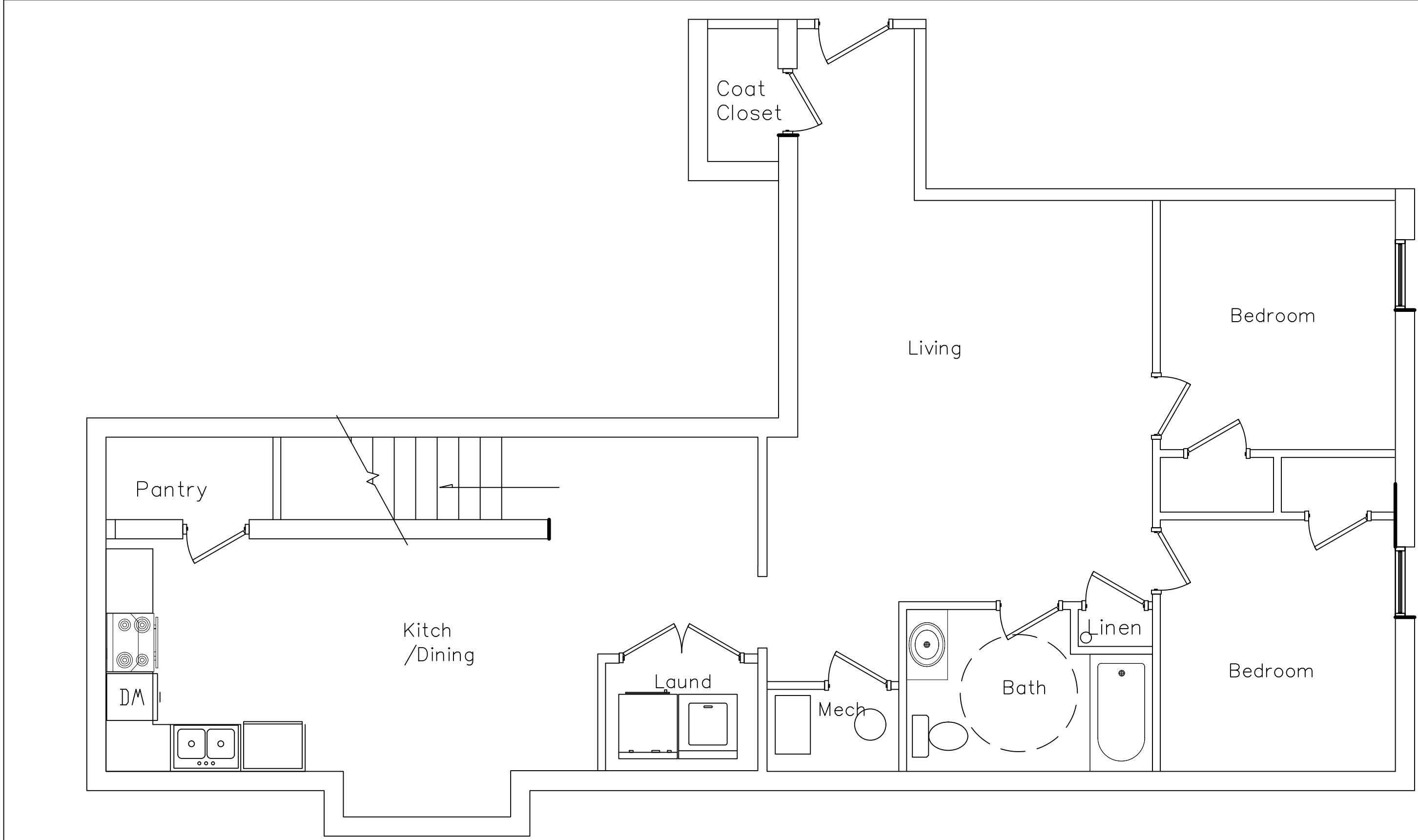
REVISIONS

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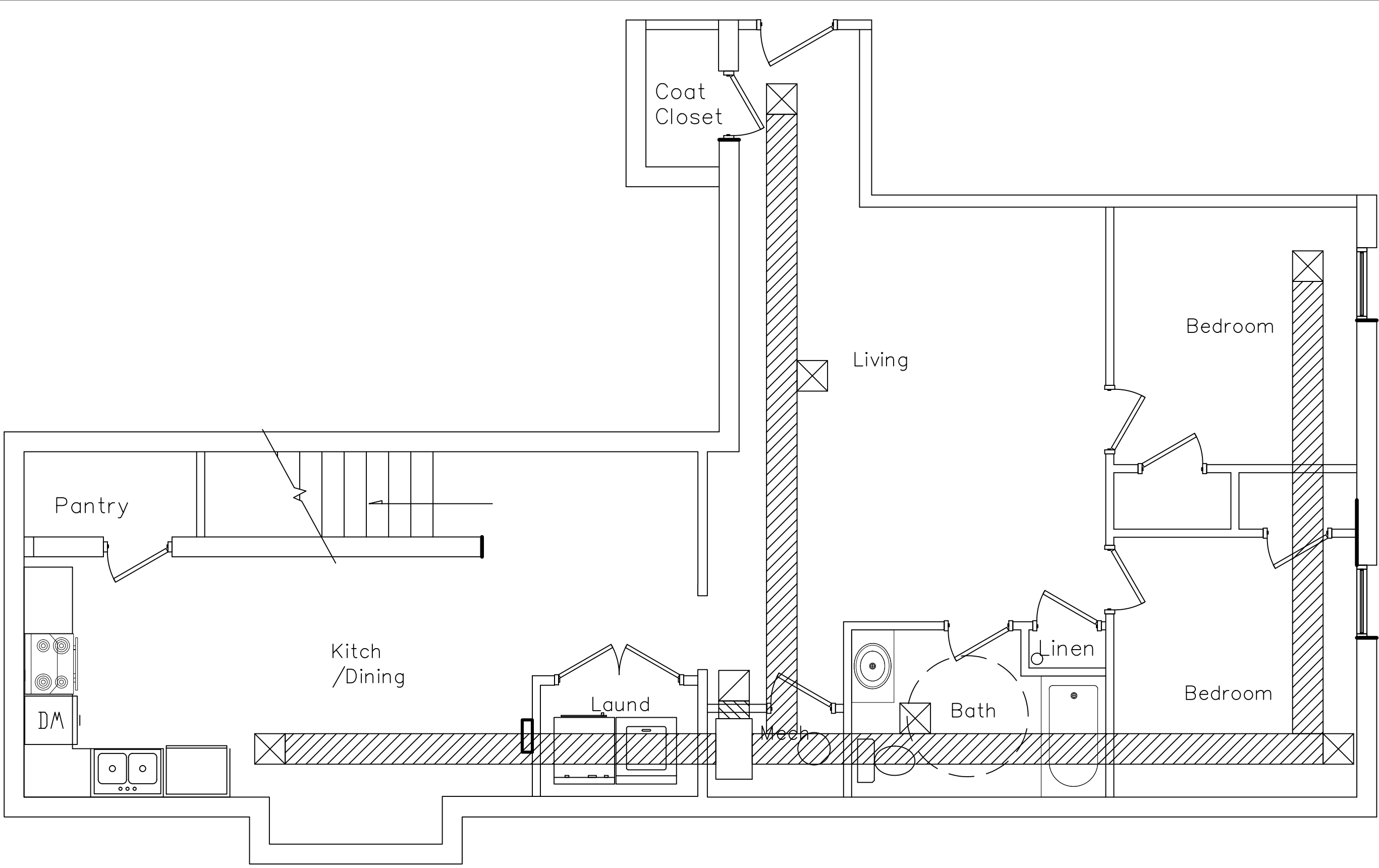
SANNIE WITTENMYER
2328 DAVENPORT, IA

SHEET DESCRIPTION
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JOB NO.: 1004.012 DATE: 02/14/2024 DRAWN BY: SM
2-A101
SHEET NO.



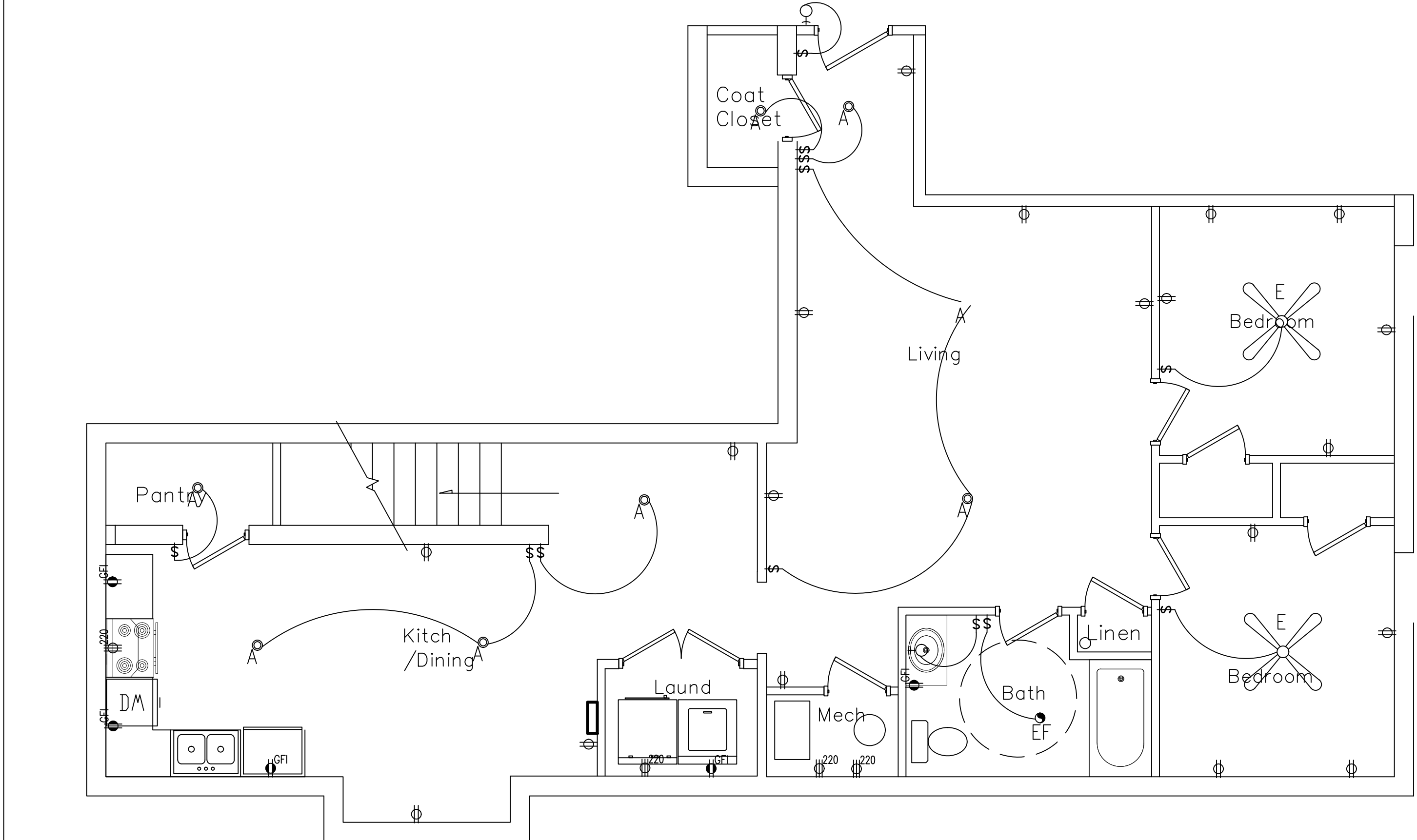
APARTMENT "A" FLOOR PLAN

SCALE: 1/4" = 1'-0"



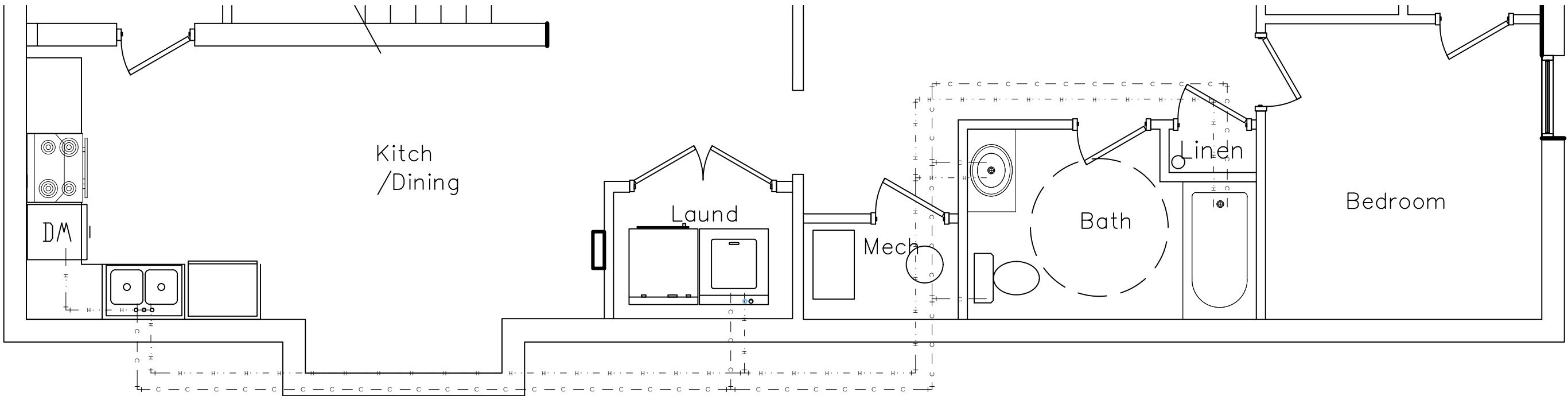
APARTMENT "A" HVAC PLAN

SCALE: 1/4" = 1'-0"



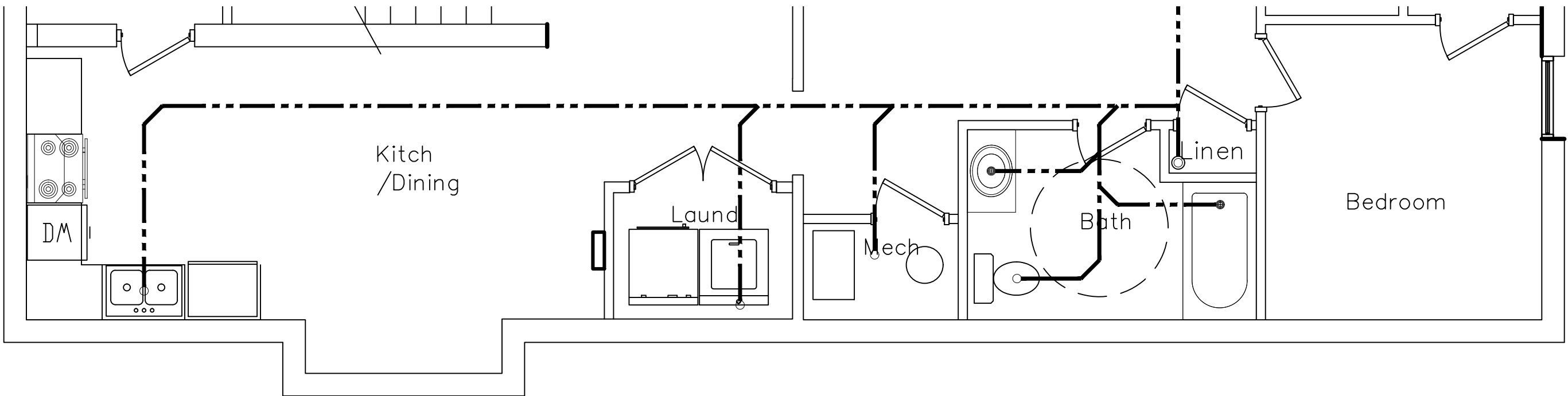
APARTMENT "A" ELECTRIC PLAN

SCALE: 1/4" = 1'-0"



APARTMENT "A" PLUMBING PLAN

SCALE: 1/4" = 1'-0"



APARTMENT "A" WASTE PLAN

SCALE: 1/4" = 1'-0"

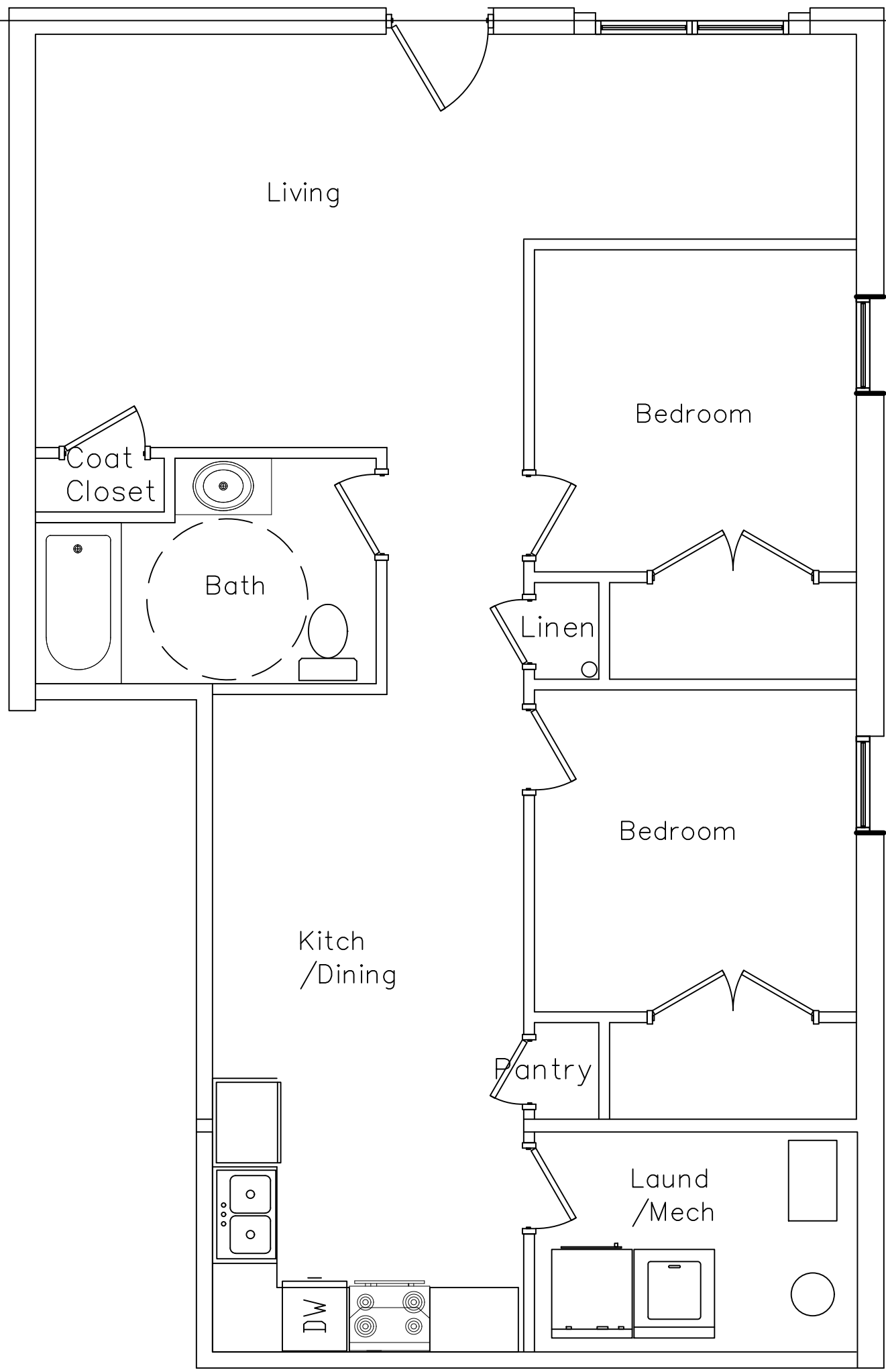
REVISIONS
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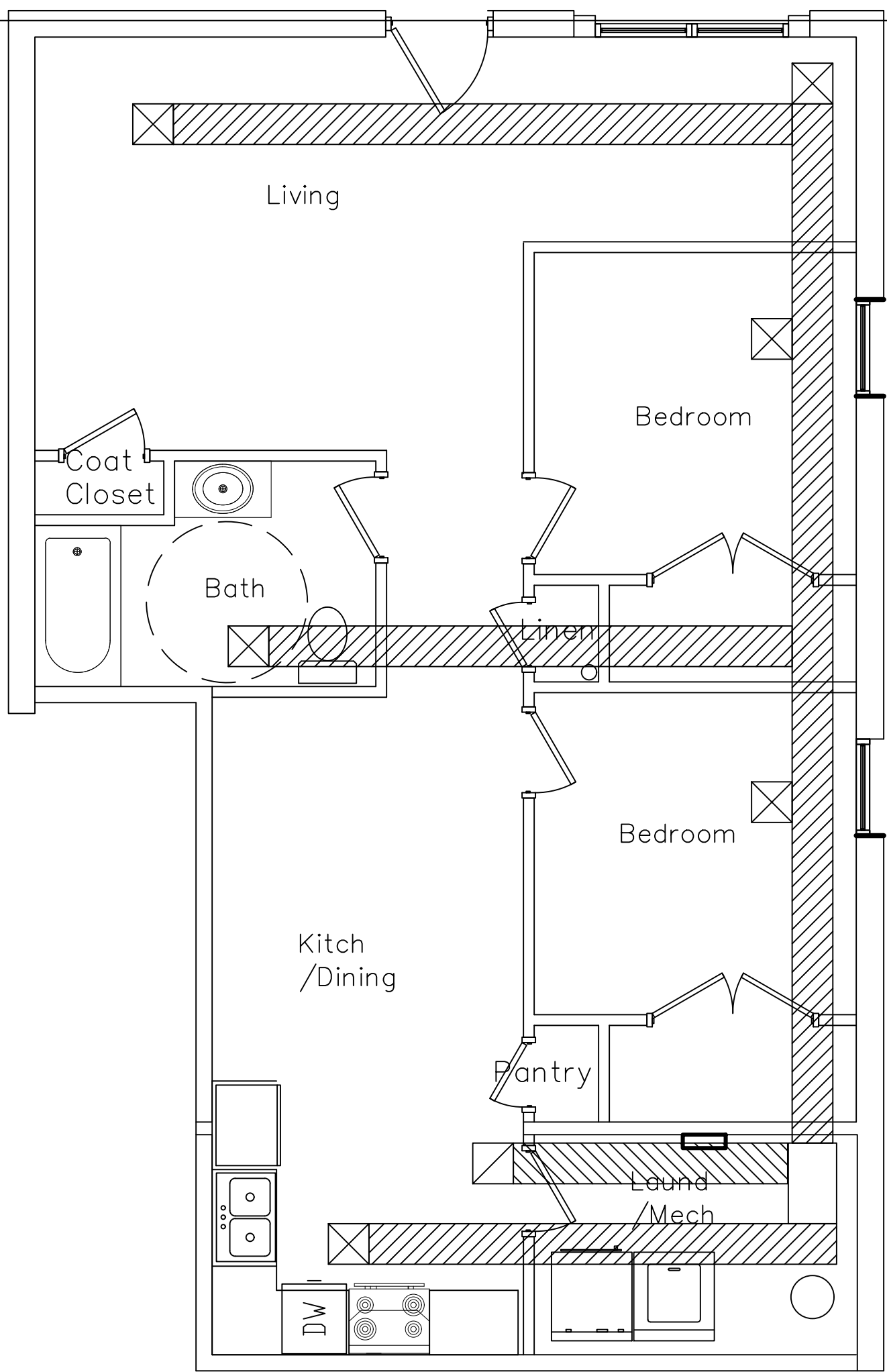
2 ANNIE WITTEN AVENUE
DAVENPORT, IA 52002

SHEET DESCRIPTION
APARTMENT FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM
2-A401
SHEET NO.



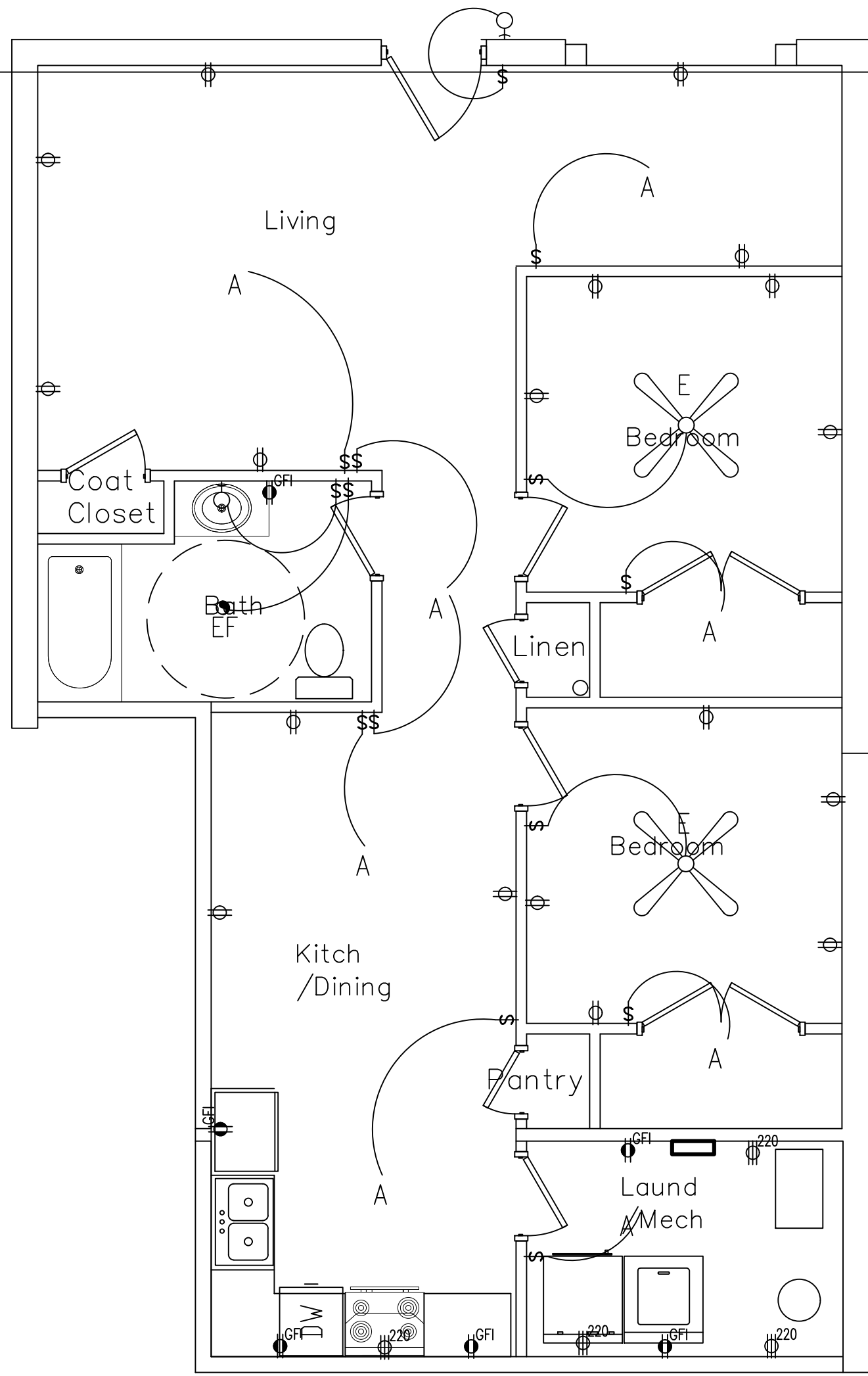
APARTMENT "B" FLOOR PLAN

SCALE: 1/4" = 1'-0"



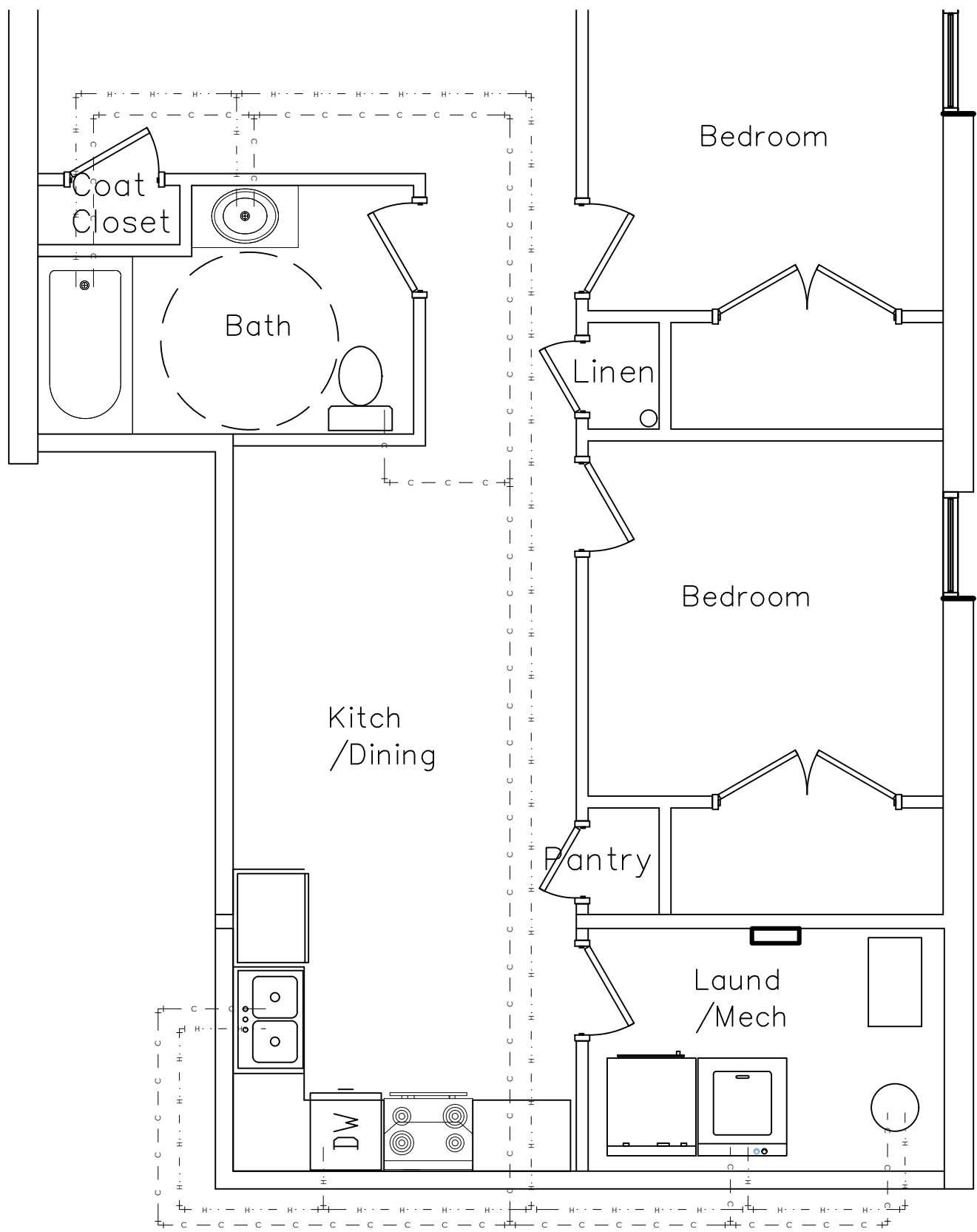
APARTMENT "B" HVAC PLAN

SCALE: 1/4" = 1'-0"



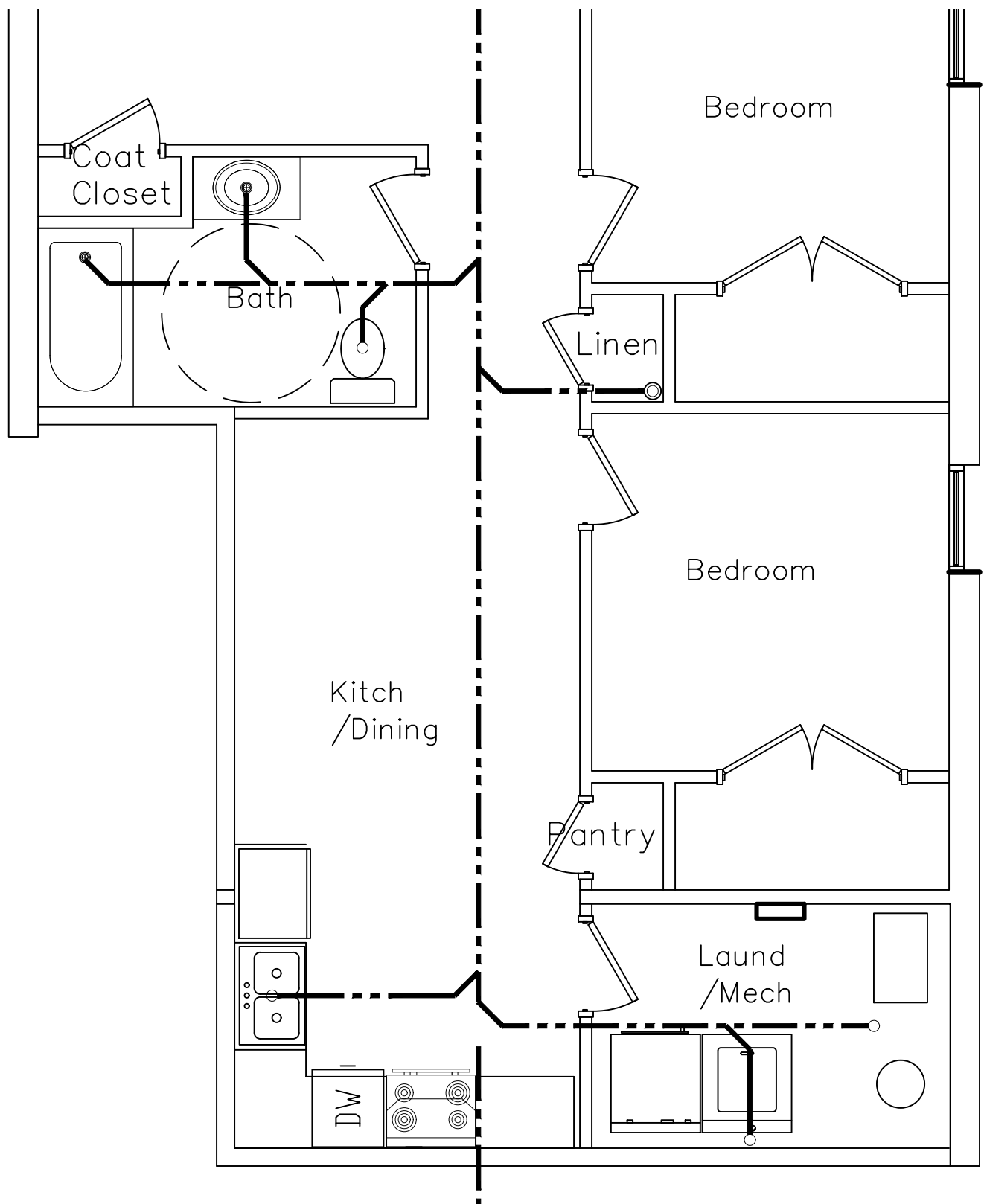
APARTMENT "B" ELECTRIC PLAN

SCALE: 1/4" = 1'-0"



APARTMENT "B" PLUMBING PLAN

SCALE: 1/4" = 1'-0"



APARTMENT "B" WASTE PLAN

SCALE: 1/4" = 1'-0"



REVISIONS

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IF THIS DRAWING IS PLOTTED LESS THAN 24 HOURS BEFORE THE DATE OF THE PROJECT, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

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28 ANNIE WITTENMYER AVENUE
DAVENPORT, IA 52002

SHEET DESCRIPTION

APARTMENT
FLOOR PLAN

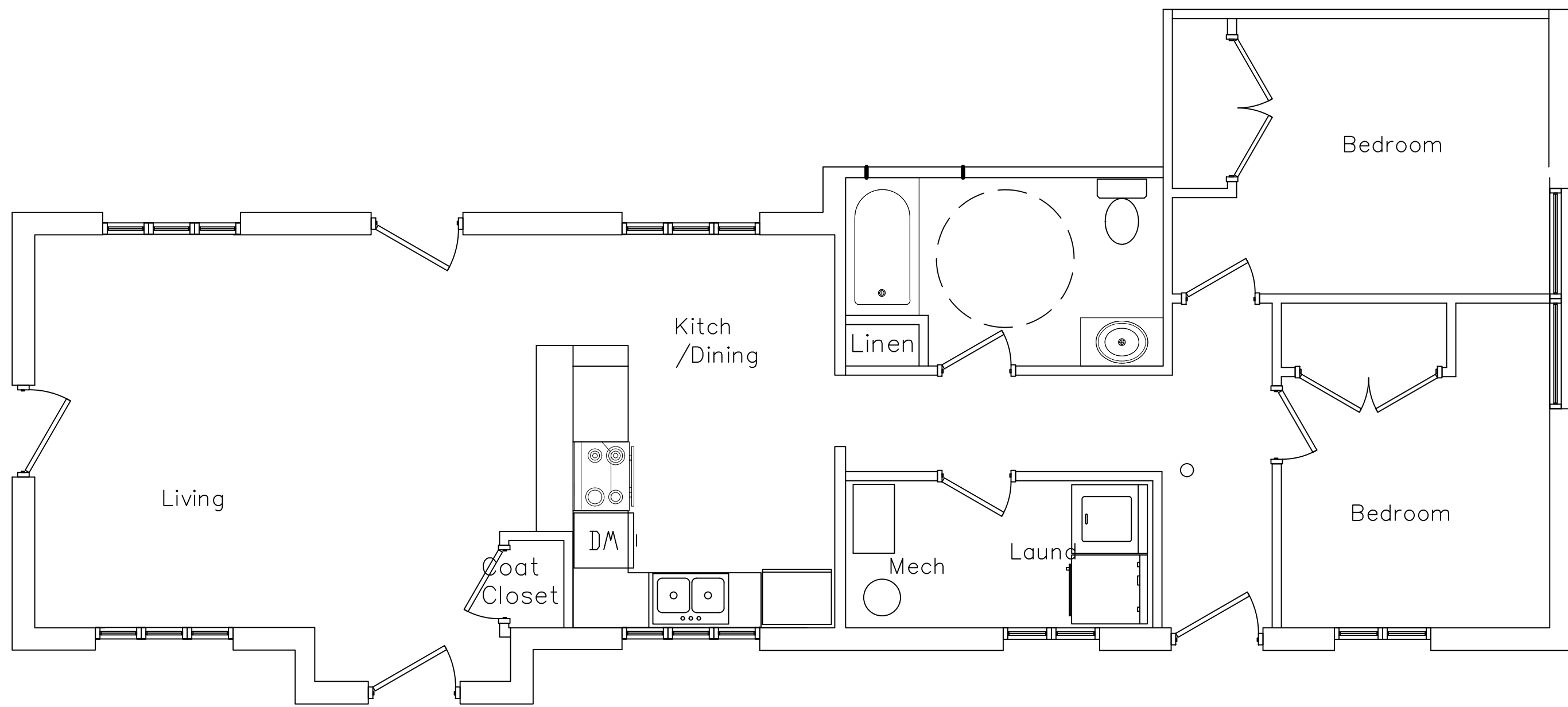
JOB NO.: 1004.012

DATE: 02/14/2024

DRAWN BY: SM

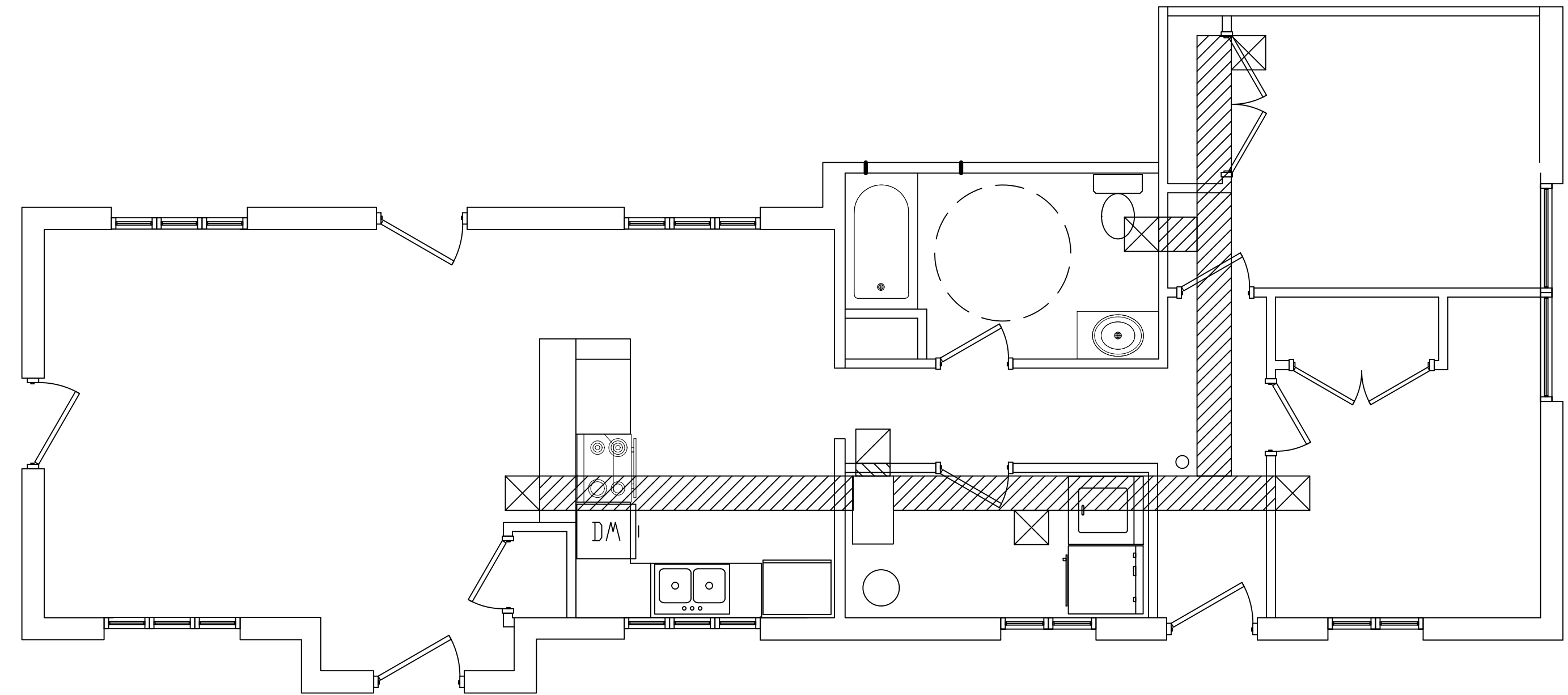
2-A402

SHEET NO.



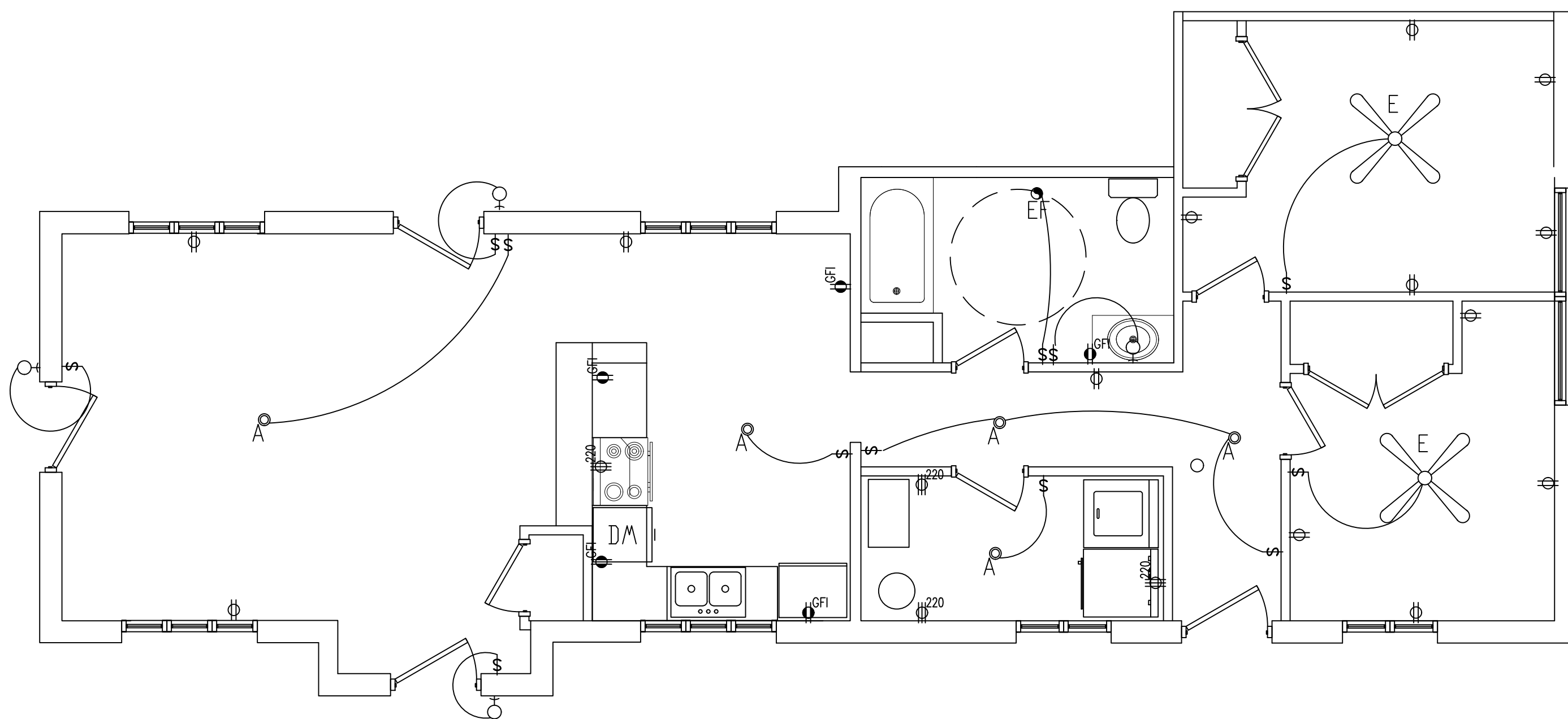
APARTMENT "C" FLOOR PLAN

SCALE: 1/4" = 1'-0"



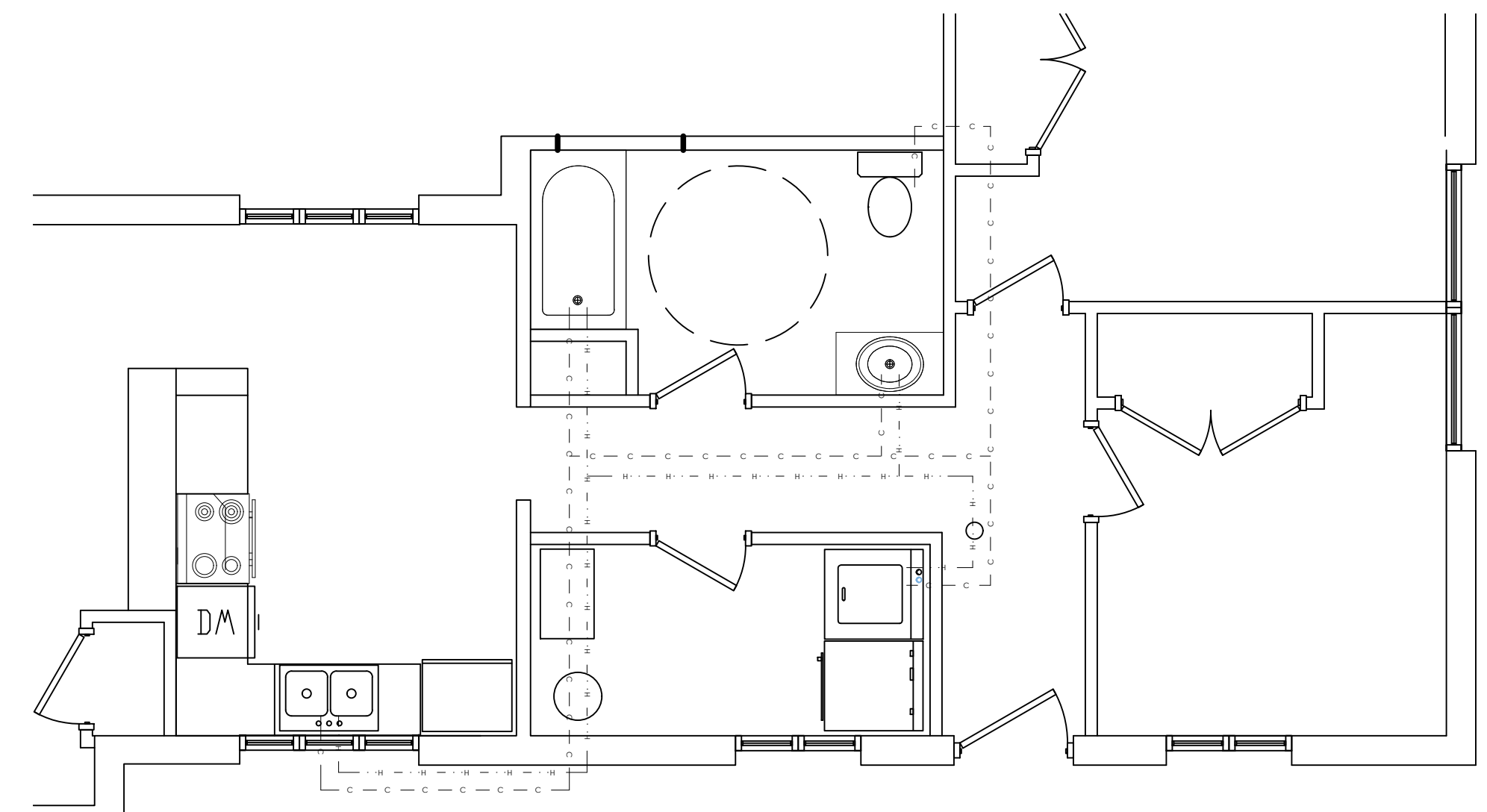
APARTMENT "C" HVAC PLAN

SCALE: 1/4" = 1'-0"



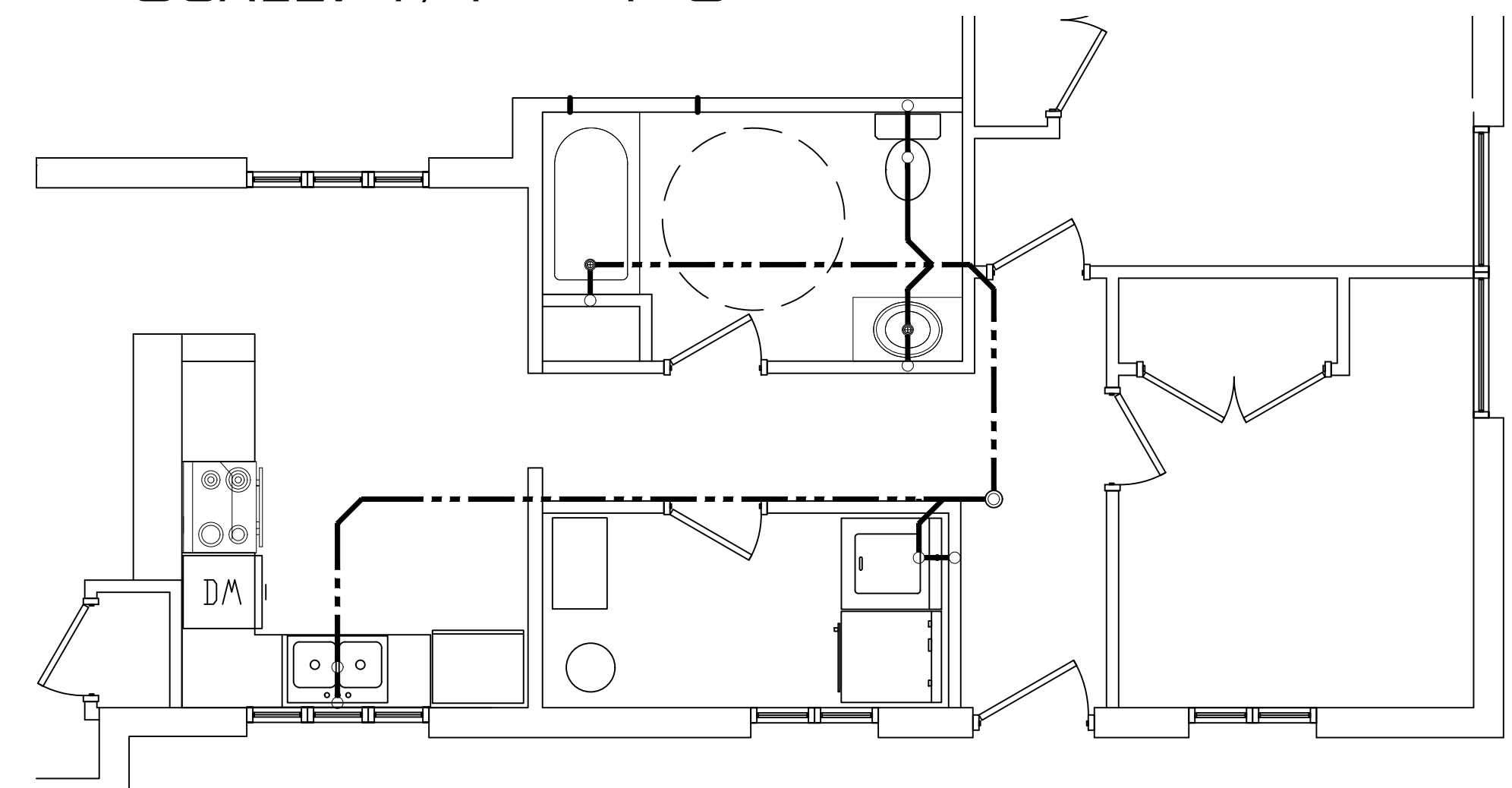
APARTMENT "C" ELECTRIC PLAN

SCALE: 1/4" = 1'-0"



APARTMENT "A" PLUMBING PLAN

SCALE: 1/4" = 1'-0"



APARTMENT "C" WASTE PLAN

SCALE: 1/4" = 1'-0"

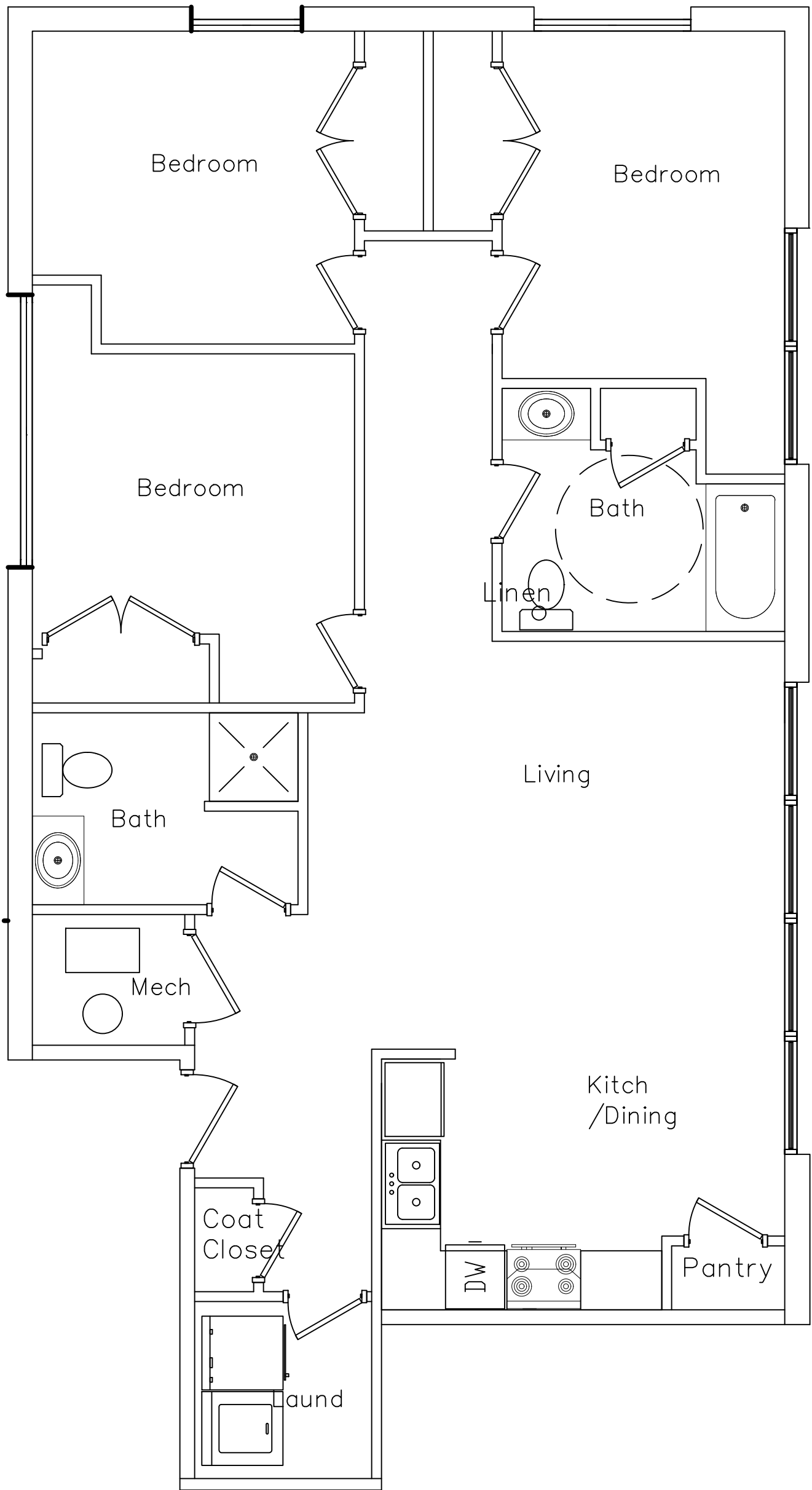
REVISIONS

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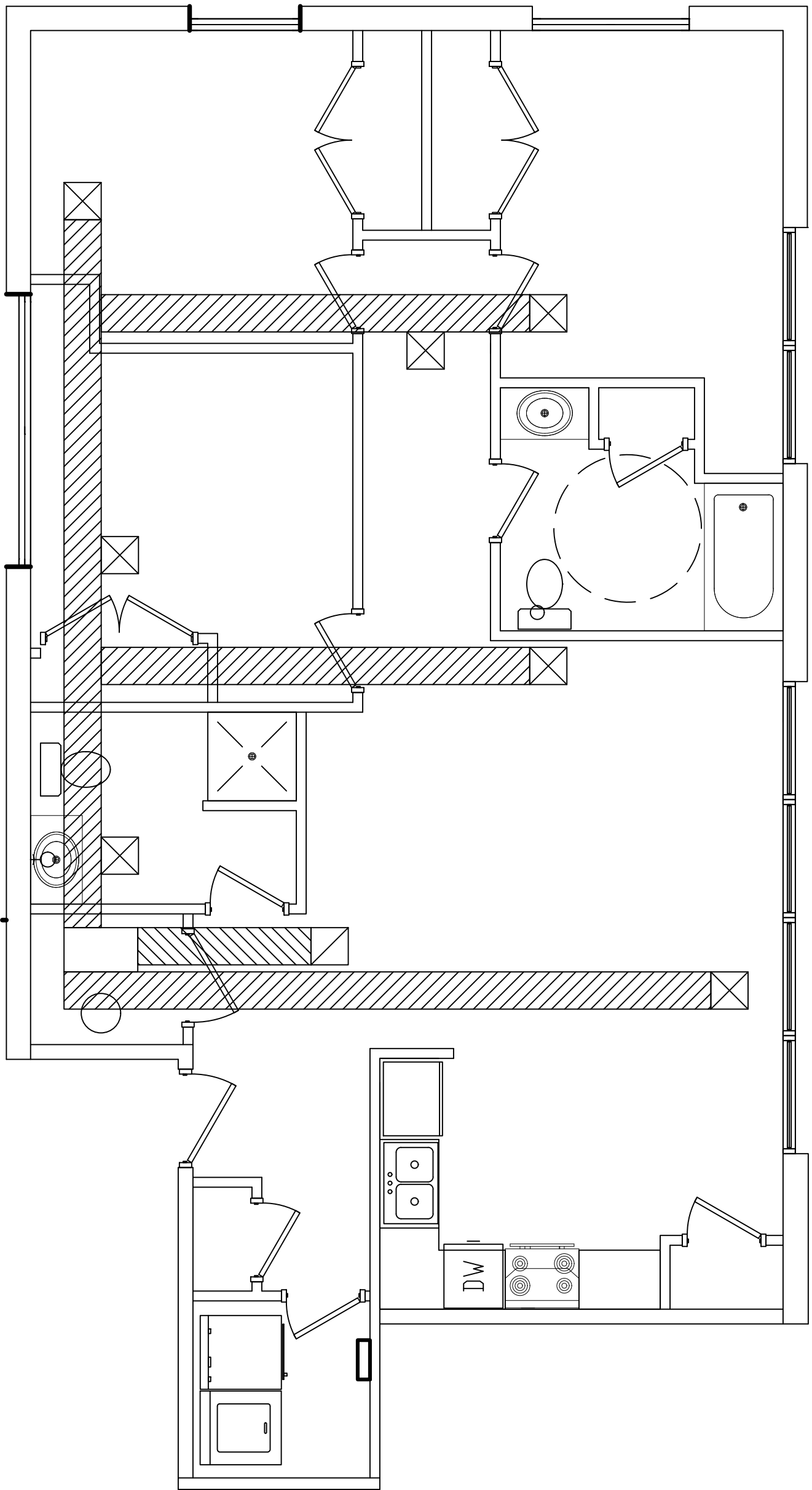
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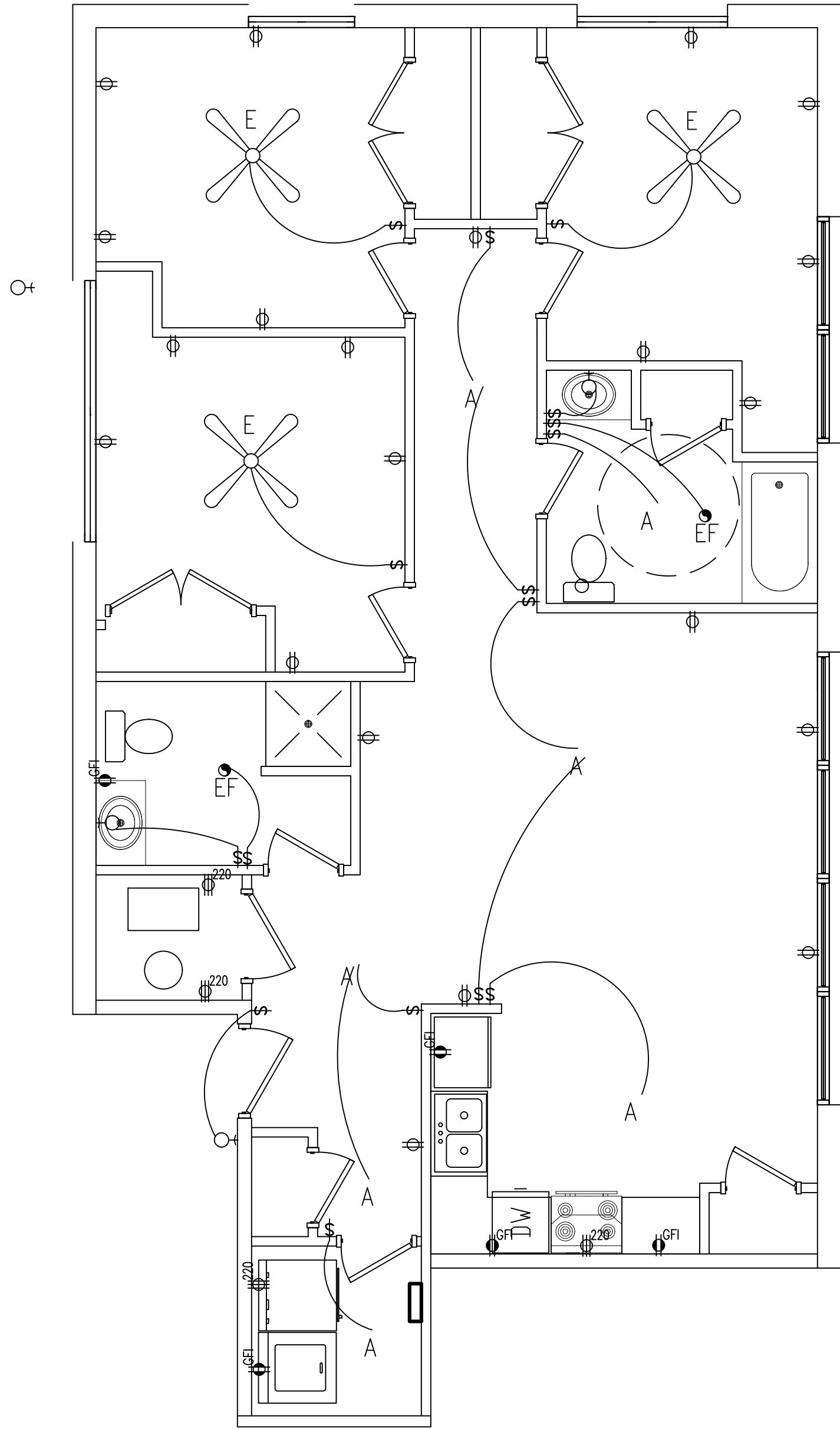
2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA



APARTMENT "D" FLOOR PLAN
SCALE: 1/4" = 1'-0"



APARTMENT "D" HVAC PLAN
SCALE: 1/4" = 1'-0"



APARTMENT "D" ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

MECO A/E, LLC
ARCHITECTURE
& ENGINEERING

14240 WEST ACHILLE ROAD
SUITE 200
DUBLIN, VA 22026

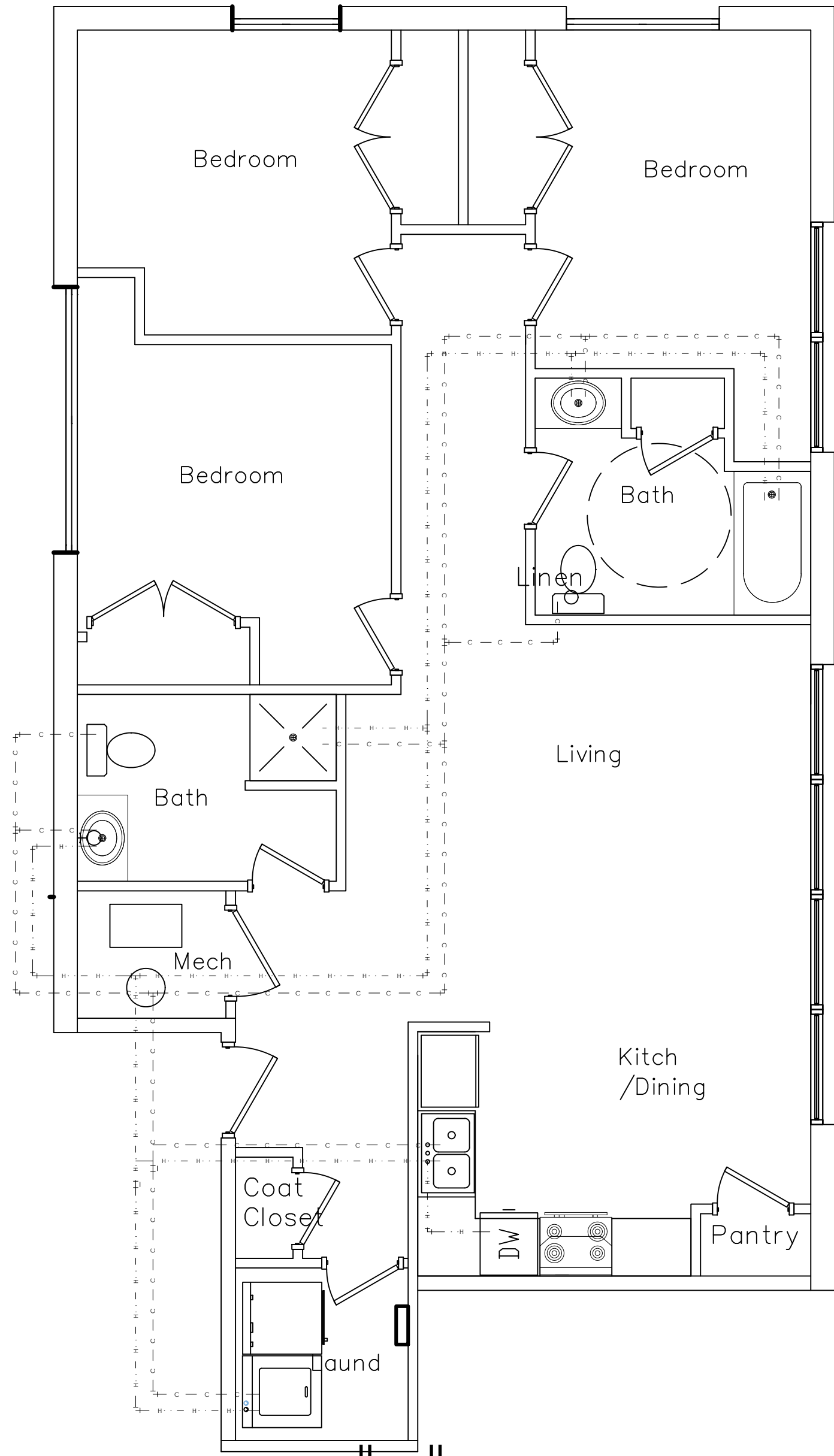
REVISIONS

THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE. IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

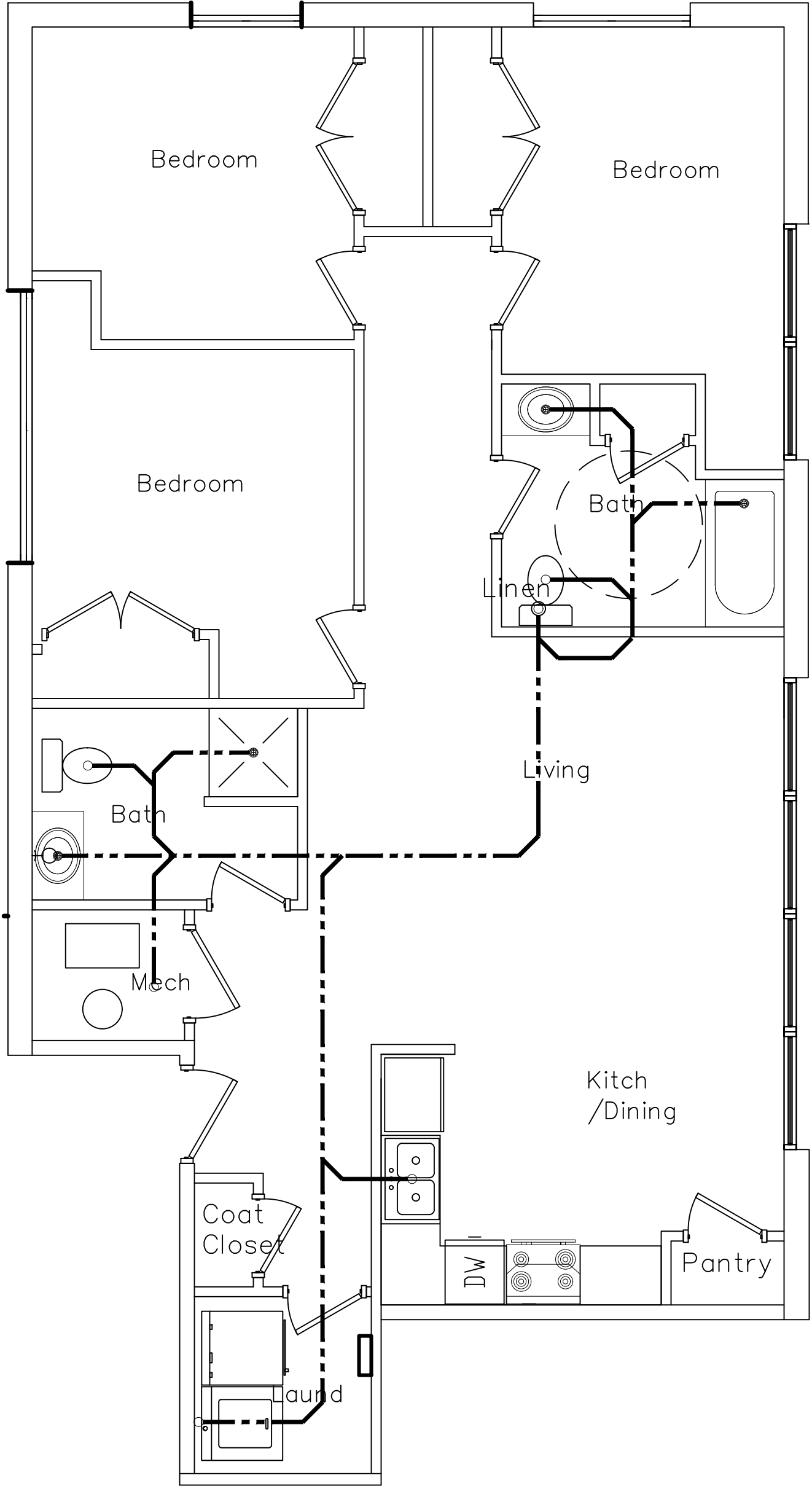
THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET HAS REVIEWED THIS DRAWING FOR ACCURACY AND COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS. THE PROFESSIONAL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE ACCURACY OF THE INFORMATION PROVIDED BY THE PROFESSIONAL. THE PROFESSIONAL IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE PROFESSIONAL IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING. THE PROFESSIONAL IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING.

2 ANNIE WITTEMAN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION
APARTMENT FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM
2-A404
SHEET NO.



APARTMENT "D" PLUMBING PLAN
SCALE: 1/4" = 1'-0"



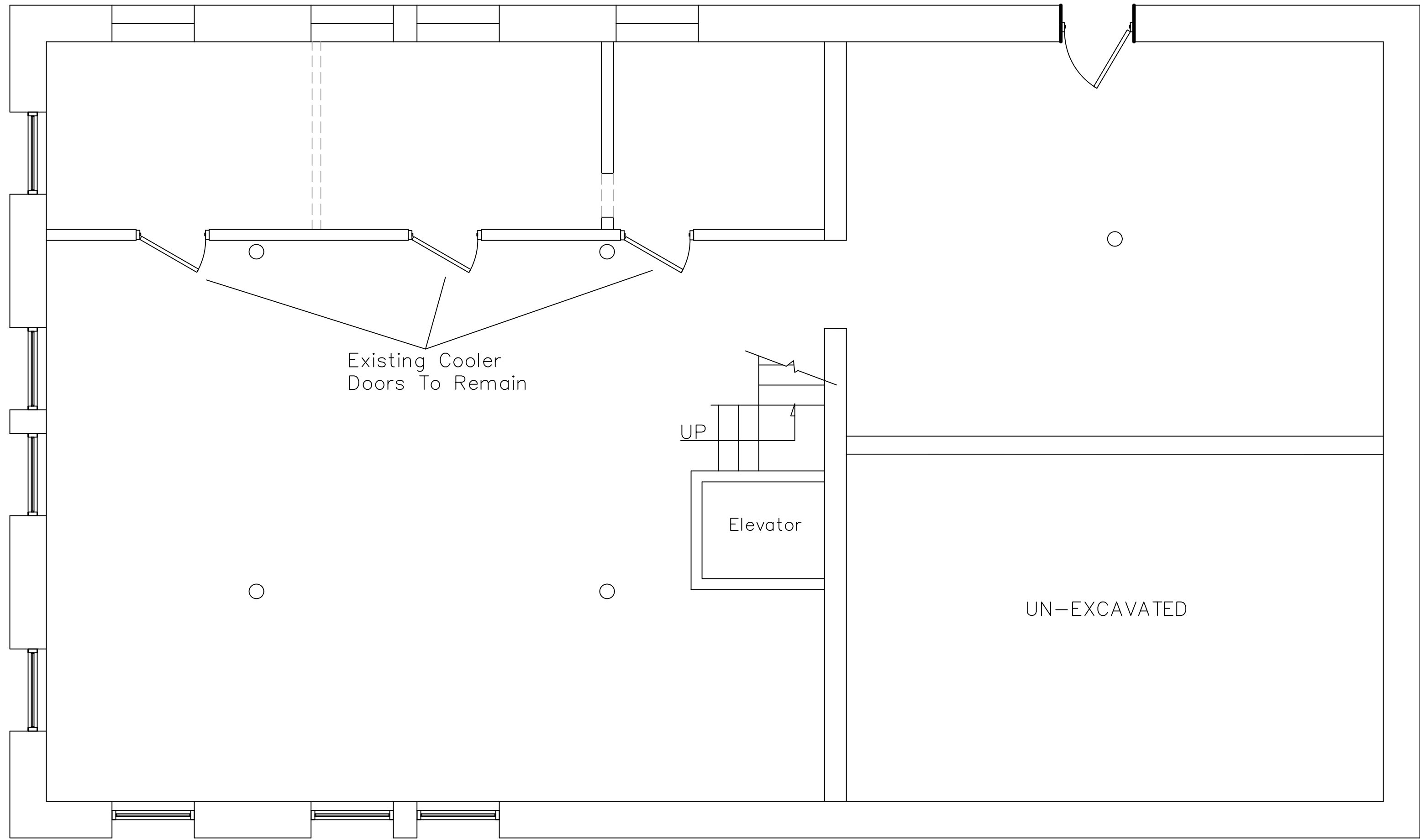
APARTMENT "D" WASTE PLAN
SCALE: 1/4" = 1'-0"

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET HAS REVIEWED THIS DRAWING FOR CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SEAL ACT AND THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS. THE PROFESSIONAL DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETELY ACCURATE OR THAT THE DESIGN OR CONSTRUCTION OF ANY PROJECT BASED ON THIS DRAWING WILL BE FREE FROM DEFECTS. THE PROFESSIONAL ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING OR ANY PARTS THEREOF.

REVISIONS	
1	1

SHEET DESCRIPTION	
APARTMENT FLOOR PLAN	
JOB NO.: 1004.012	DATE: 02/14/2024
DRAWN BY: SM	
2-A404.1	
SHEET NO.	

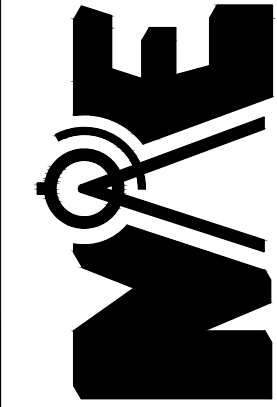


NORTH

EXISTING WALLS
WALLS TO BE
DEMOLISHED

ICE HOUSE EXISTING LOWER LEVEL FLOOR PLAN

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING



14240 WEST AVE
SUITE 200
WILLOW PARK, CO 80226

REVISIONS	

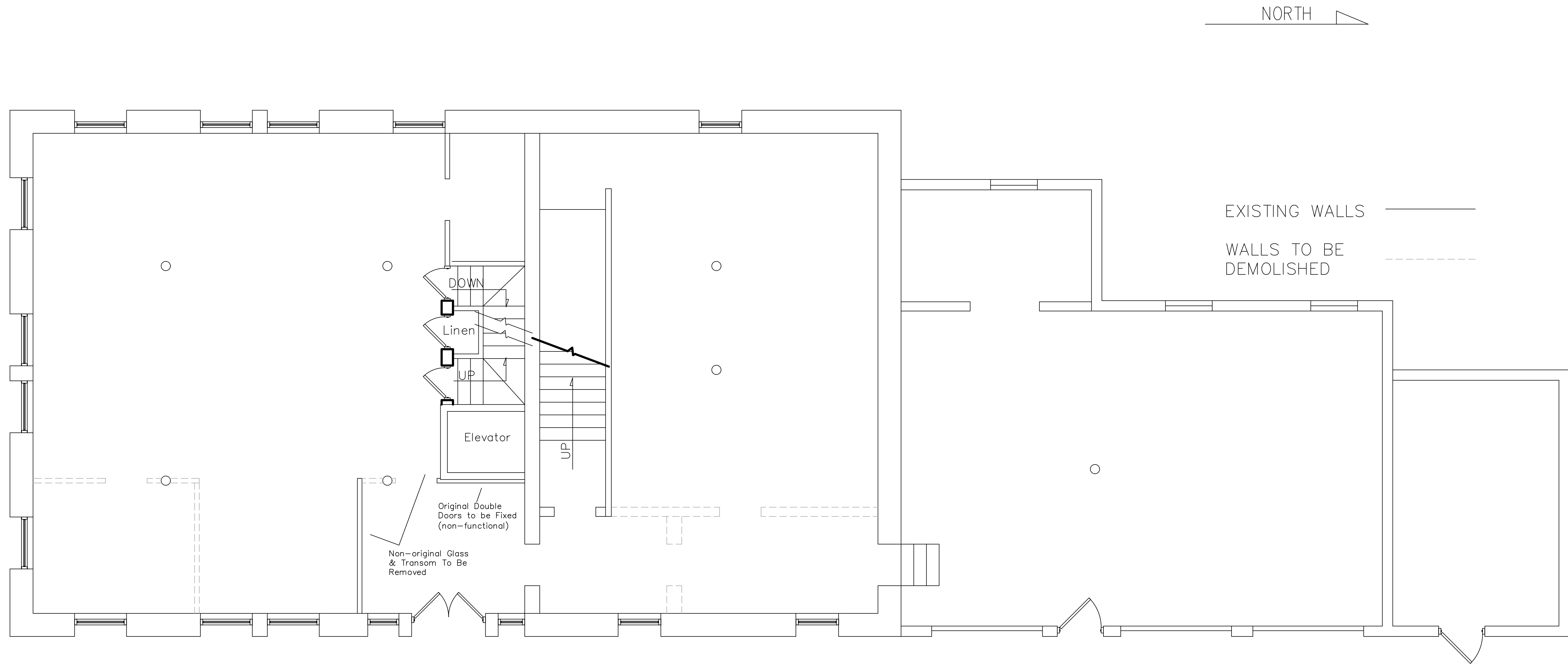
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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION	
EXISTING FLOOR PLAN	
JOB NO.: 1004.012 DATE: 02/14/2024 DRAWN BY: SM	
3-AD101	
SHEET NO.	

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ICE HOUSE EXISTING 1ST FLOOR PLAN

REVISIONS

NO.	DESCRIPTION

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THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET HAS REVIEWED THIS DRAWING FOR CONFORMANCE WITH THE PROFESSIONAL SEAL ACT AND DISCLAIMS ANY LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE PROFESSIONAL DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE PROFESSIONAL DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE PROFESSIONAL DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

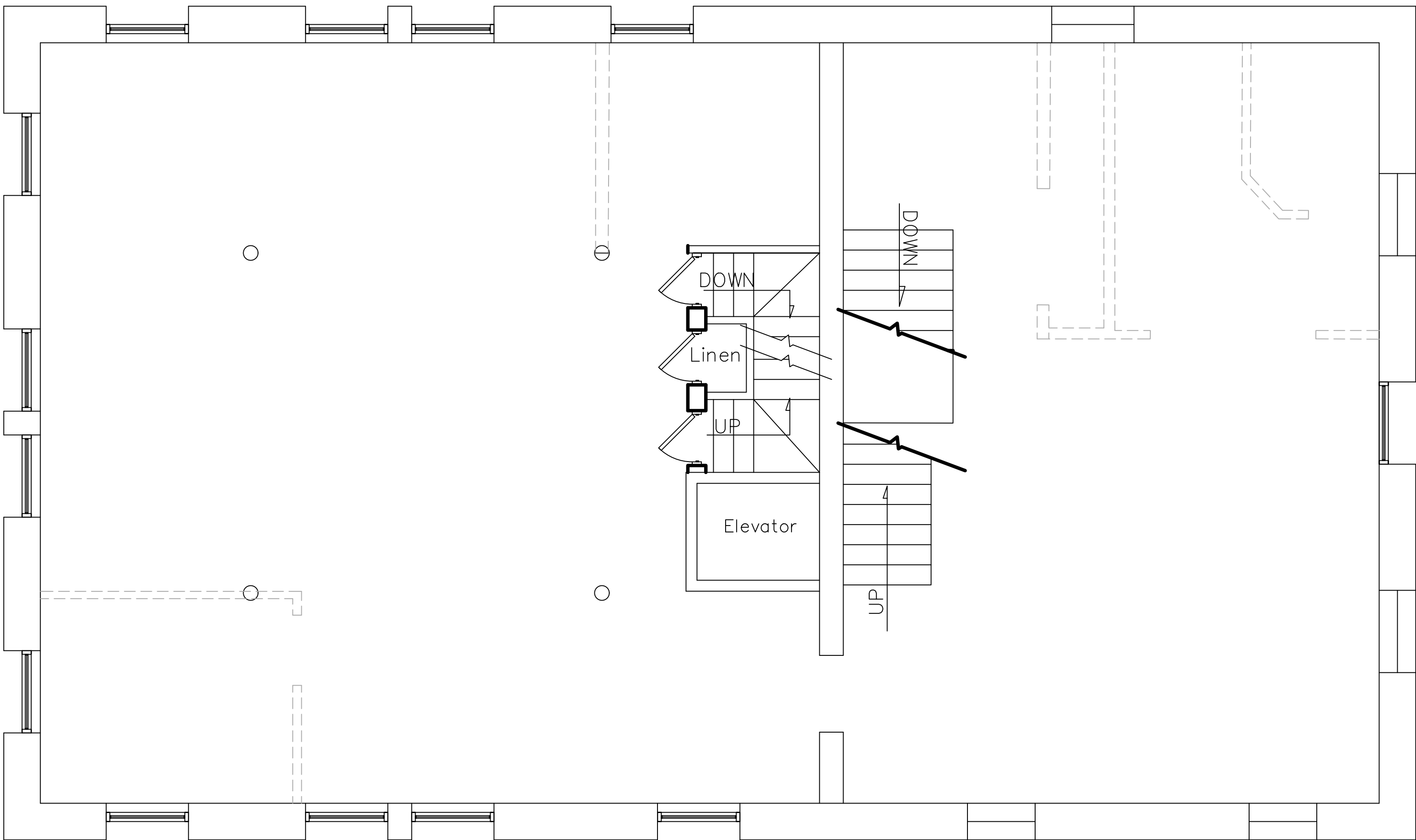
2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION

EXISTING
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-AD102

SHEET NO.



NORTH

EXISTING WALLS

WALLS TO BE
DEMOLISHED

ICE HOUSE EXISTING 2ND FLOOR PLAN

REVISIONS

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IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET HAS REVIEWED THIS DRAWING FOR CONFORMANCE WITH THE REQUIREMENTS OF THE ILLINOIS PROFESSIONAL ENGINEERING ACT AND THE ILLINOIS PROFESSIONAL ARCHITECTURE ACT. THE PROFESSIONAL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR THE COMPLETENESS OF THE DESIGN. THE PROFESSIONAL DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OR THE CONSTRUCTION OF THE PROJECT. THE PROFESSIONAL DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OR THE CONSTRUCTION OF THE PROJECT.

2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION

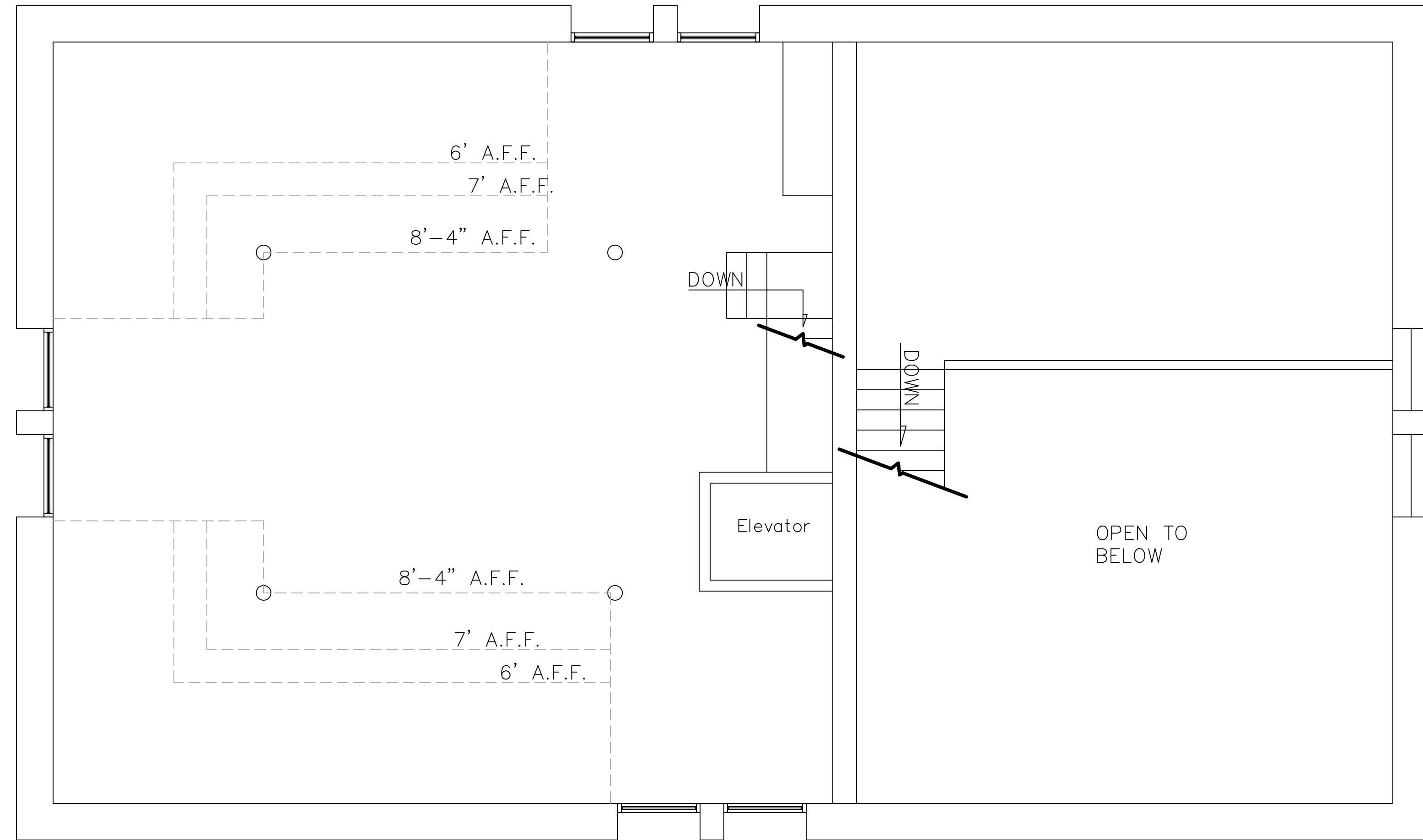
EXISTING
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-AD103

SHEET NO.

ICE HOUSE EXISTING 3RD FLOOR PLAN



NORTH

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REVISIONS

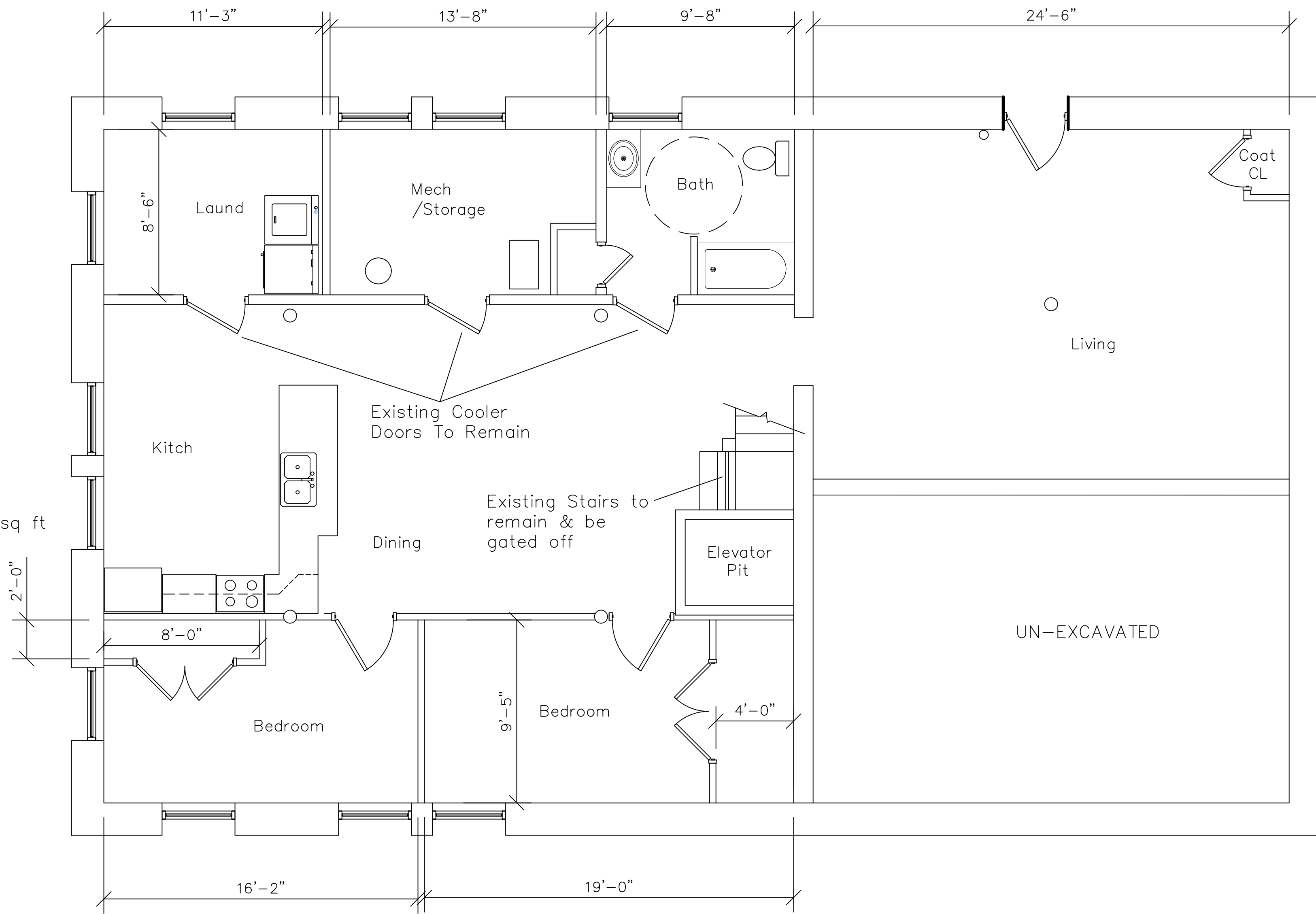
SHEET DESCRIPTION
EXISTING
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-AD104

SHEET NO.

2 ANNIE WITTEN AVENUE
2838 DAVENPORT, IA

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14200 WEST AVE. SUITE 200
WILLOWBROOK, MO 63120
TEL: 636.263.2630
WWW.MECOAE.COM



Apt A
2 BR
1656 sq ft

NORTH

ICE HOUSE PROPOSED LOWER LEVEL FLOOR PLAN

REVISIONS

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IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET HAS REVIEWED THIS DRAWING FOR CONFORMANCE WITH THE PROFESSIONAL SEAL ACT AND THE PROFESSIONAL ENGINEERING ACT. ANY SPECIFICATIONS, MATERIALS, METHODS, OR OTHER INFORMATION NOT SHOWN OR SPECIFIED IN THE DRAWING OR INSTRUMENTS NOT SEALED BY THE PROFESSIONAL ENGINEER OR ARCHITECT ARE INTENDED TO BE USED FOR ANY PARTS OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

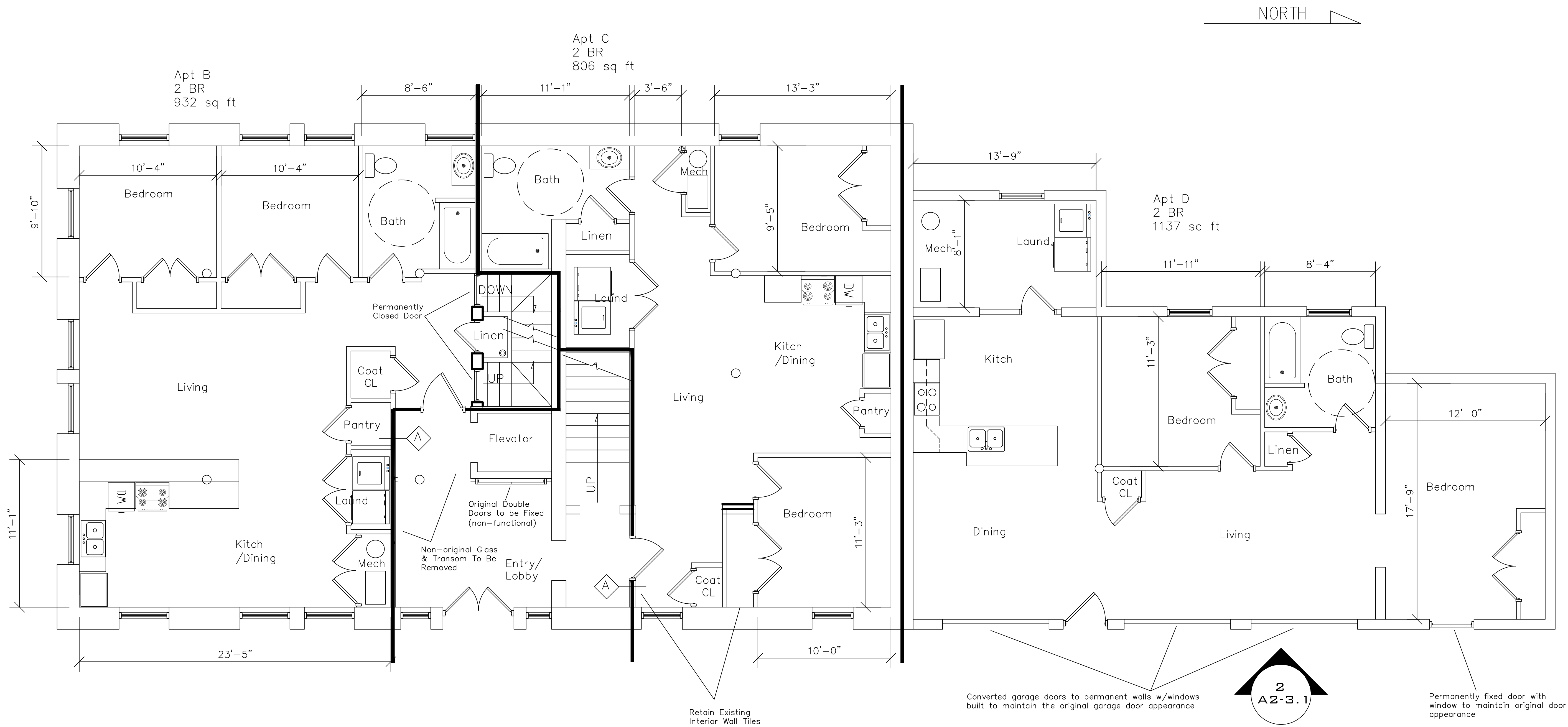
SHEET DESCRIPTION

PROPOSED FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A101

SHEET NO.



ICE HOUSE PROPOSED 1ST FLOOR PLAN

REVISIONS

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THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET HAS REVIEWED THE DRAWING FOR CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SEAL ACT AND DISCLOSES ANY SPECIFIC OR GENERAL INFORMATION THAT MAY BE NECESSARY FOR THE PROPER UNDERSTANDING OF THE DRAWING. THIS INFORMATION IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

2 ANNIE WINTER AVENUE
28208 DAVENPORT, IA

SHEET DESCRIPTION

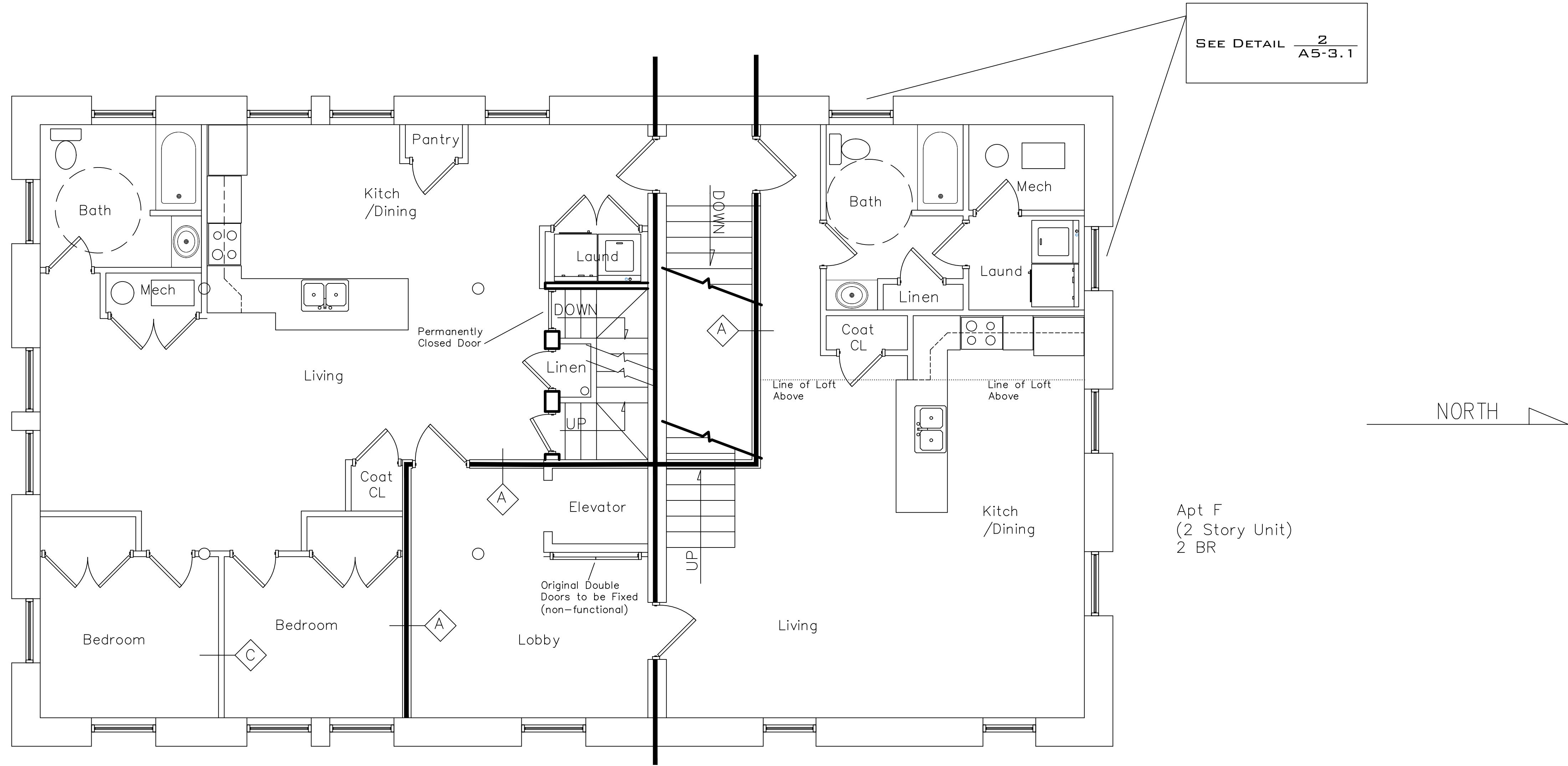
PROPOSED FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A102

SHEET NO.

Apt E
(2 Story Unit)
3 BR
1794 sq ft



NORTH

Apt F
(2 Story Unit)
2 BR

ICE HOUSE PROPOSED 2ND FLOOR PLAN

REVISIONS

1	1

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET APPEARS ON THIS PAGE, AND DISCLAIMS ANY LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.

ANNIE WITTENMYER
2828 DAVENPORT, IA

SHEET DESCRIPTION

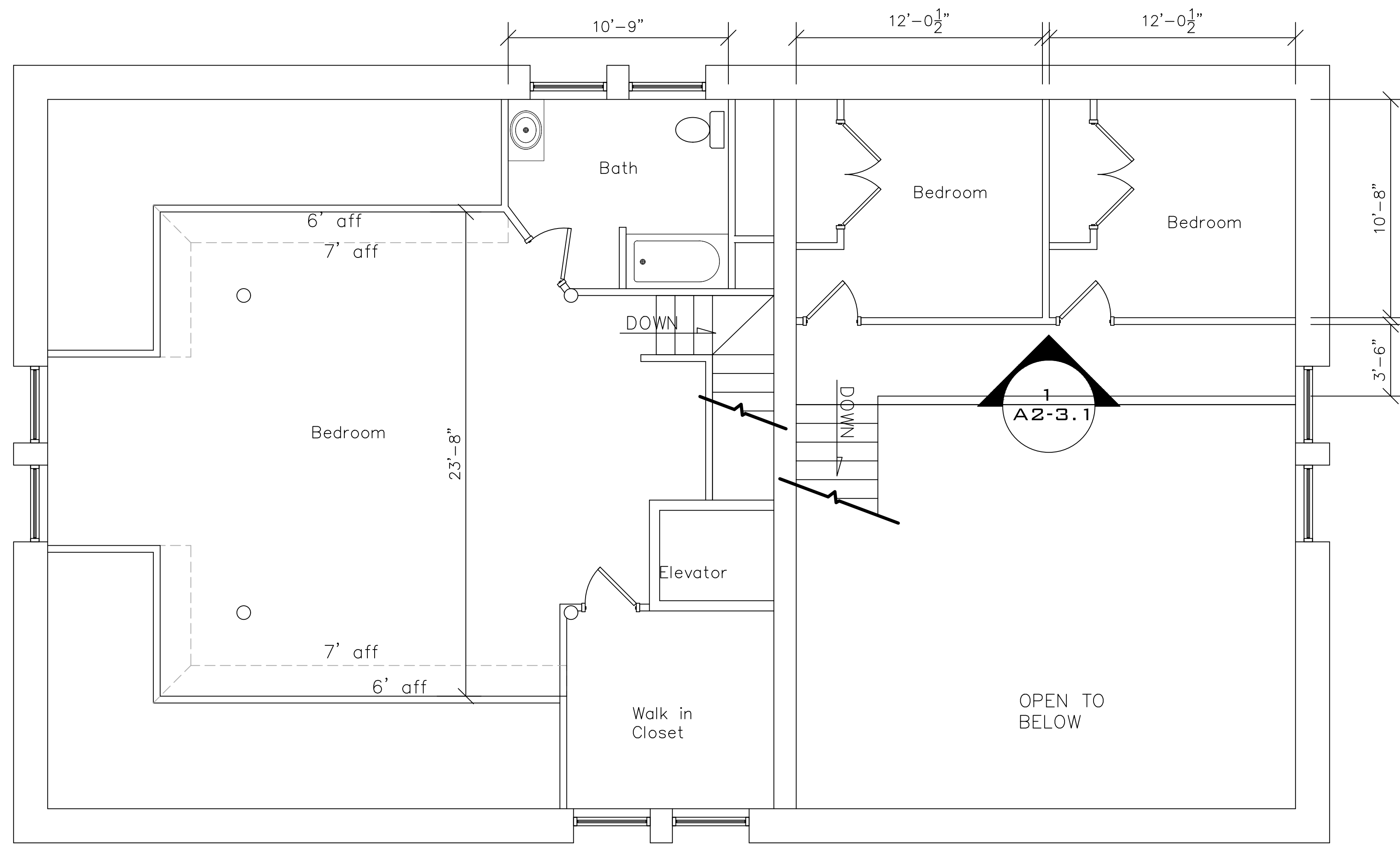
PROPOSED
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A103

SHEET NO.

Apt E 2nd Level
(2 Story Unit)
3 BR
1794 sq ft



Apt F 2nd Level
(2 Story Unit)
2 BR



ICE HOUSE PROPOSED LOFT & 3RD FLOOR PLAN

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

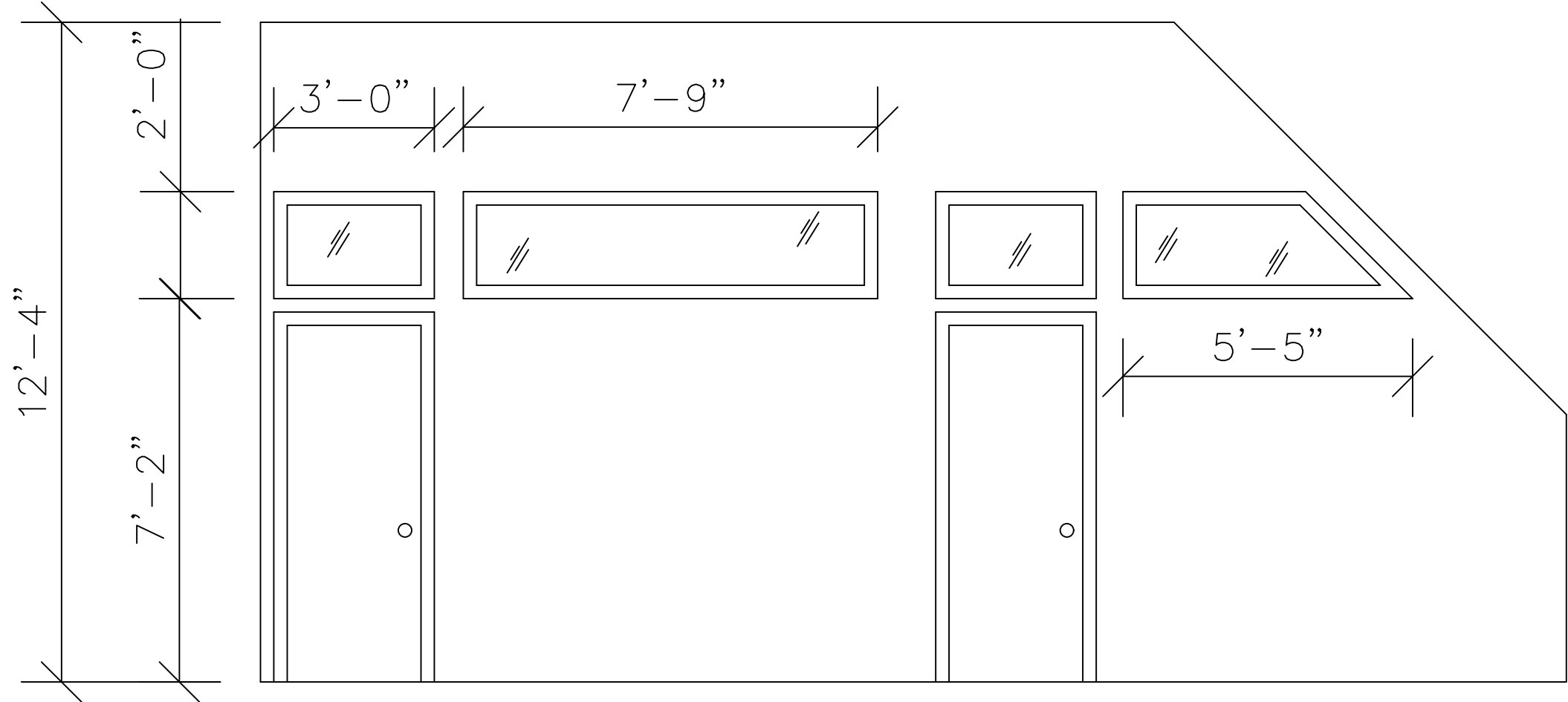
THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET HAS REVIEWED THIS DRAWING FOR TECHNICAL ACCURACY AND COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. THE PROFESSIONAL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT, NOR DOES THE PROFESSIONAL ASSUME RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM BASED ON THIS DRAWING. THE PROFESSIONAL'S LIABILITY IS LIMITED TO THE PROFESSIONAL'S NEGLIGENCE IN THE PERFORMANCE OF THE PROFESSIONAL'S DUTY.

REVISIONS	
1	

2 ANNIE WITTENMYER AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION
PROPOSED
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM
3-A104
SHEET NO.

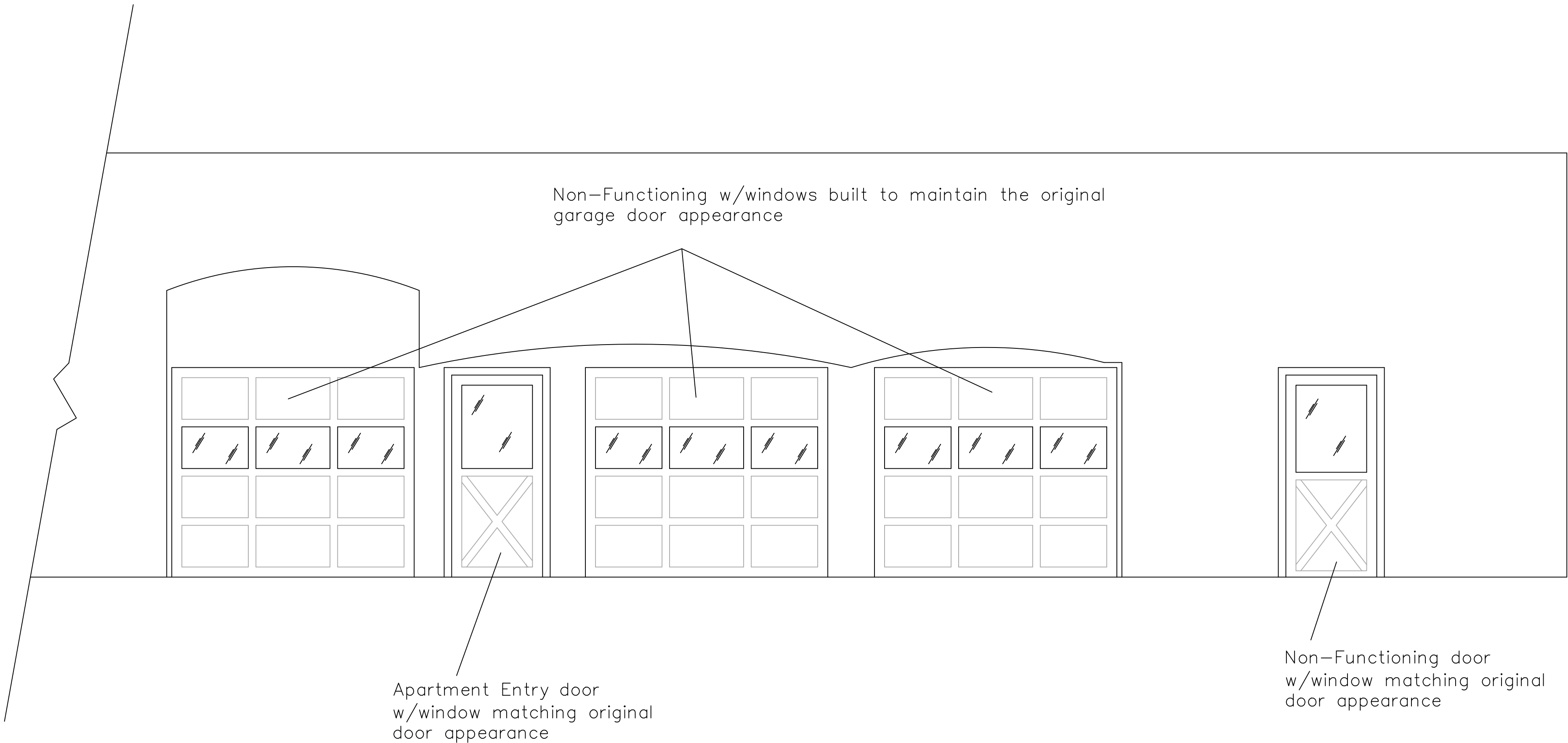
MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14240 WEST AURORA ROAD
SUITE 200
WILLOWBROOK, IL 60091
TEL: 708.564.2200
FAX: 708.564.2201
WWW.MECOAE.COM



1
A2-3.1

INTERIOR LOFT WALL ELEVATION

LOCATION: LOFT WALKWAY ALONG BEDROOMS, APT F
SCALE: NTS



1
A2-3.1

EXTERIOR ELEVATION

LOCATION: EAST EXTERIOR WALL ON APT 'D'
SCALE: NTS

REVISIONS

NO.	DESCRIPTION

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SHEET DESCRIPTION

ELEVATIONS

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A201

SHEET NO.



1
A3-3.1

ICE HOUSE WEST ELEVATION SECTION VIEW

REVISIONS

1	

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2828 DAVENPORT, IA

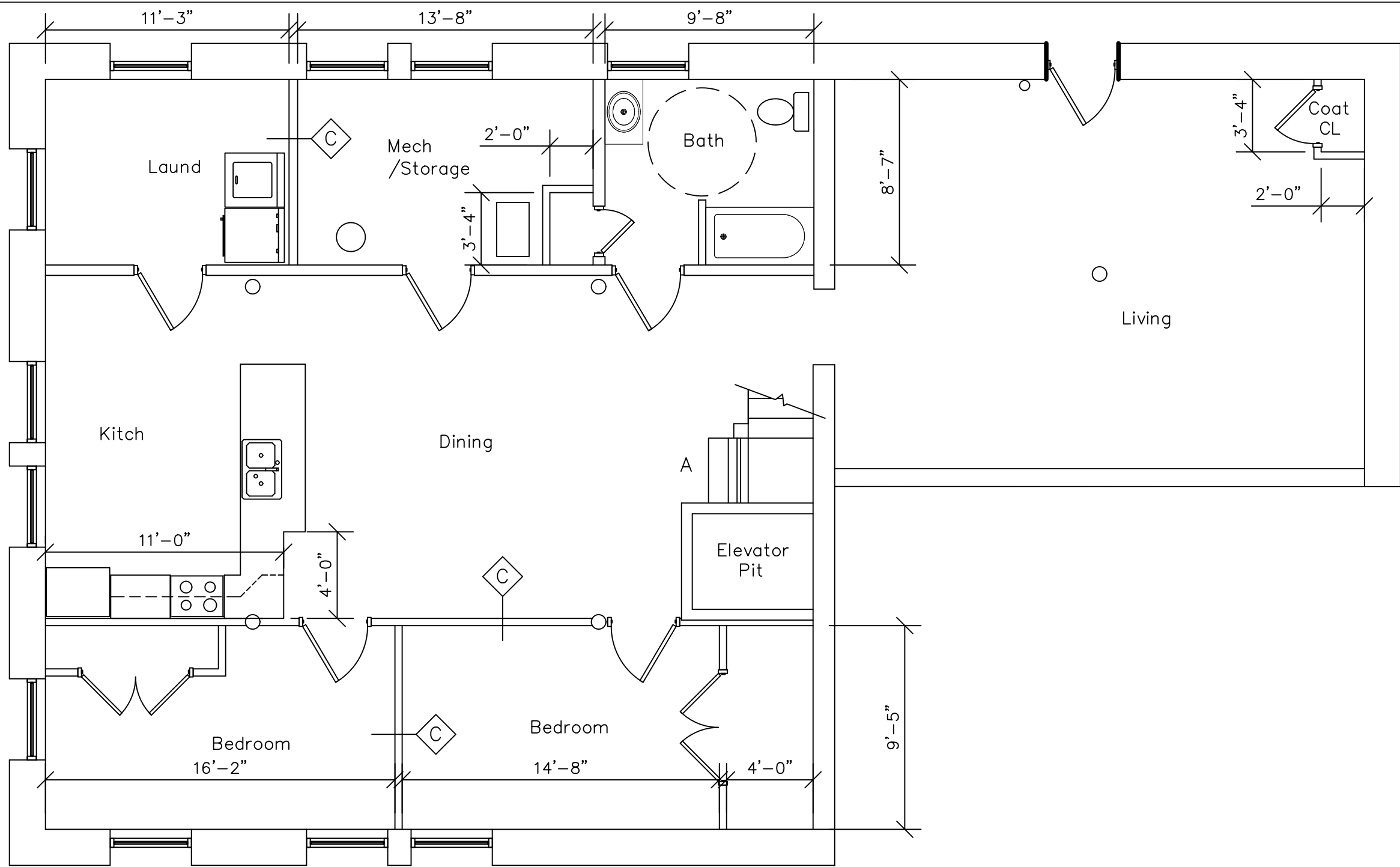
SHEET DESCRIPTION

WEST ELEVATION
SECTION

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

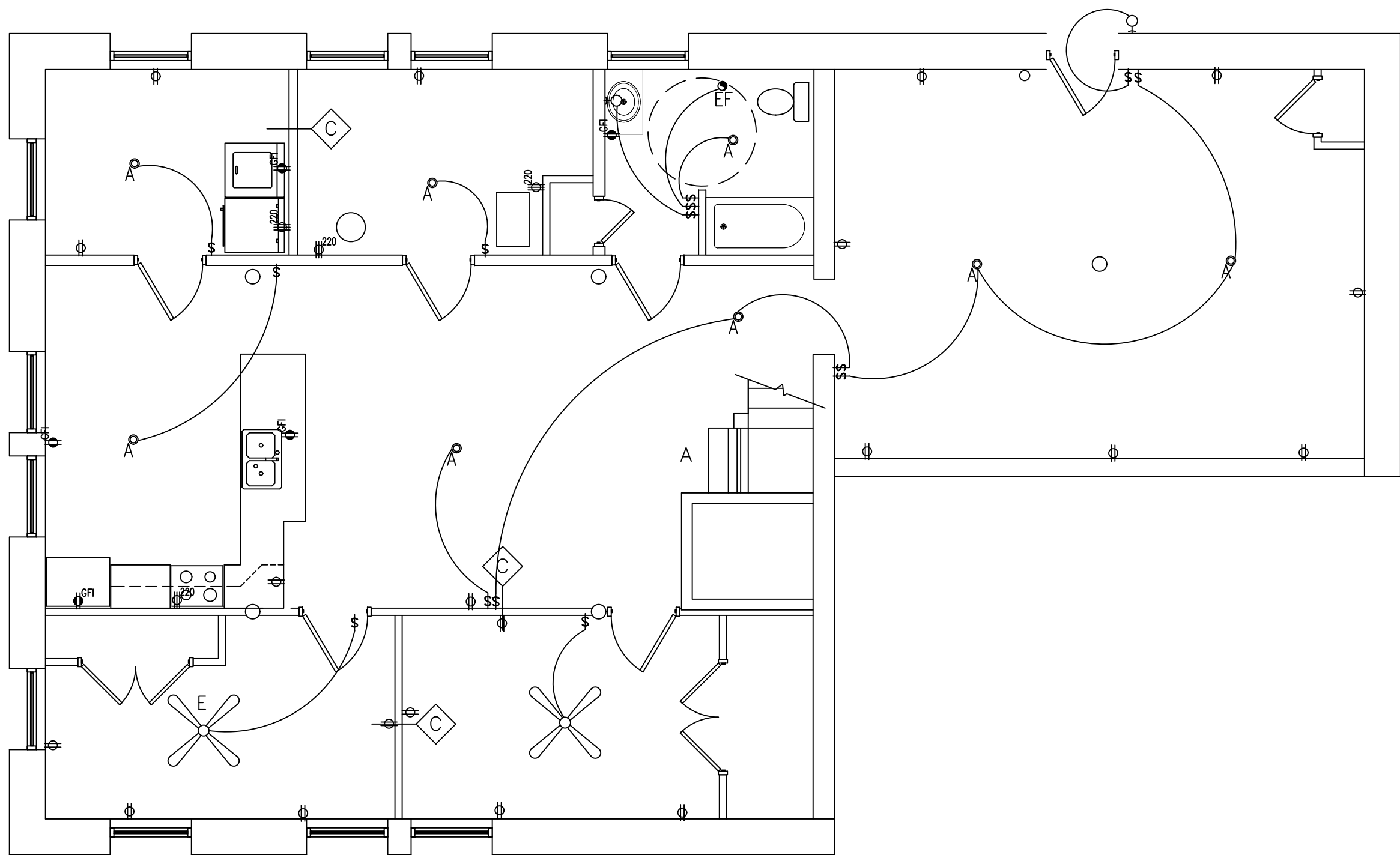
3-A301

SHEET NO.



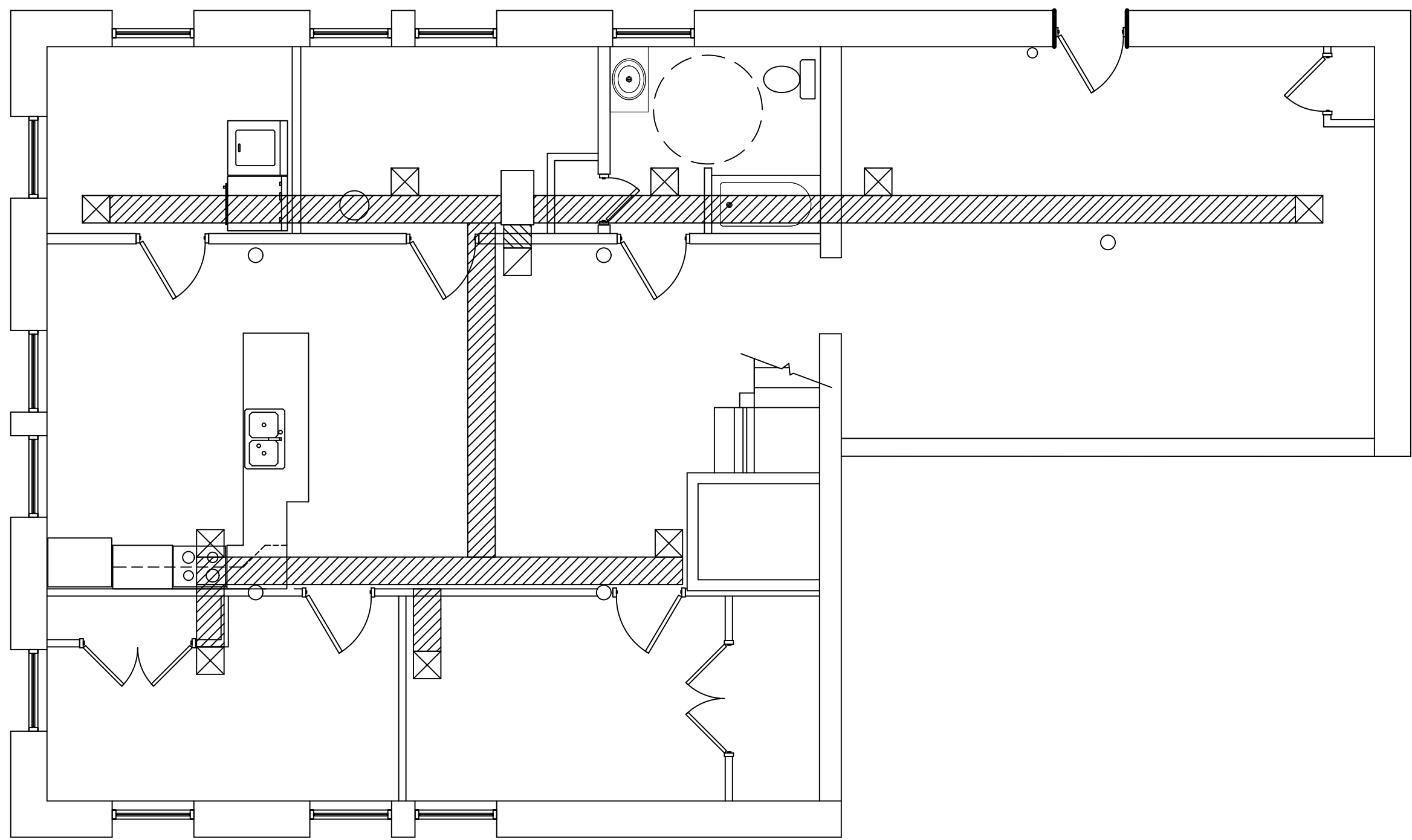
APT "A" FLOOR PLAN

SCALE: 3/16" = 1'-0"



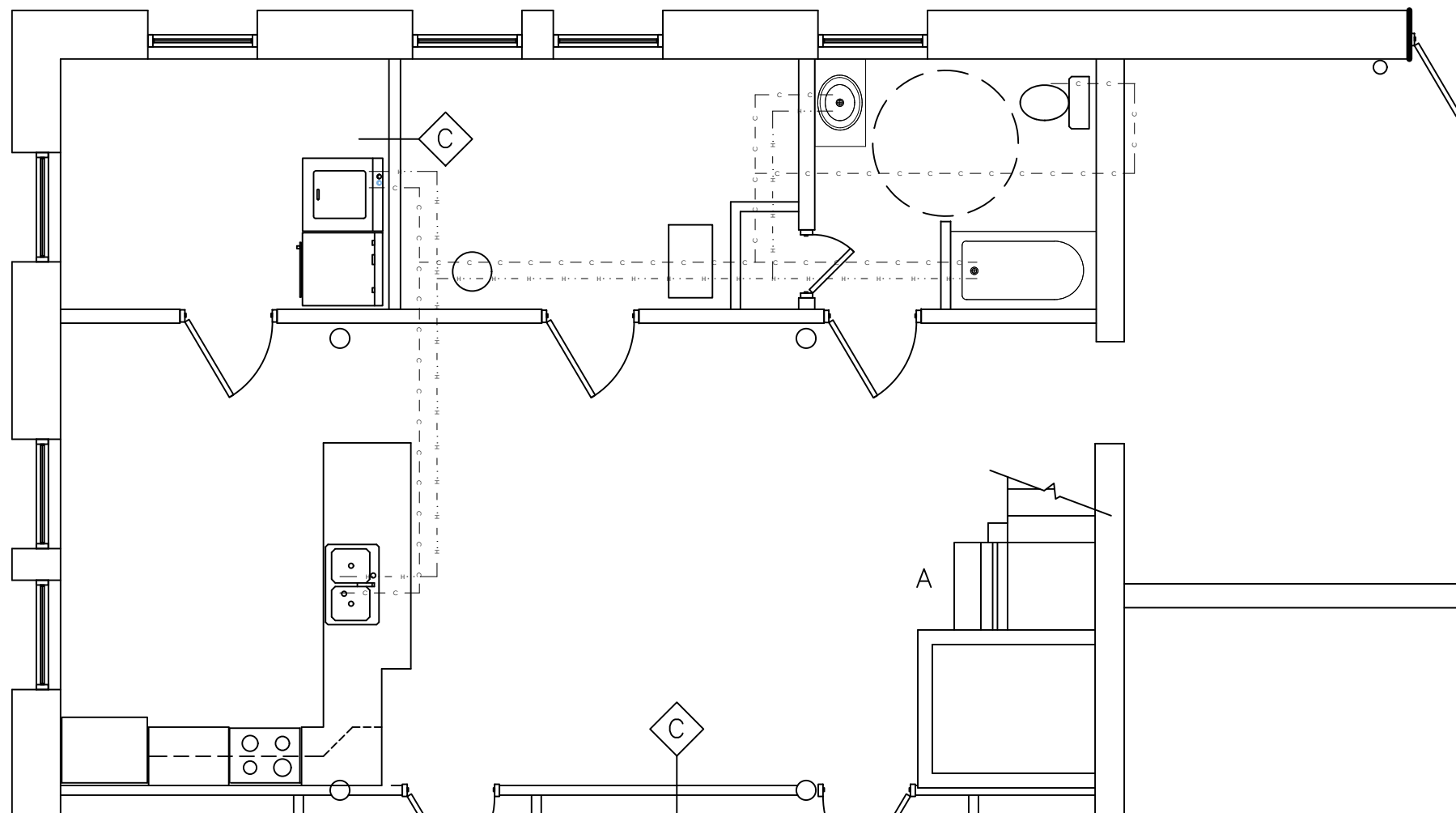
APT "A" ELECRIK PLAN

SCALE: 3/16" = 1'-0"



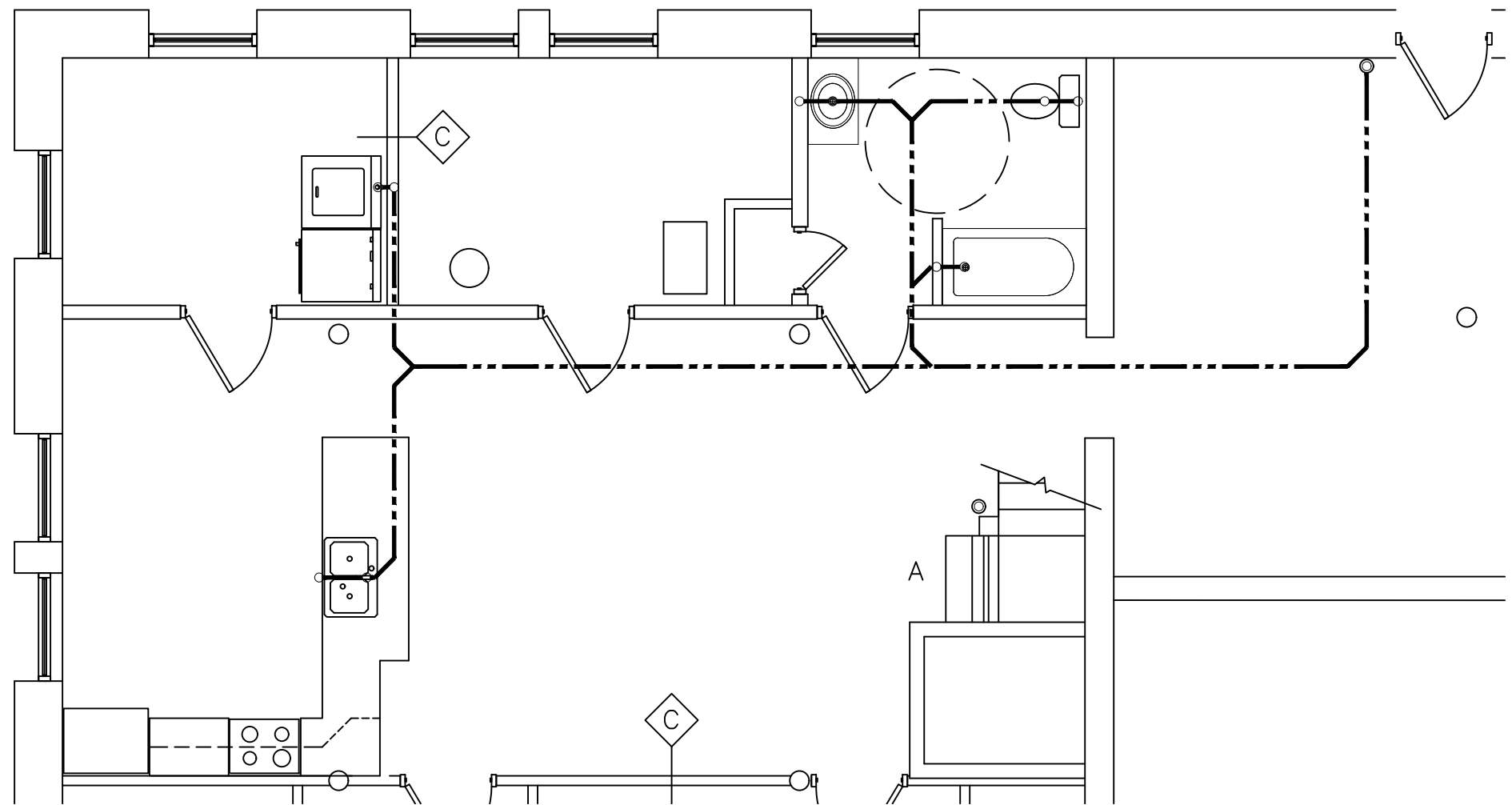
APT "A" HVAC PLAN

SCALE: 3/16" = 1'-0"



APT "A" PLUMBING PLAN

SCALE: 3/16" = 1'-0"



APT "A" WASTE PLAN

SCALE: 3/16" = 1'-0"

REVISIONS

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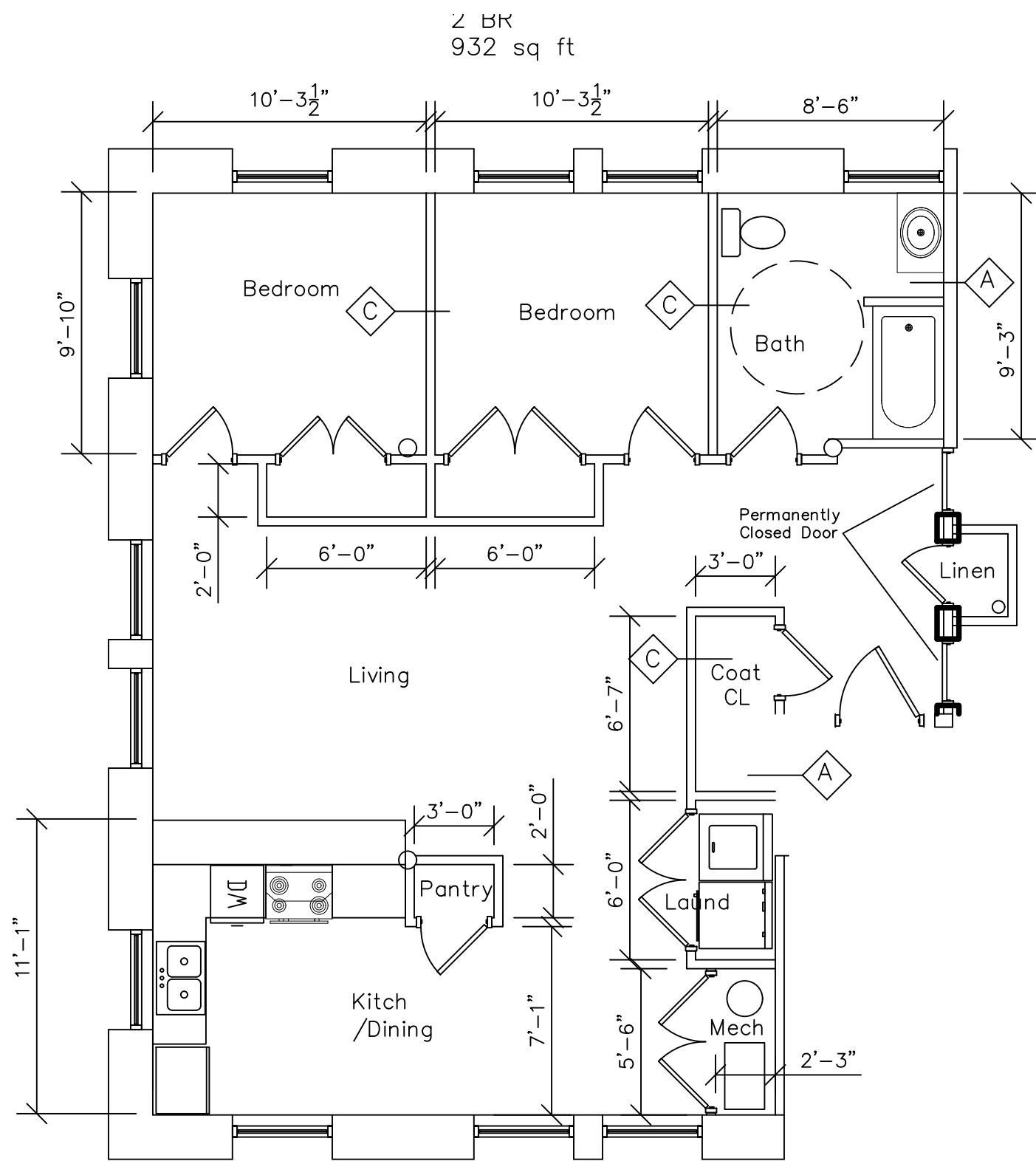
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23 ANNIE WITTENMYER
DAVENPORT, IA

SHEET DESCRIPTION
APARTMENT
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

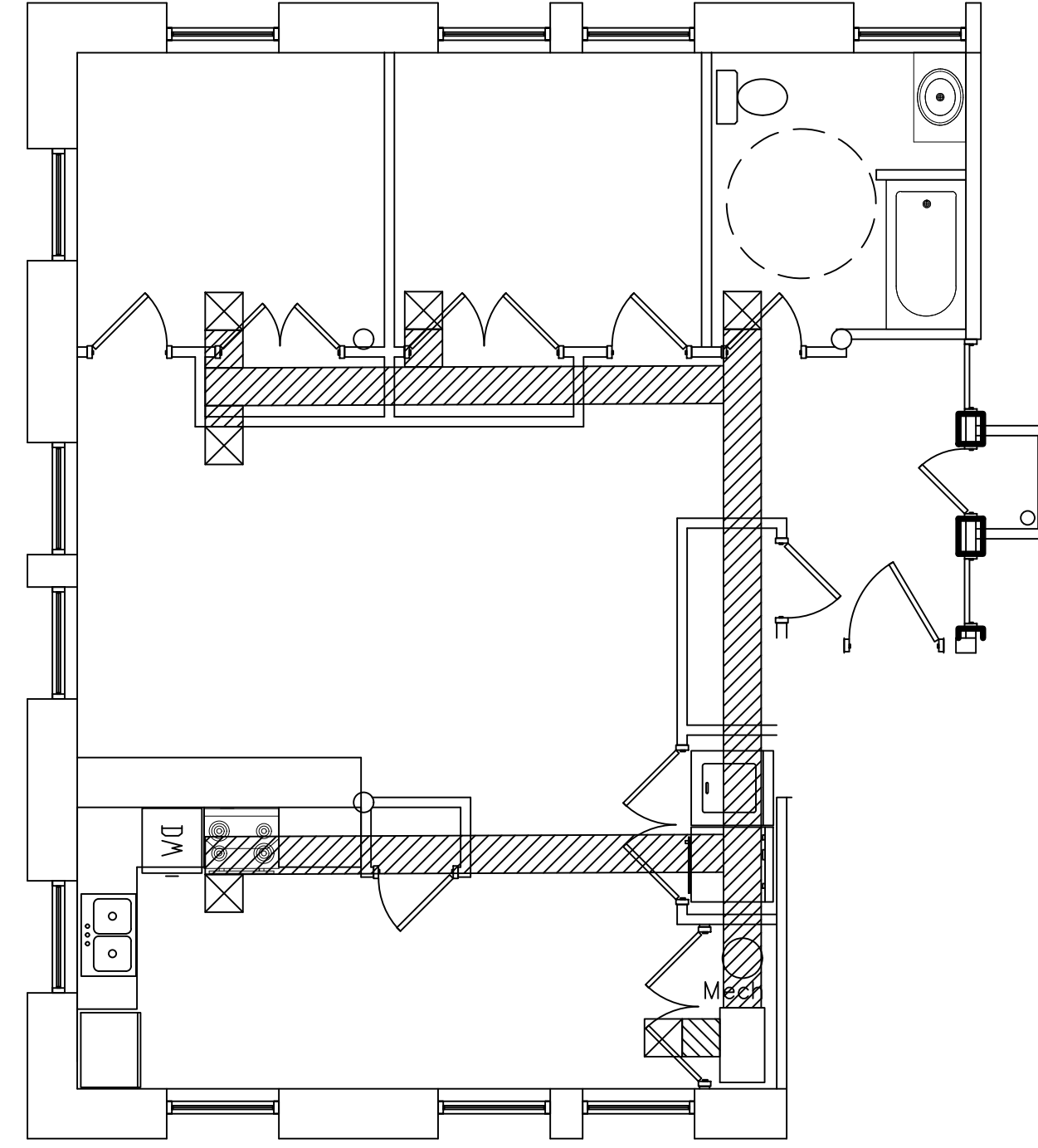
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SHEET NO.



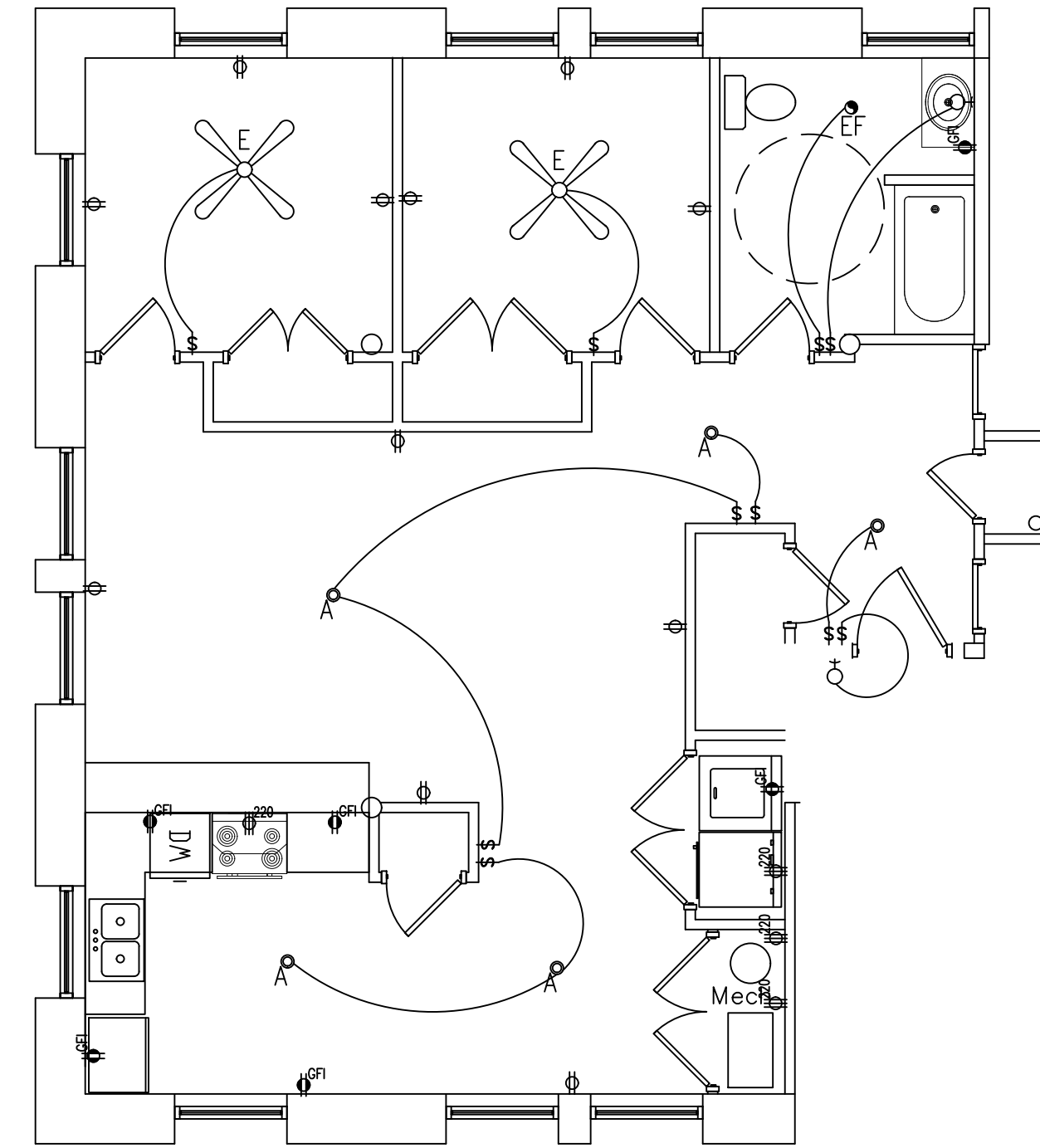
APT "B" FLOOR PLAN

SCALE: 3/16" = 1'-0"



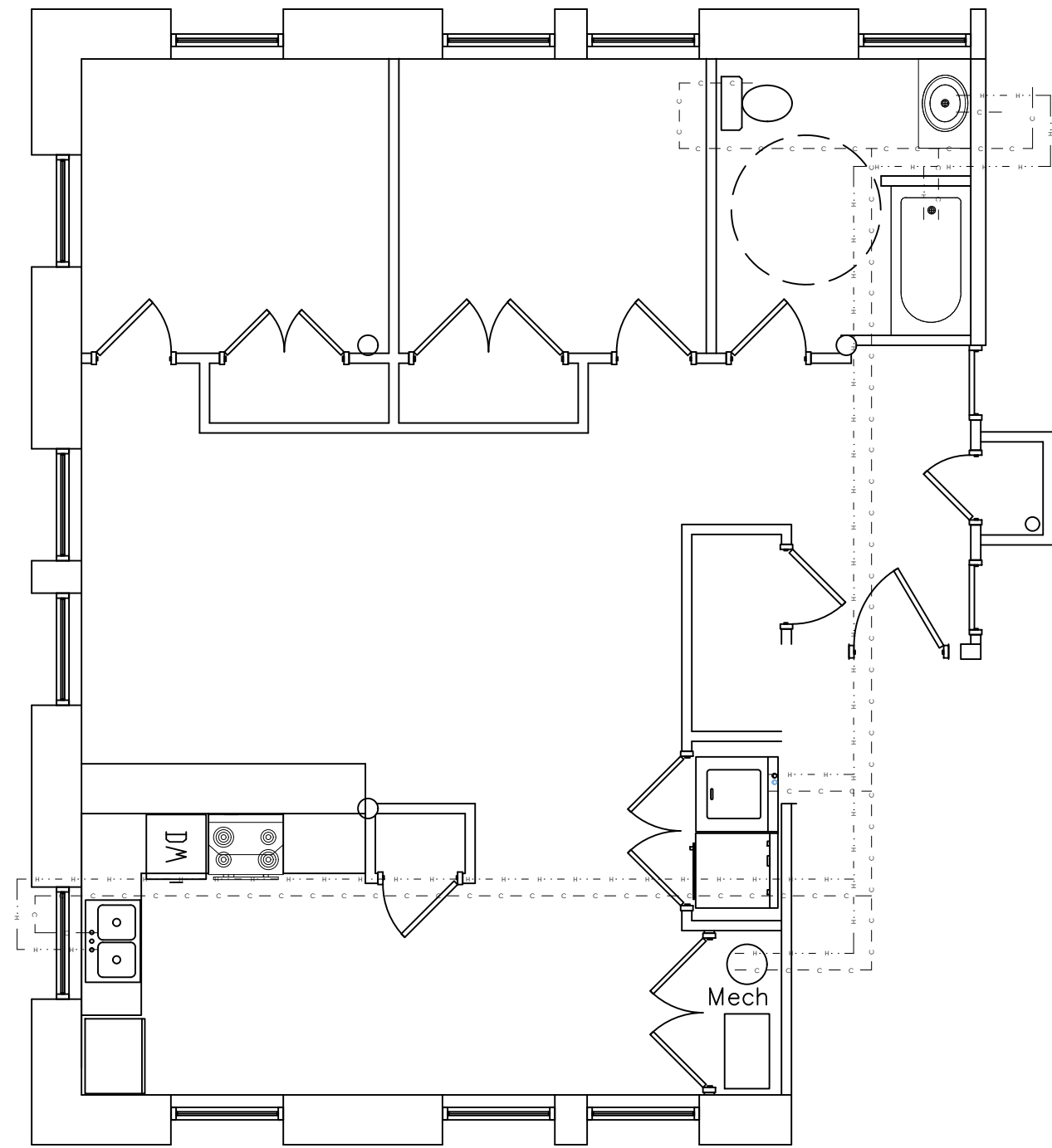
APT "B" HVAC PLAN

SCALE: 3/16" = 1'-0"



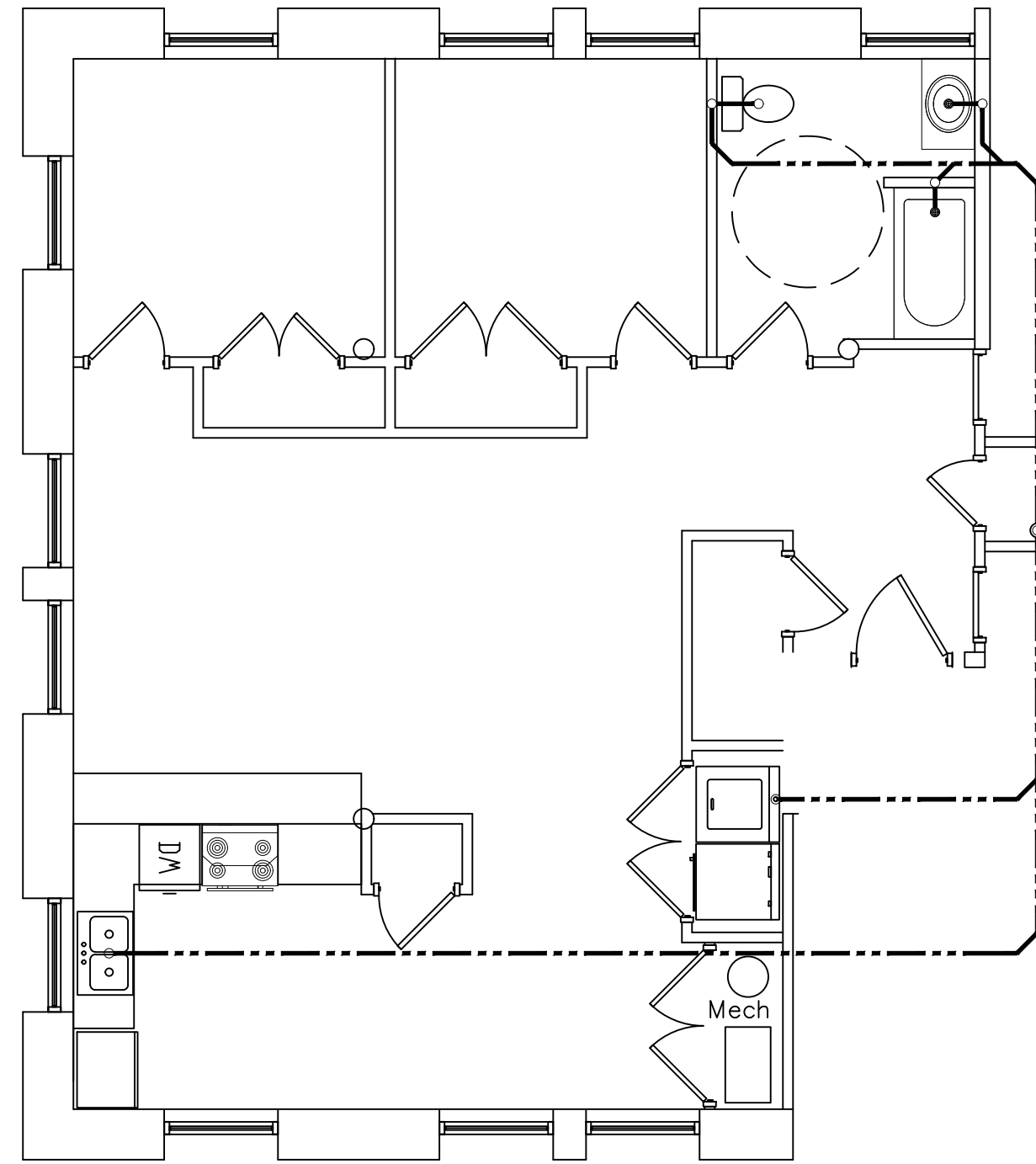
APT "B" ELECTRIC PLAN

SCALE: 3/16" = 1'-0"



APT "B" PLUMBING PLAN

SCALE: 3/16" = 1'-0"



APT "B" WASTE PLAN

SCALE: 3/16" = 1'-0"

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IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

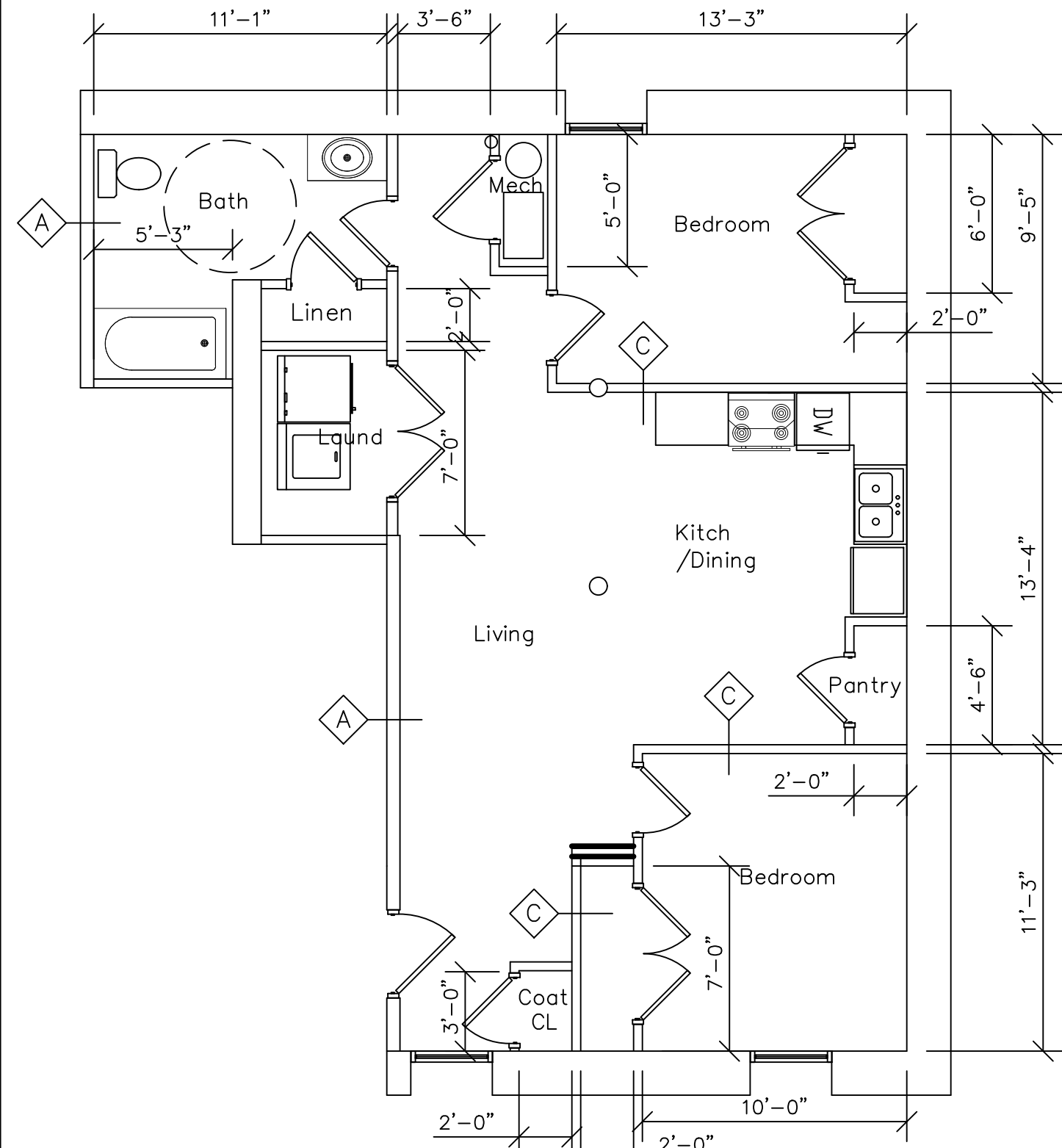
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2 ANNIE WITTENMYER AVENUE
DAVENTPORT, IA 52002

SHEET DESCRIPTION
APARTMENT
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

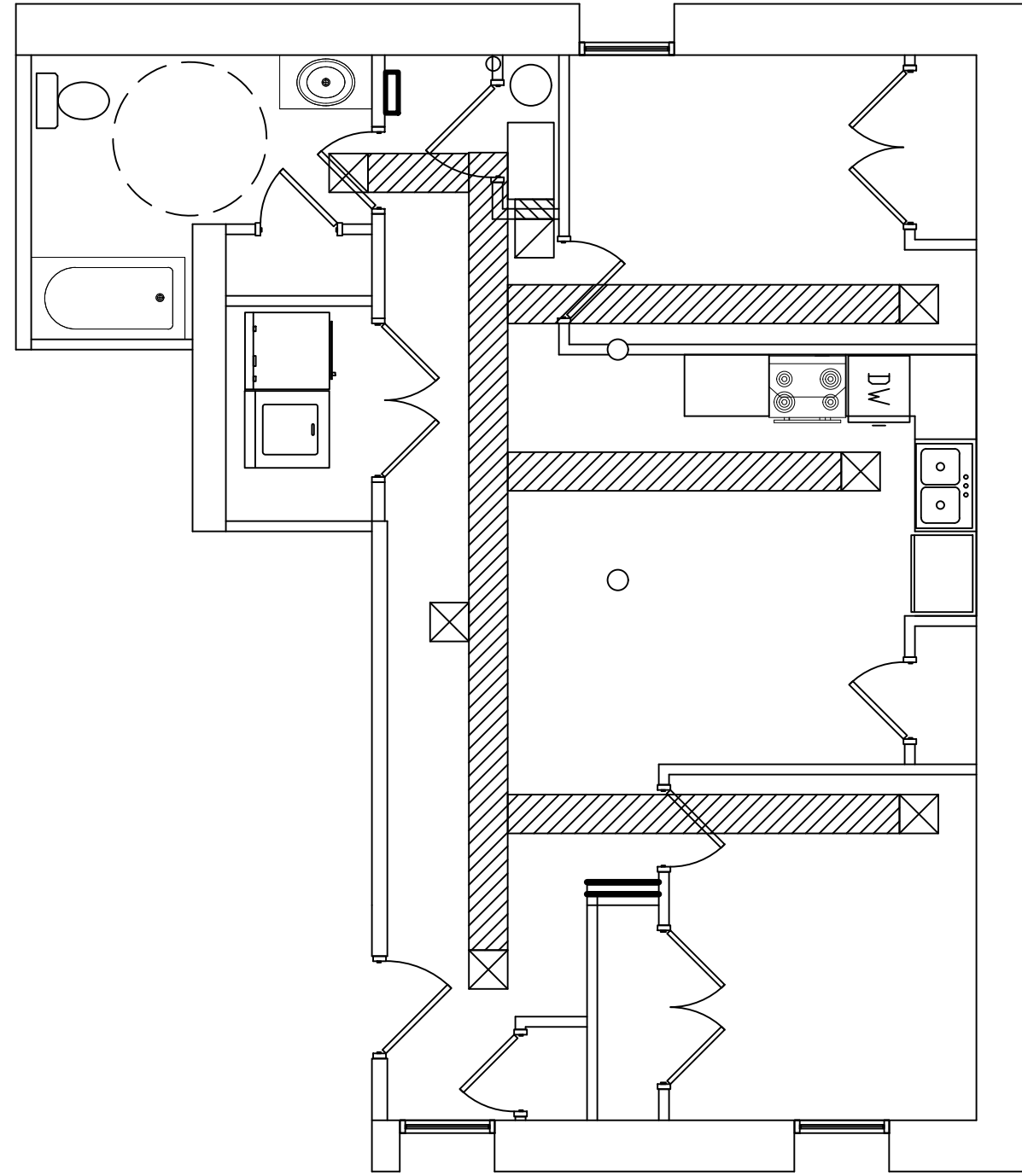
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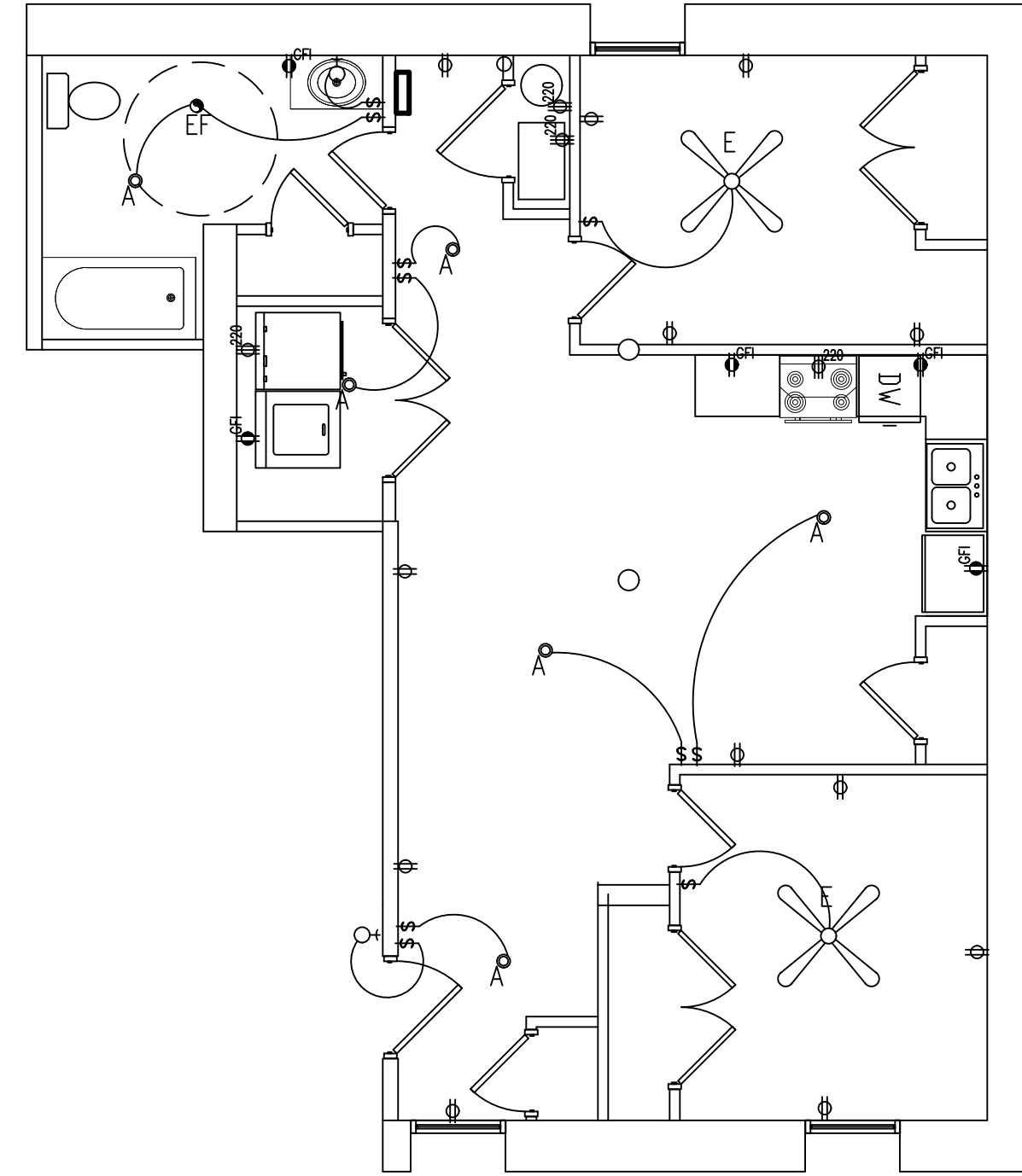
APT "C" FLOOR PLAN

SCALE: 3/16" = 1'-0"



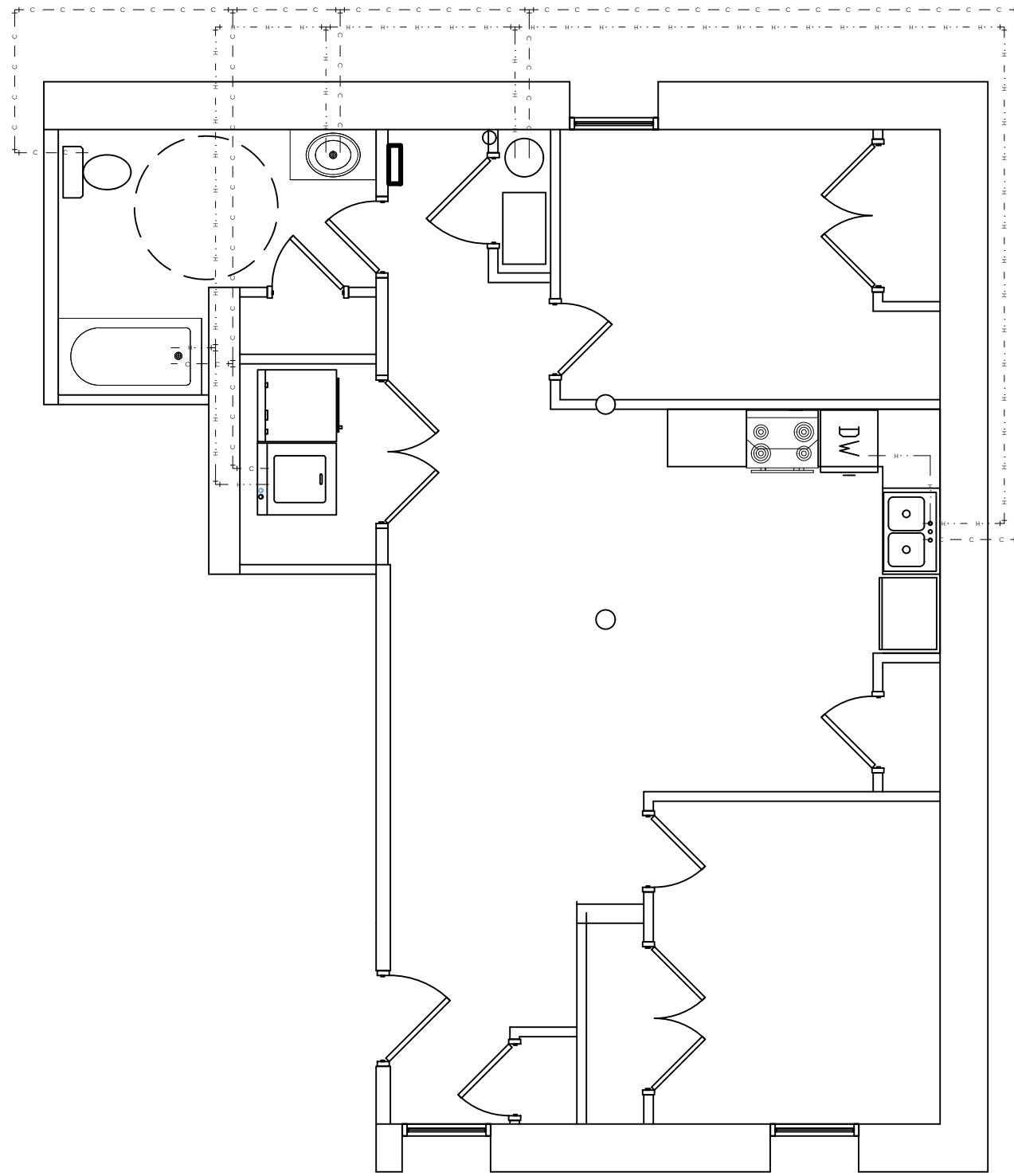
APT "C" HVAC PLAN

SCALE: 3/16" = 1'-0"



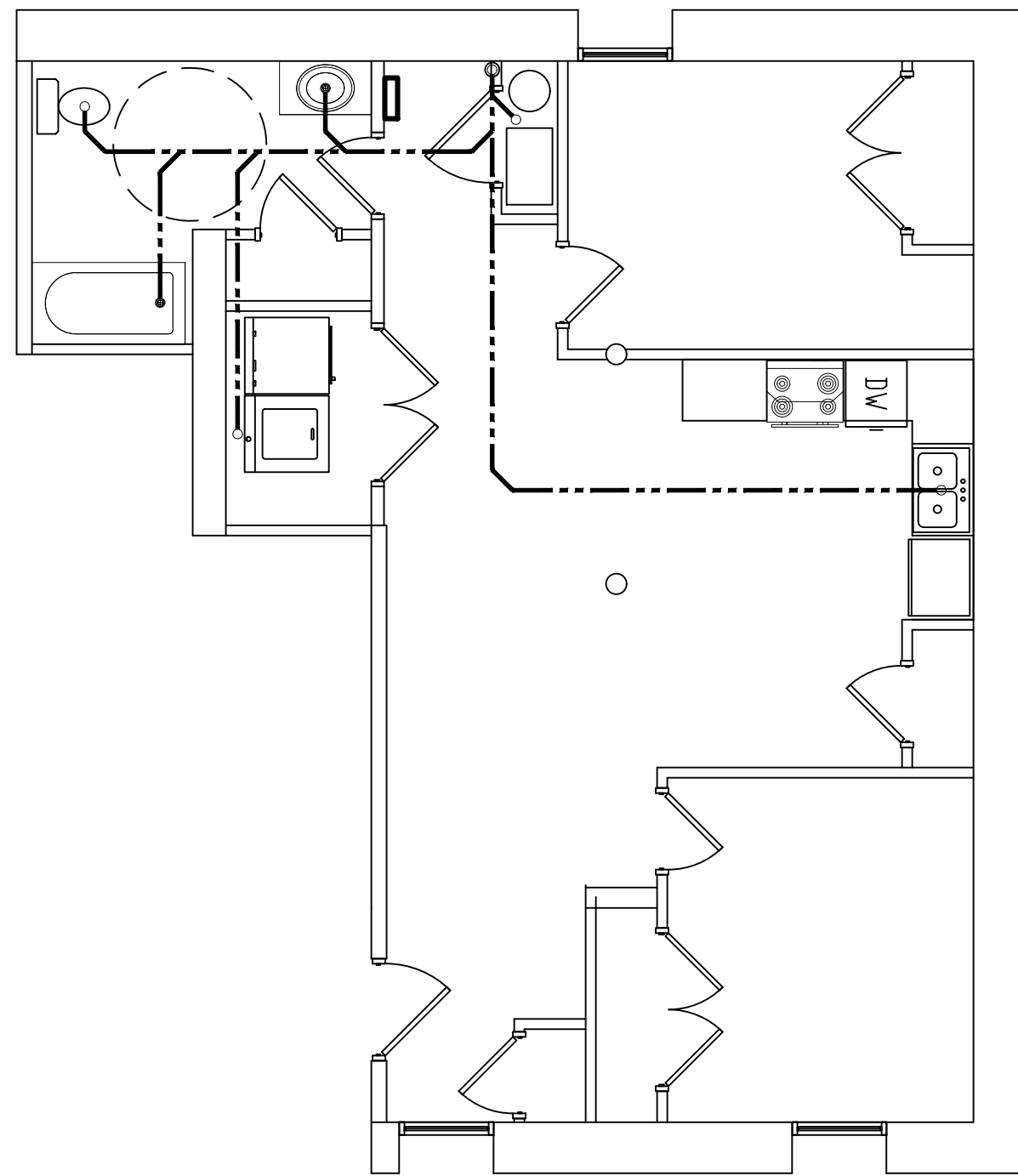
APT "C" ELECTRIC PLAN

SCALE: 3/16" = 1'-0"



APT "C" PLUMBING PLAN

SCALE: 3/16" = 1'-0"



APT "C" WASTE PLAN

SCALE: 3/16" = 1'-0"

REVISIONS

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IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

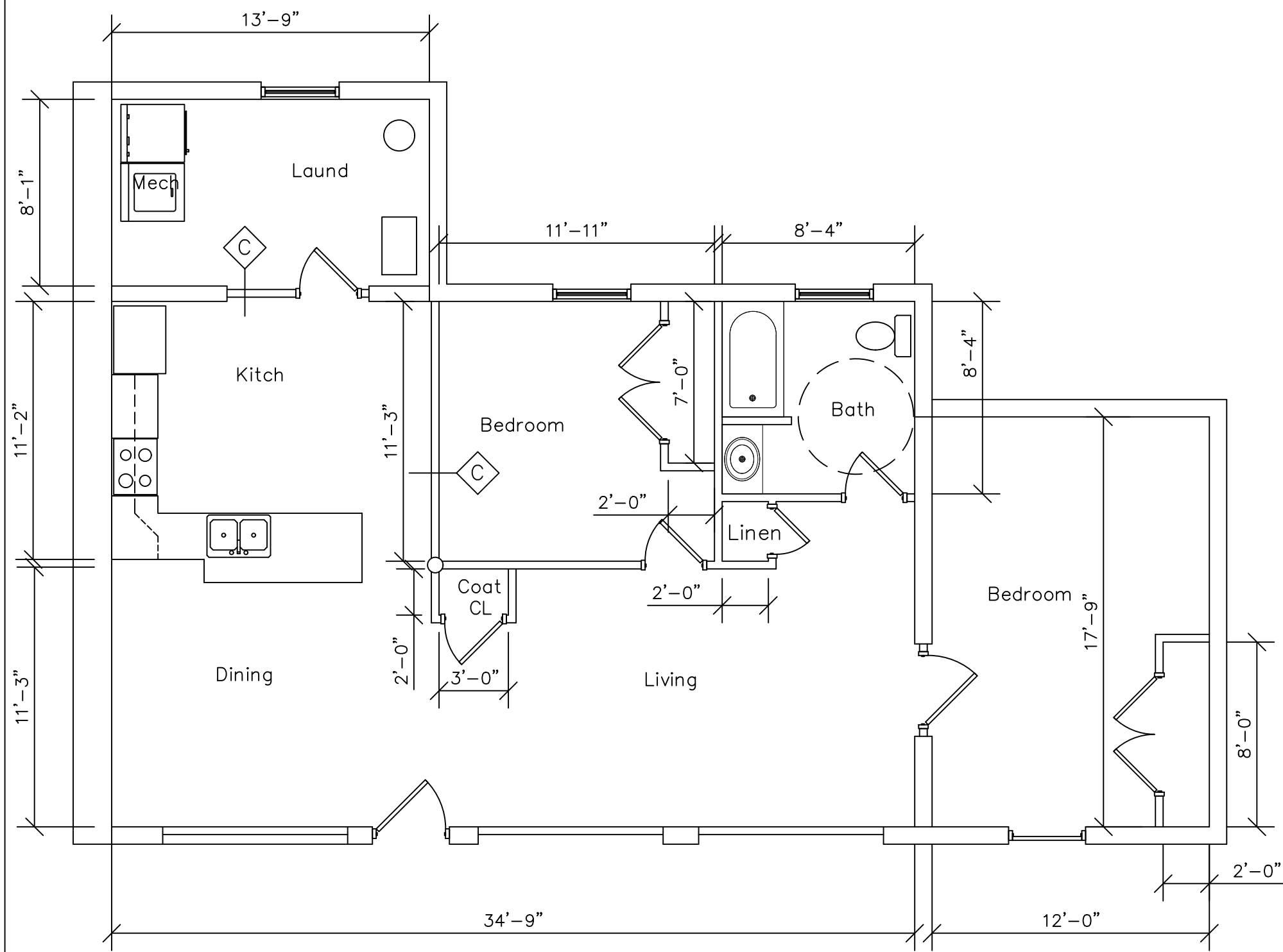
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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION
APARTMENT
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

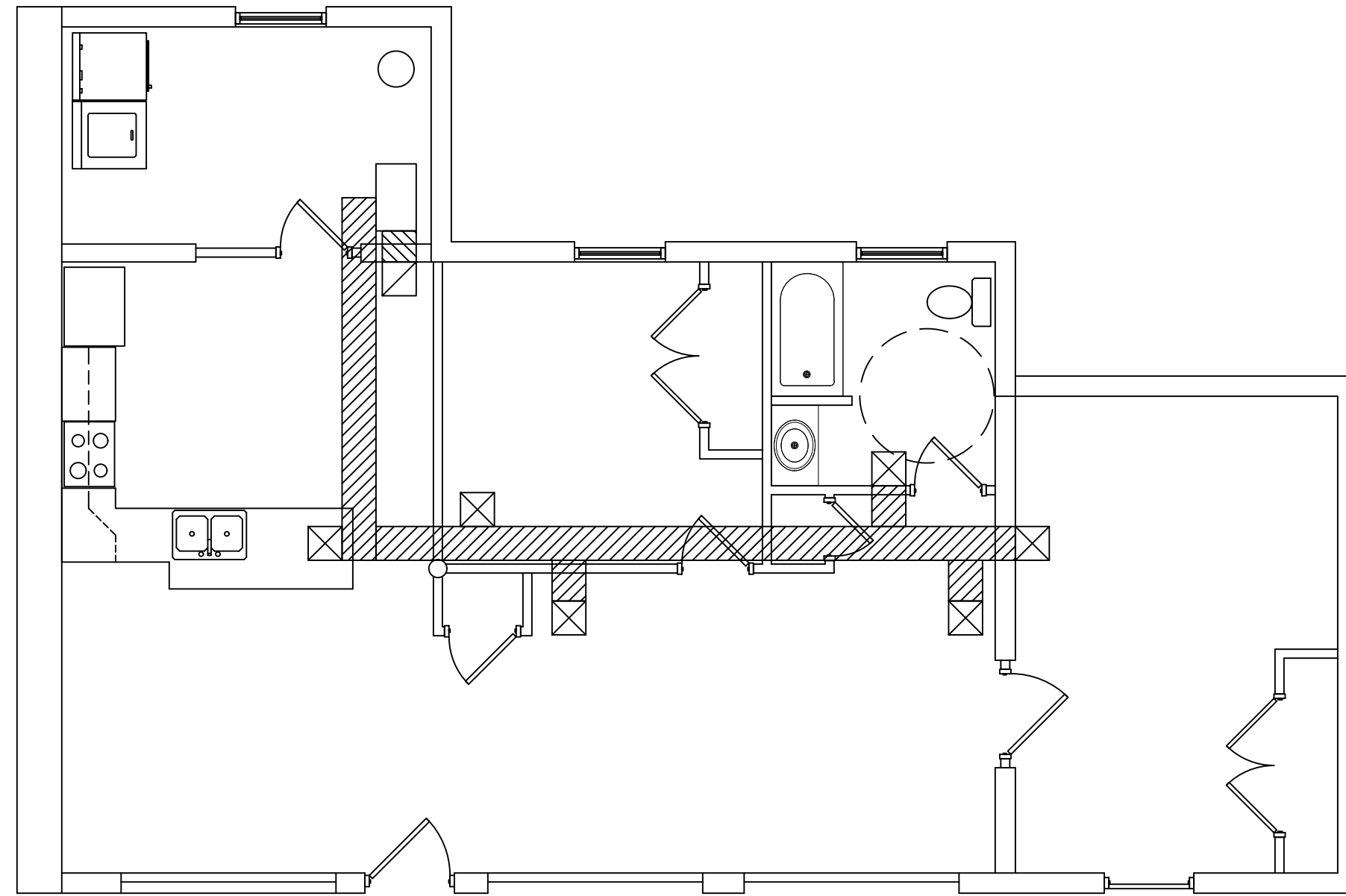
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SHEET NO.



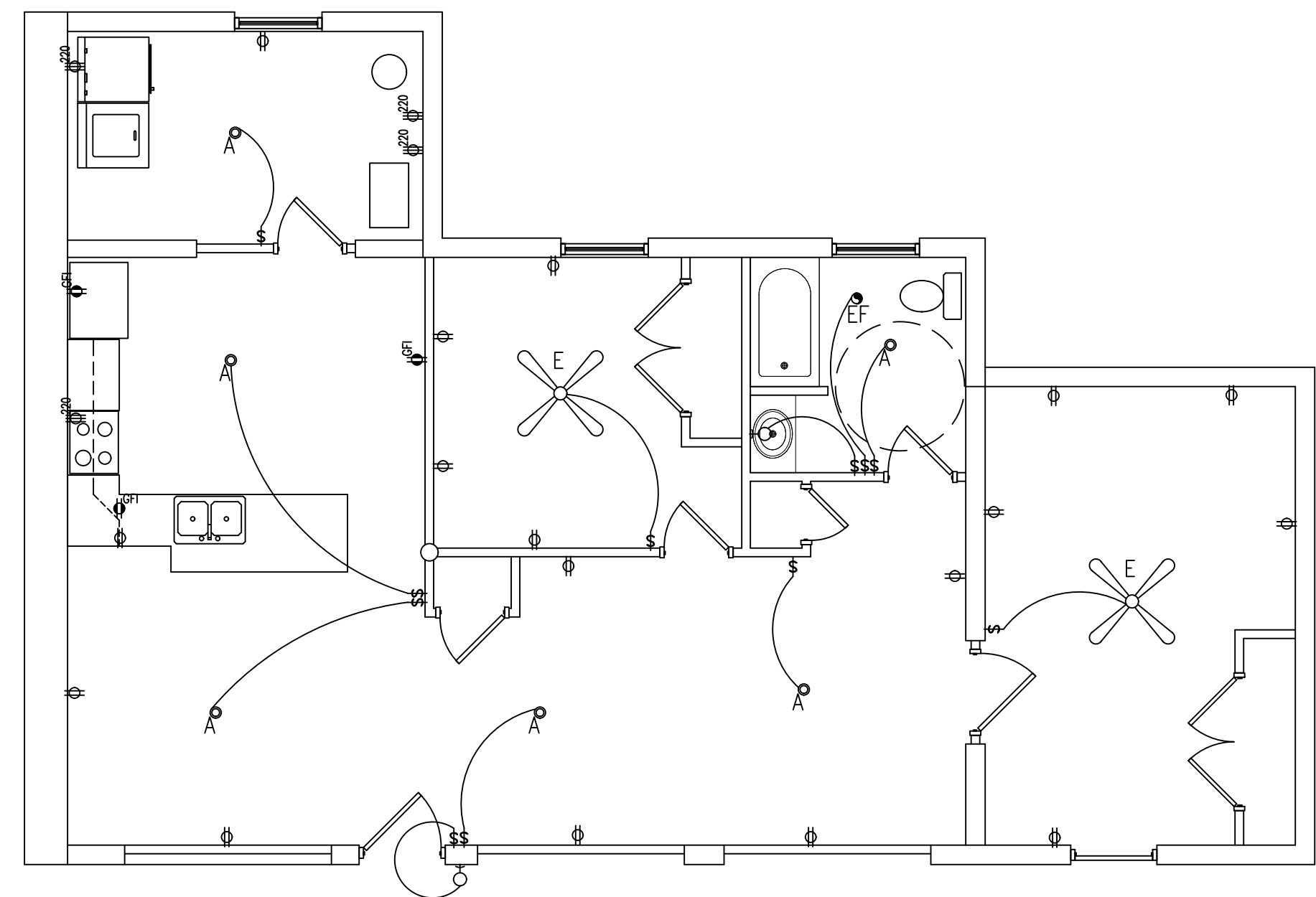
APT "D" FLOOR PLAN

SCALE: 3/16" = 1'-0"



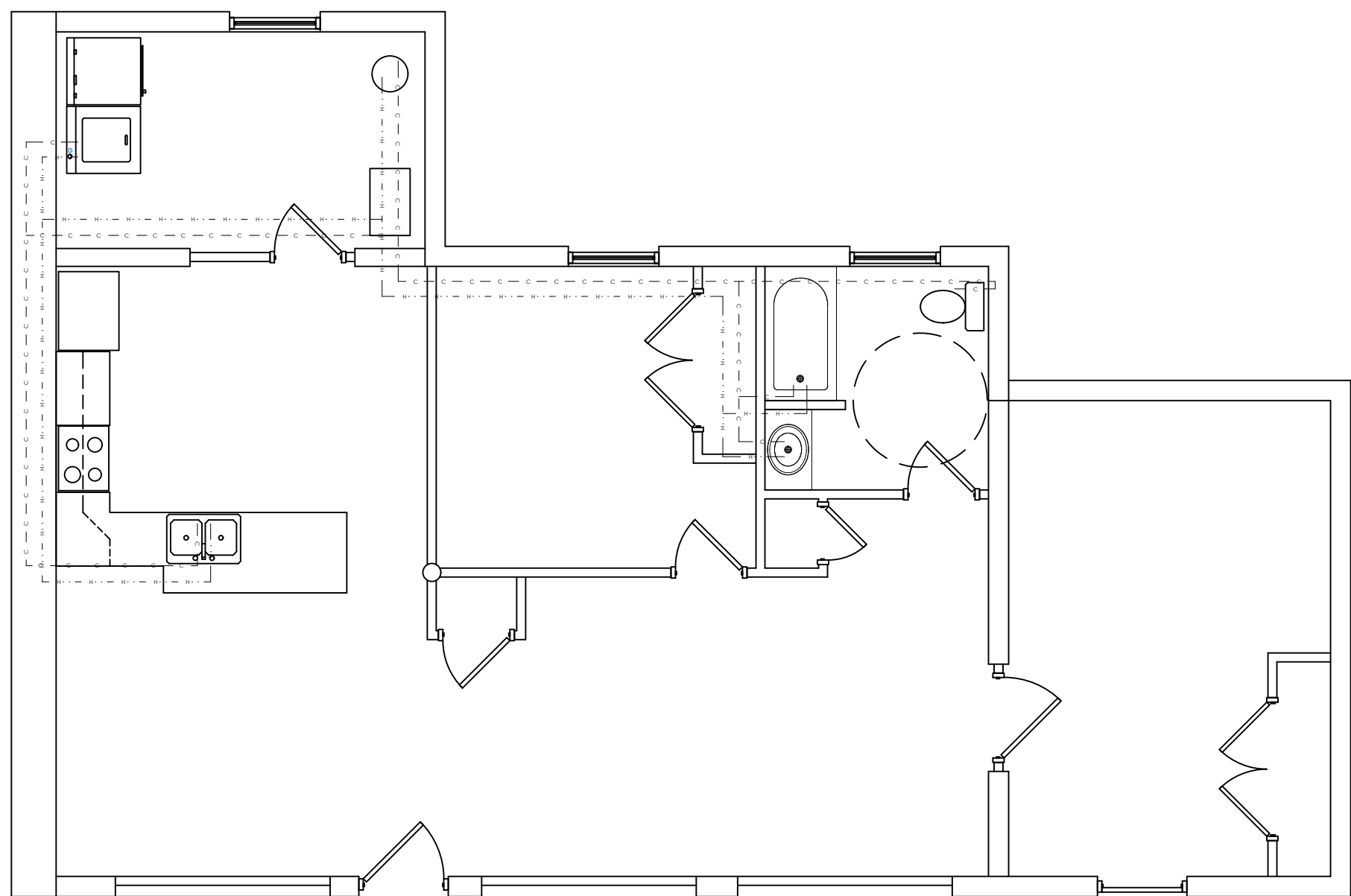
APT "D" HVAC PLAN

SCALE: 3/16" = 1'-0"



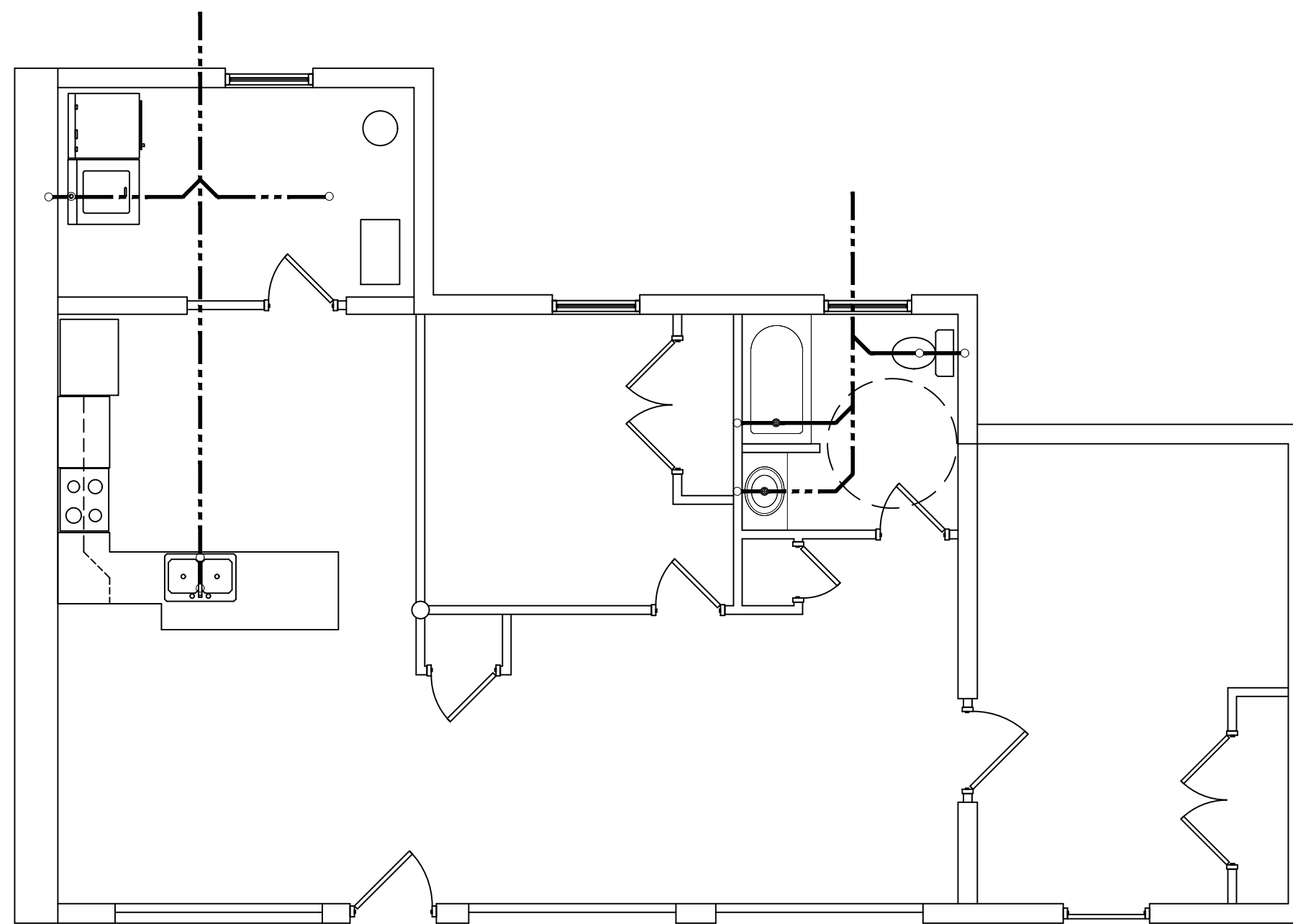
APT "D" ELECTRIC PLAN

SCALE: 3/16" = 1'-0"



APT "D" PLUMBING PLAN

SCALE: 3/16" = 1'-0"



APT "D" WASTE PLAN

SCALE: 3/16" = 1'-0"

REVISIONS
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IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

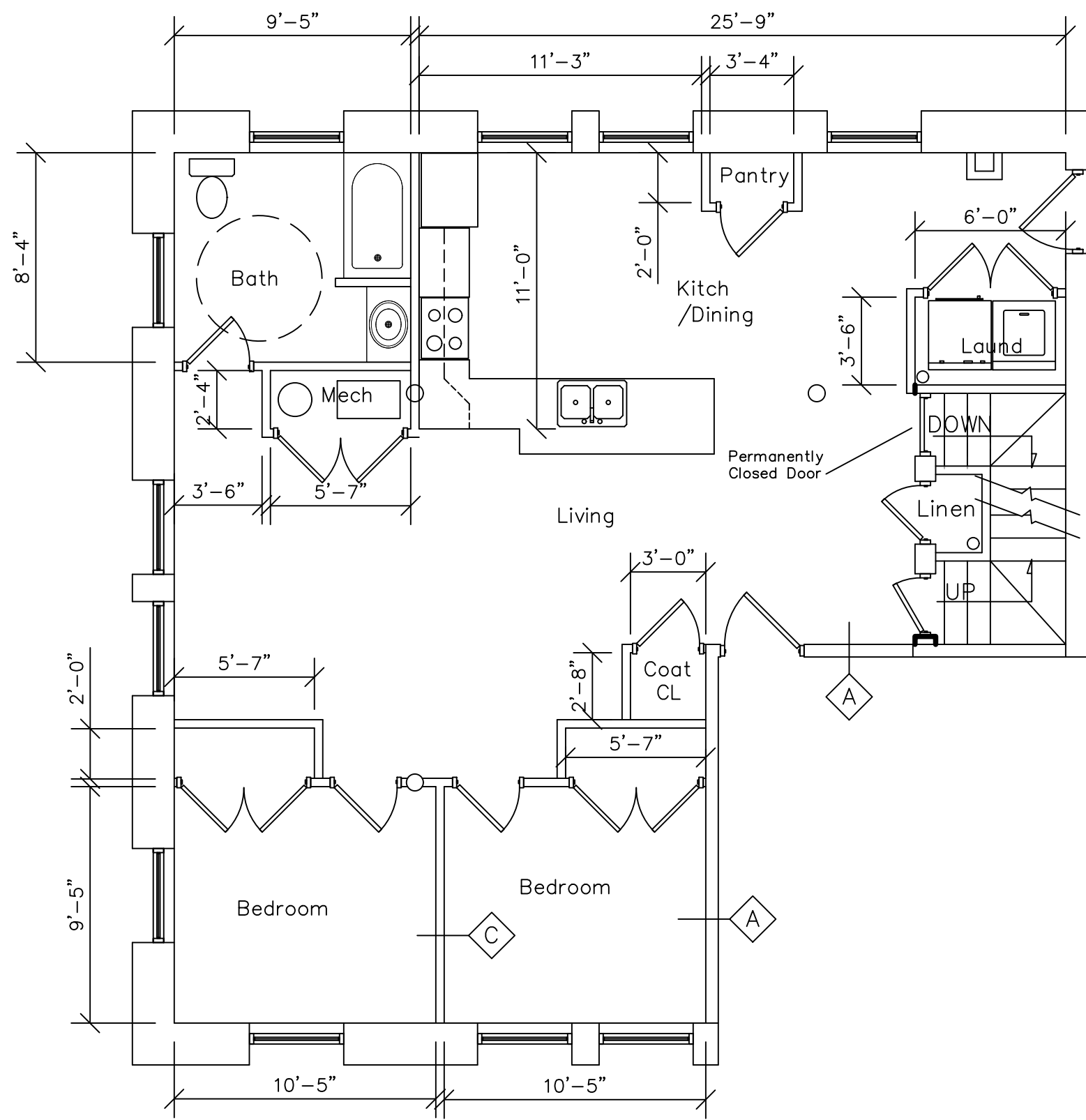
THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET HAS REVIEWED THIS DRAWING FOR ACCURACY AND COMPLETENESS. ANY CHANGES OR CORRECTIONS TO THIS DRAWING MUST BE MADE BY THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET. ANY CHANGES OR CORRECTIONS TO THIS DRAWING MUST BE MADE BY THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET.

2 ANNIE WITTENMYER
2828 DAVENPORT, IA

SHEET DESCRIPTION
APARTMENT
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

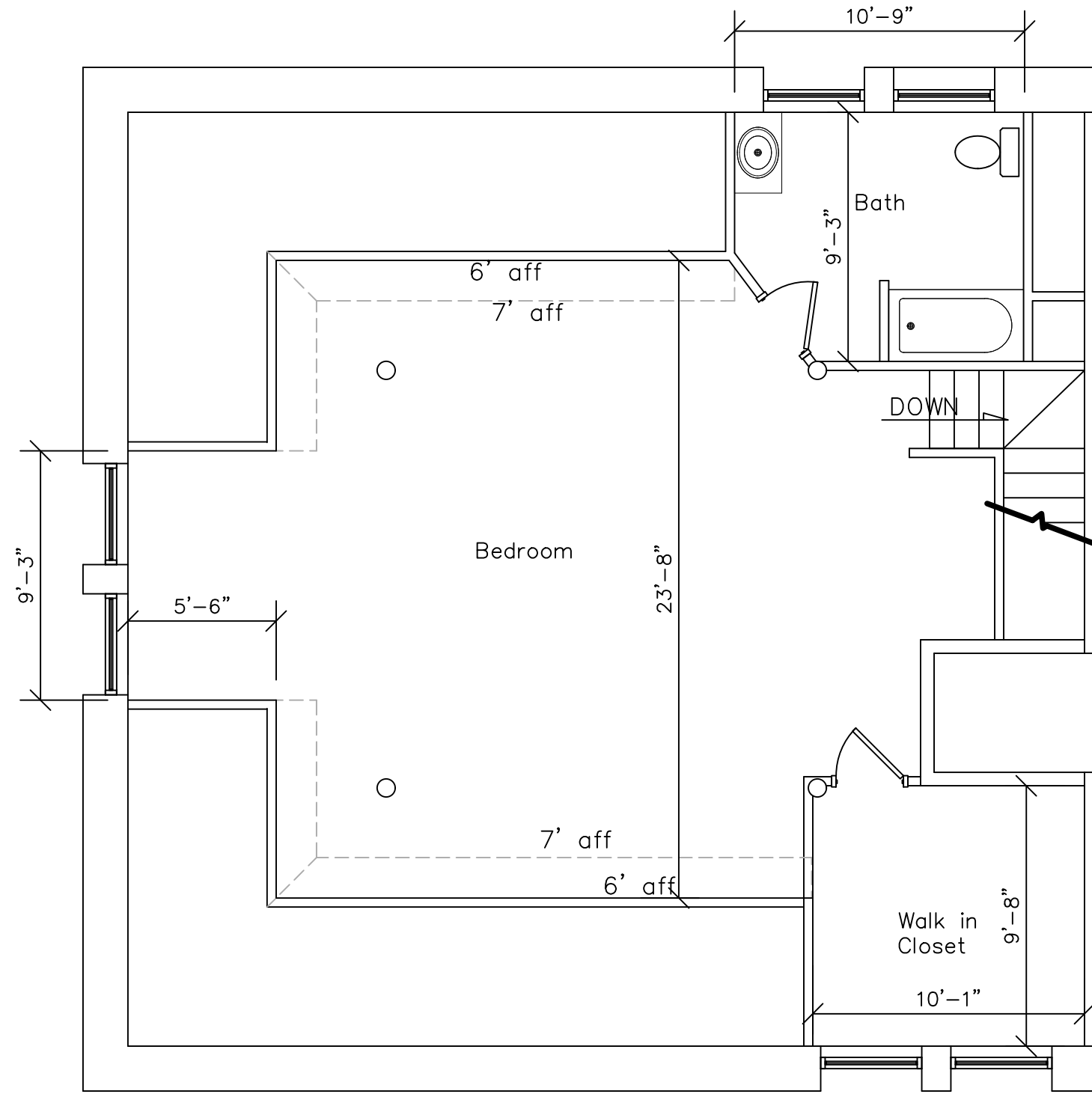
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SHEET NO.



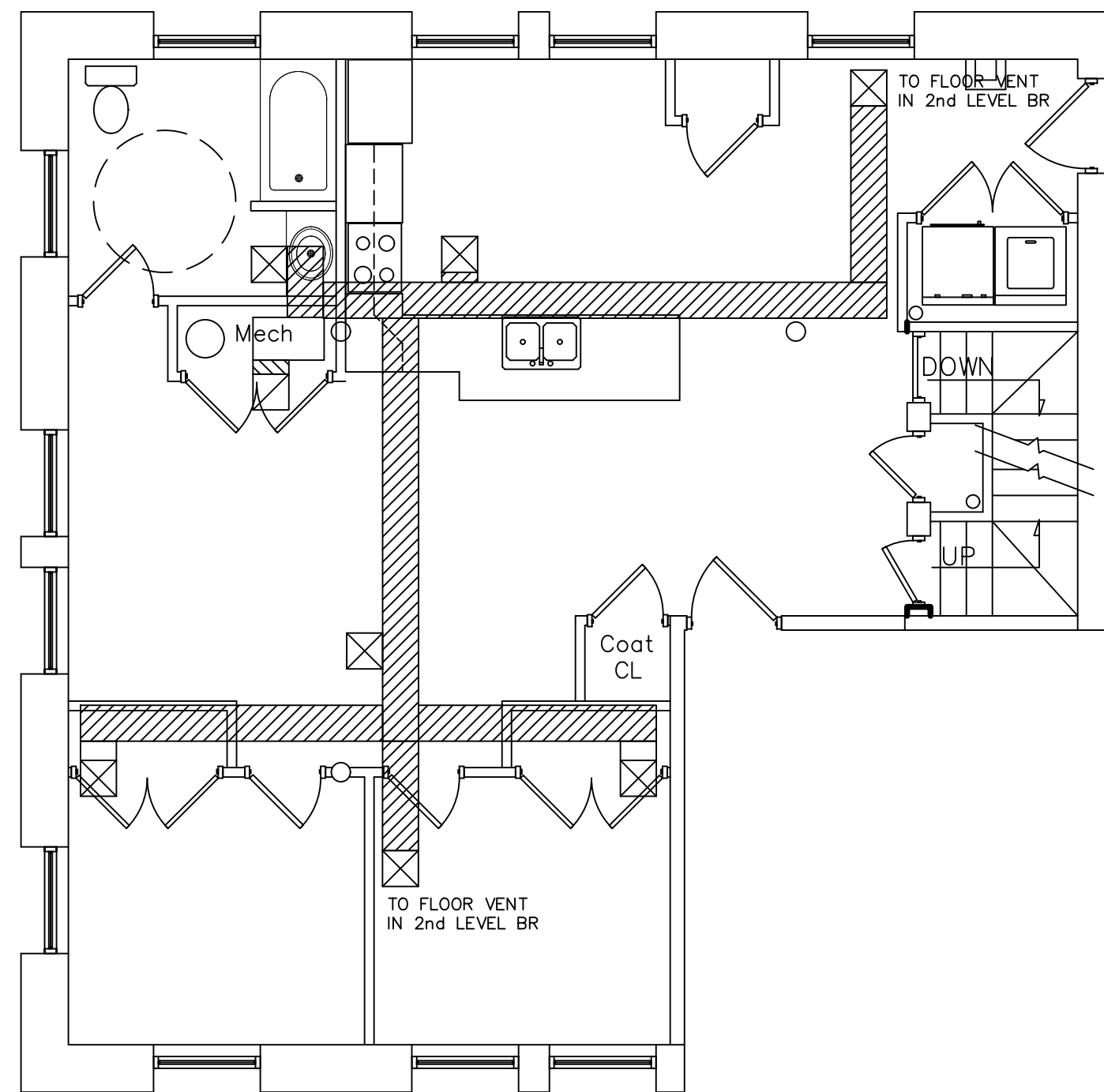
APT "E" 1ST LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"



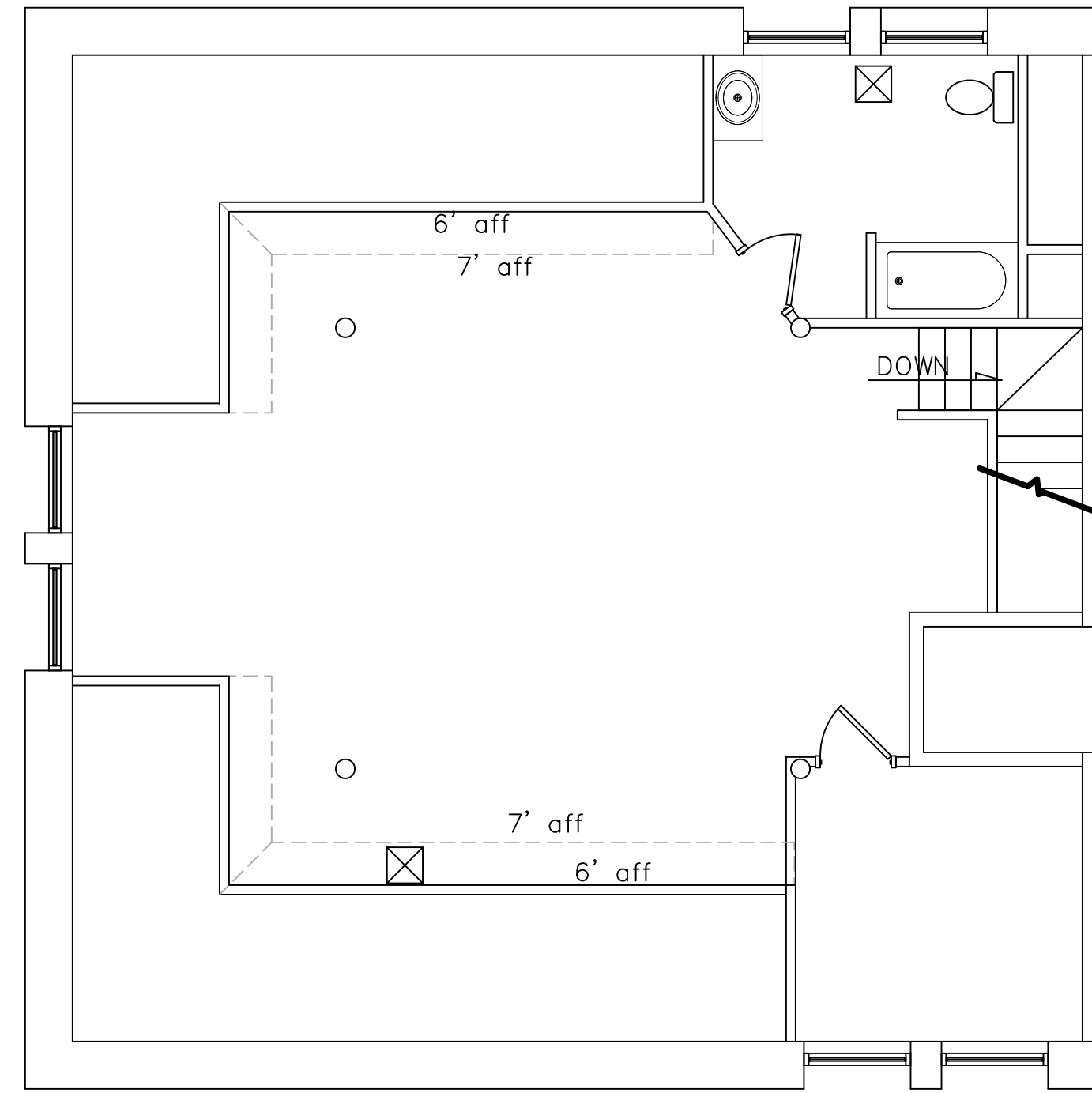
APT "E" 2ND LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"



APT "E" 1ST LEVEL HVAC PLAN

SCALE: 3/16" = 1'-0"



APT "E" 2ND LEVEL HVAC PLAN

SCALE: 3/16" = 1'-0"

REVISIONS

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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

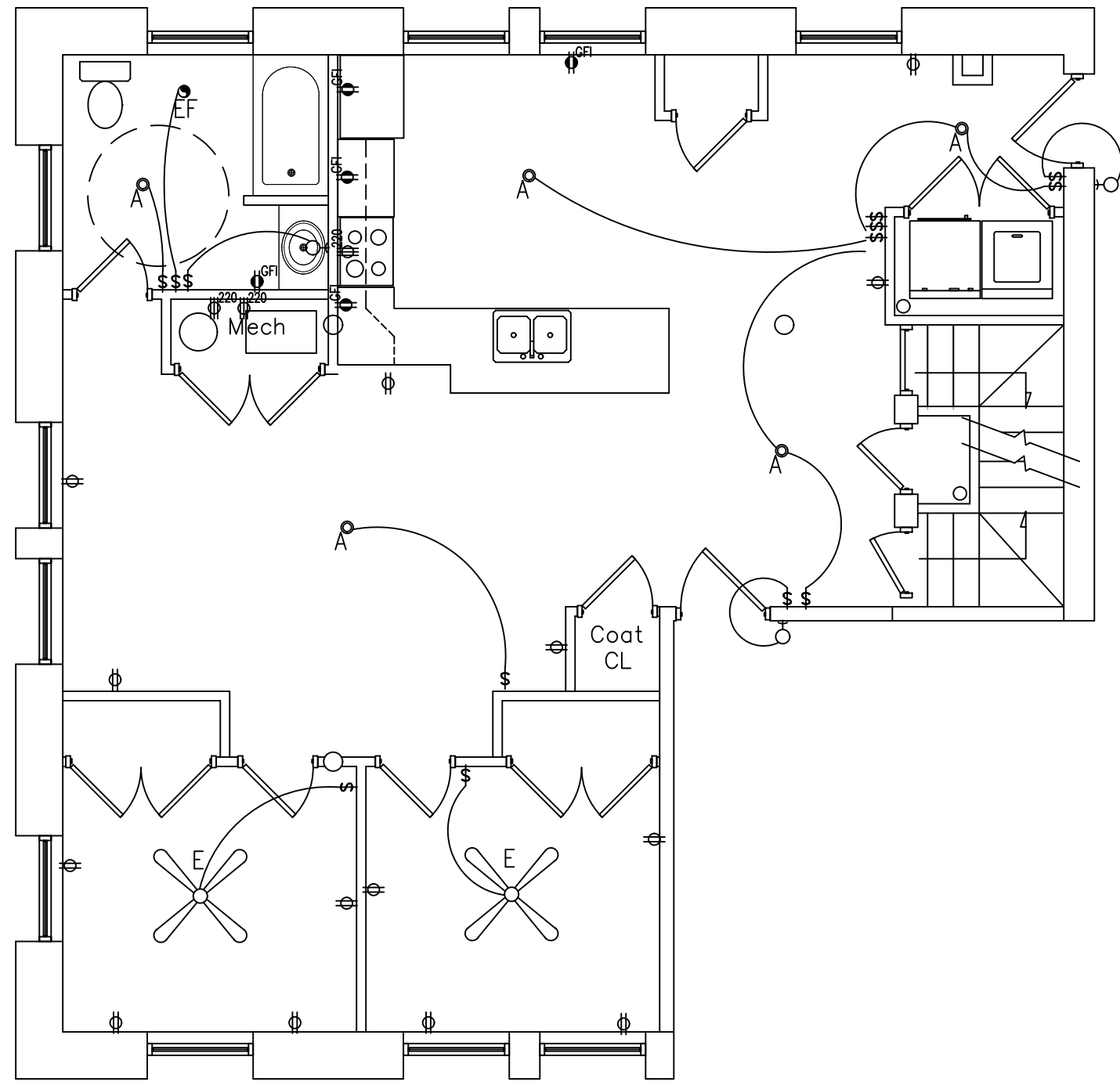
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APARTMENT
FLOOR PLAN

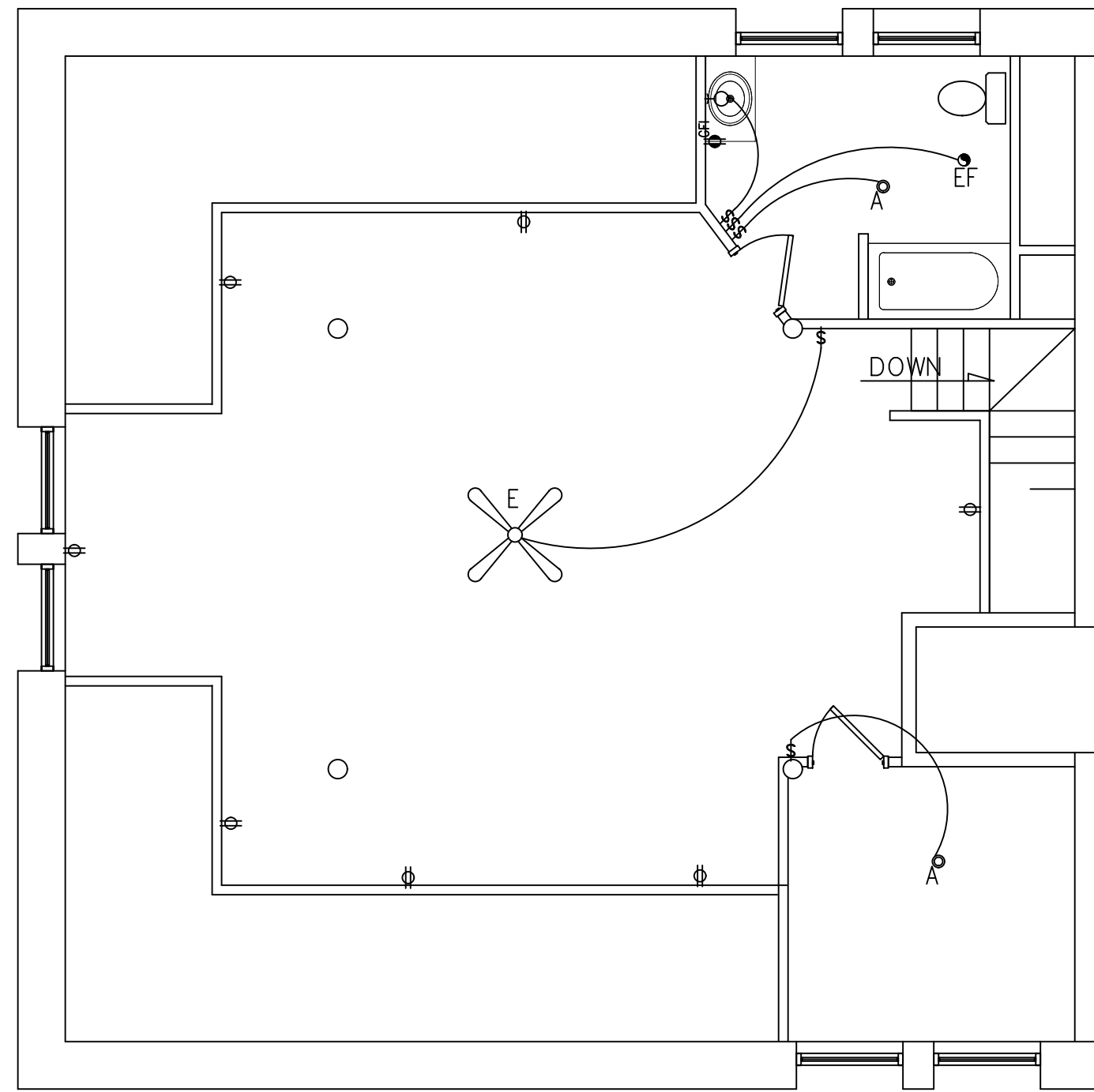
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A405

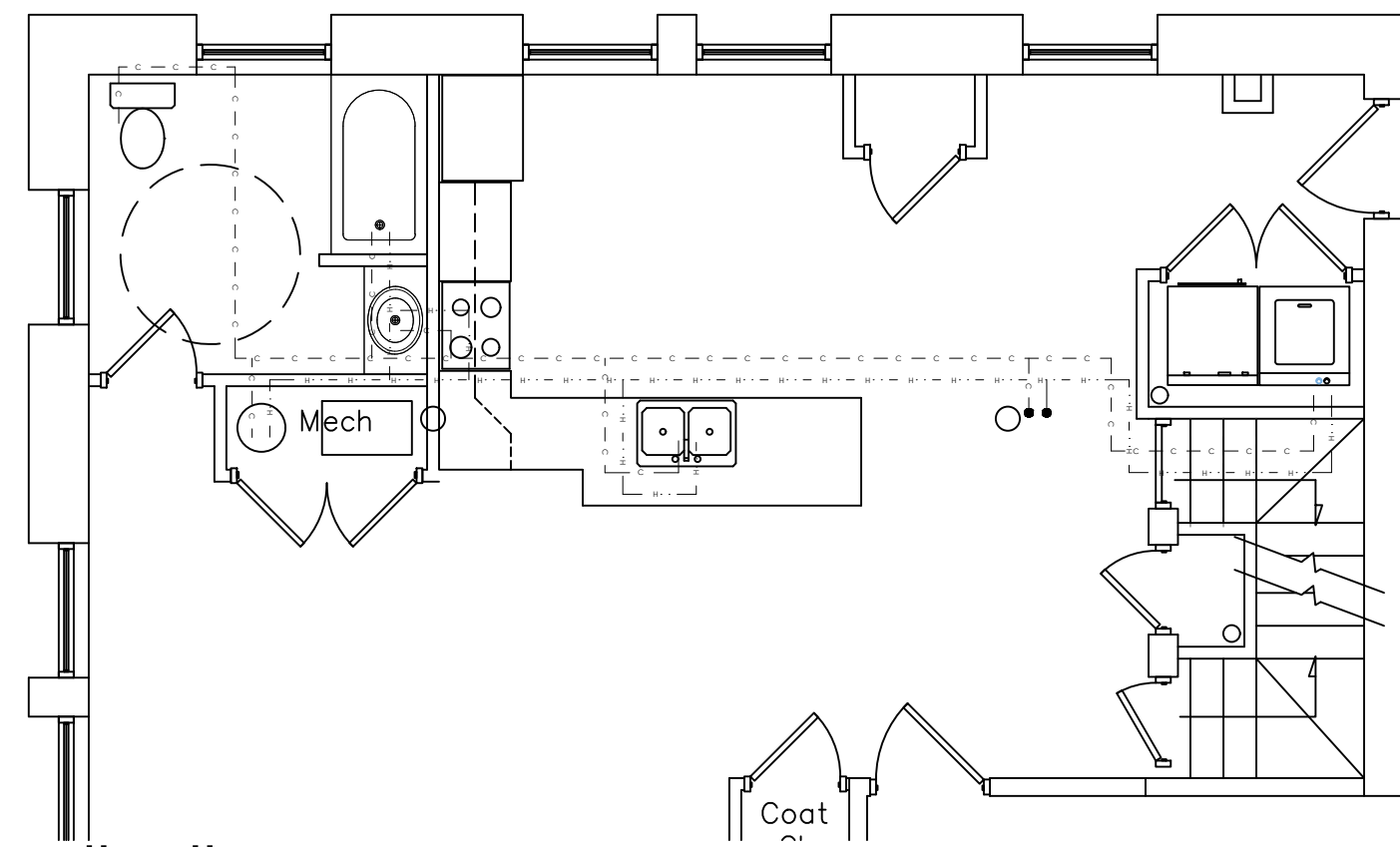
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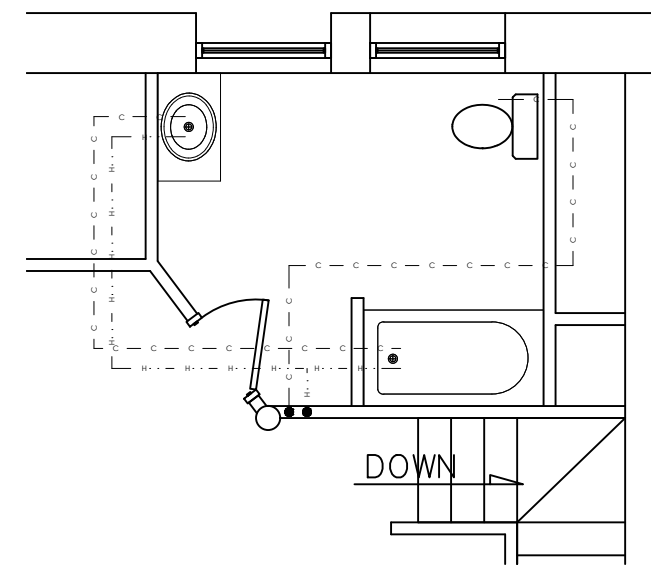
APT "E" 1ST LEVEL ELECTRIC PLAN
SCALE: 3/16" = 1'-0"



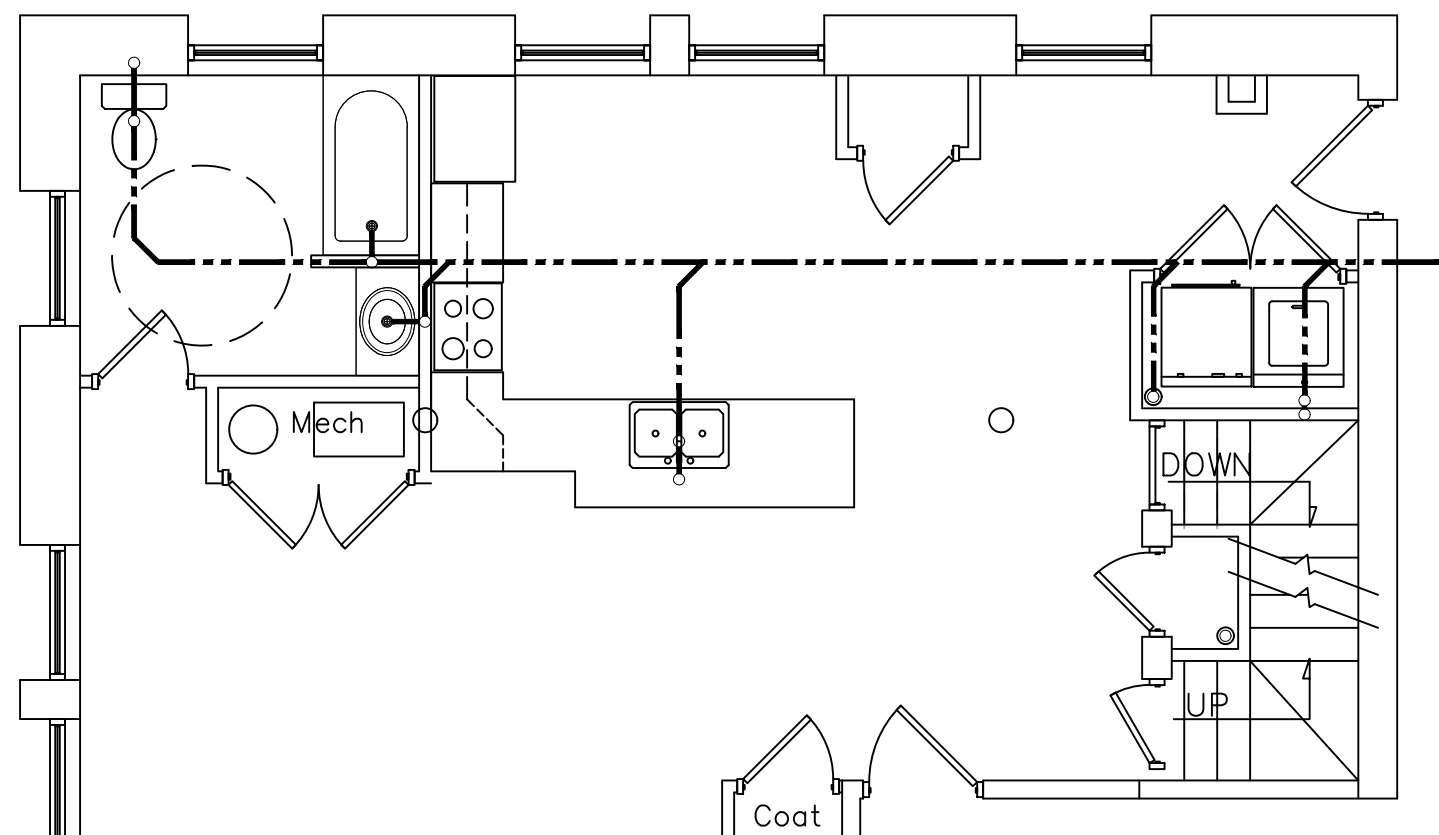
APT "E" 2ND LEVEL ELECTRIC PLAN
SCALE: 3/16" = 1'-0"



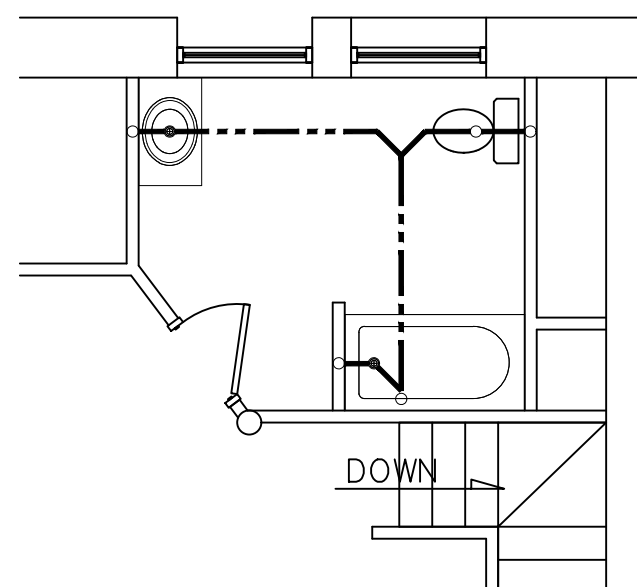
APT "E" 1ST LEVEL PLUMBING PLAN
SCALE: 3/16" = 1'-0"



APT "E" 2ND LEVEL PLUMBING PLAN
SCALE: 3/16" = 1'-0"



APT "E" 1ST LEVEL WASTE PLAN
SCALE: 3/16" = 1'-0"



APT "E" 2ND LEVEL WASTE PLAN
SCALE: 3/16" = 1'-0"

REVISIONS

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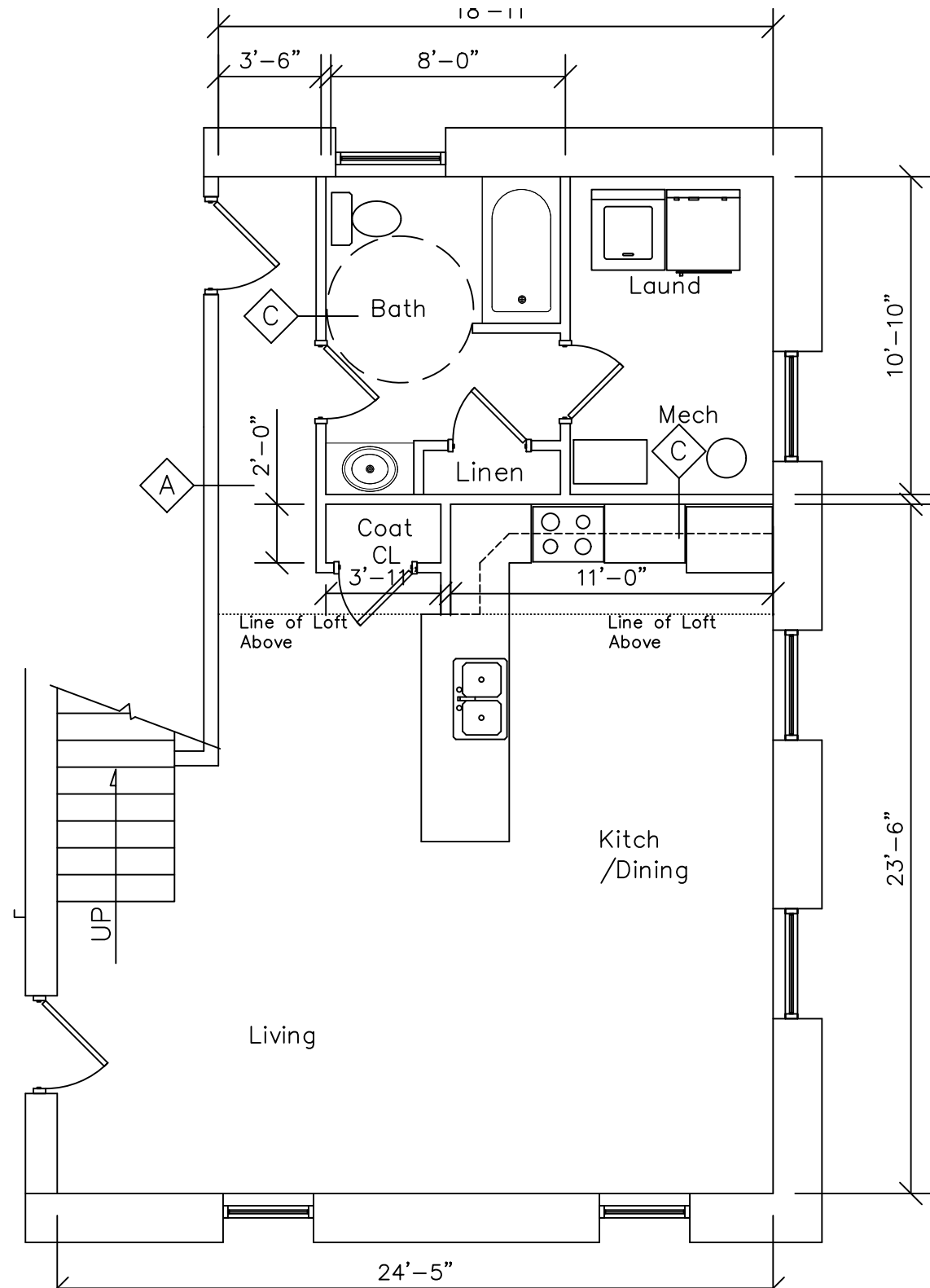
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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

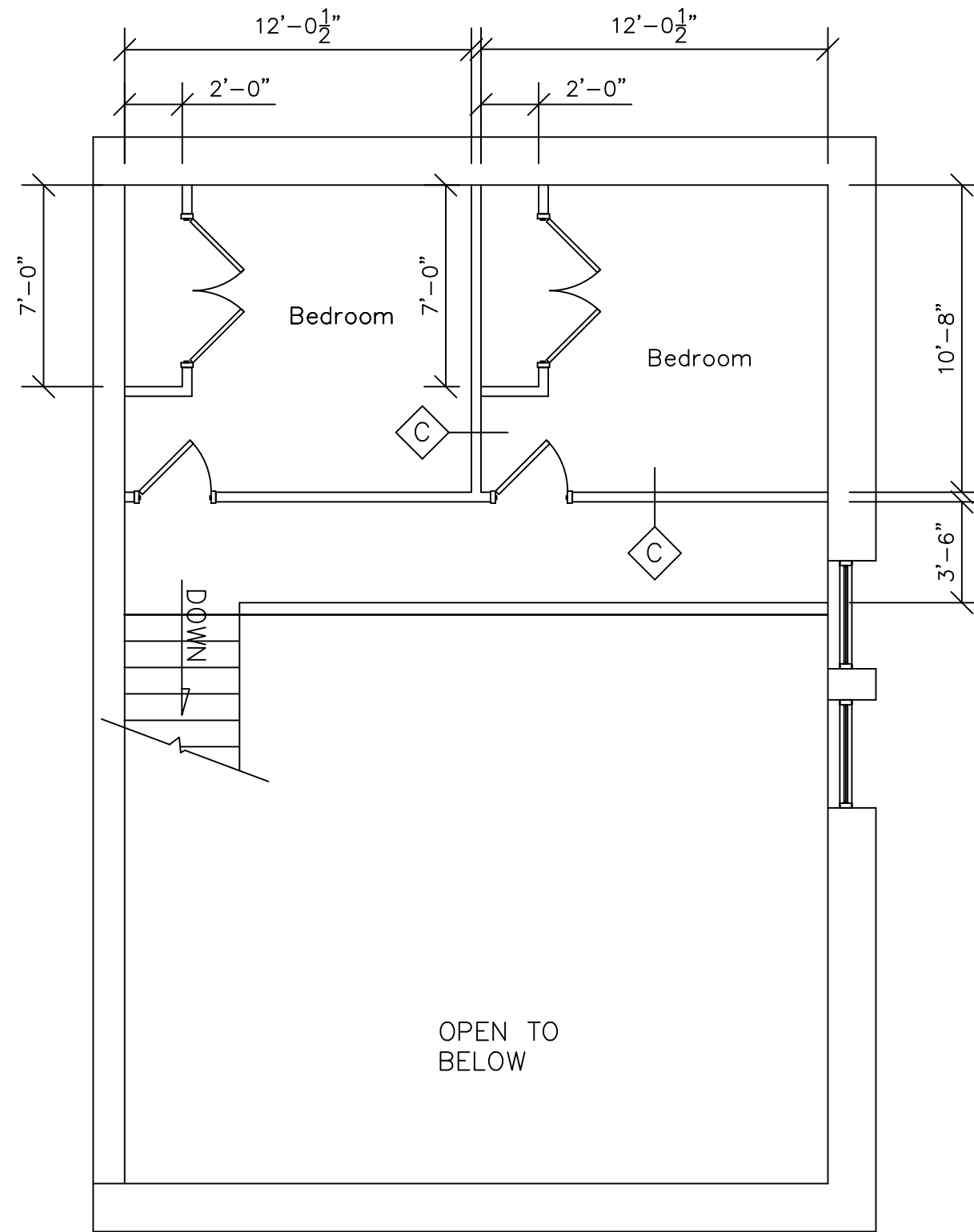
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JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A405.1

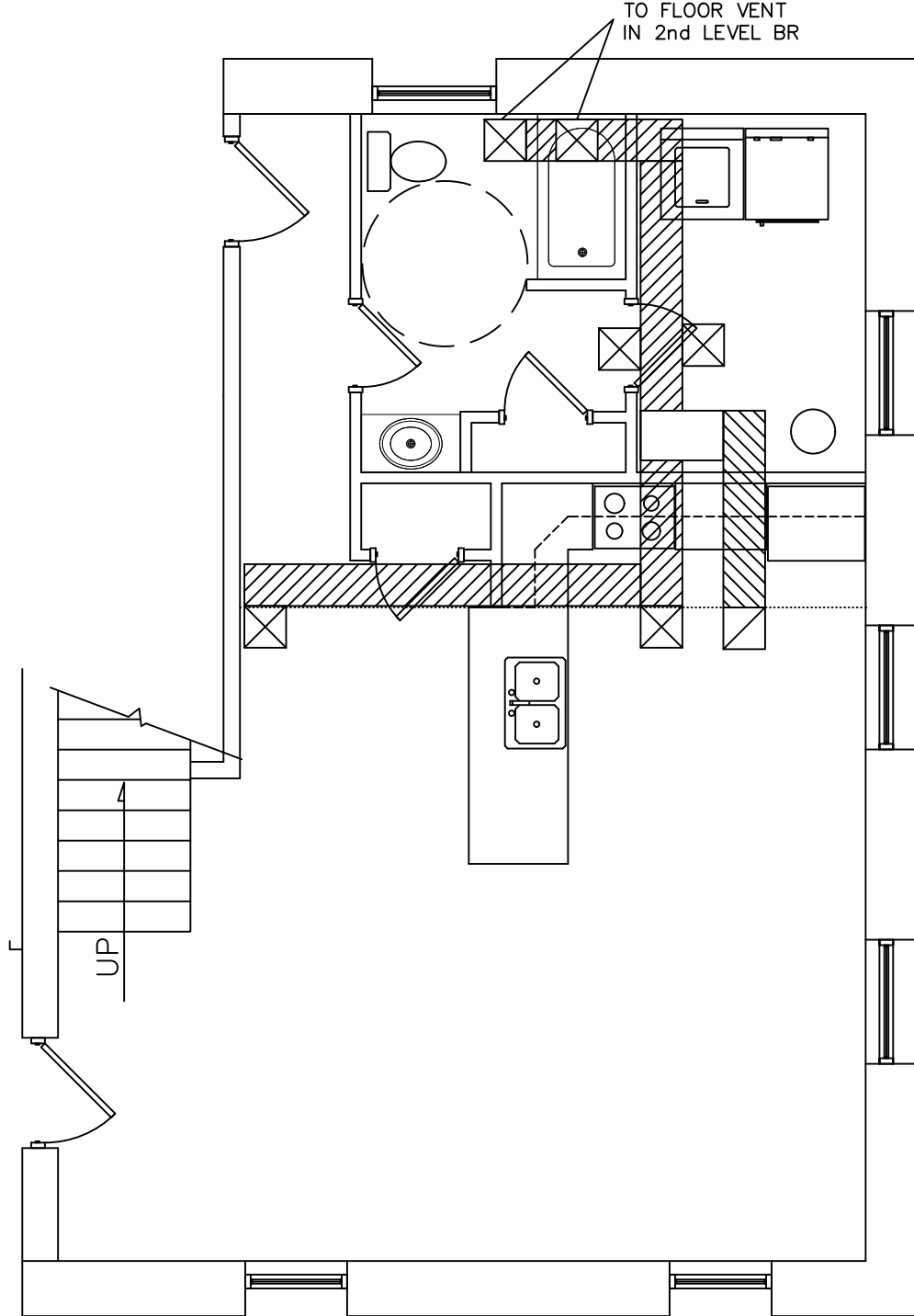
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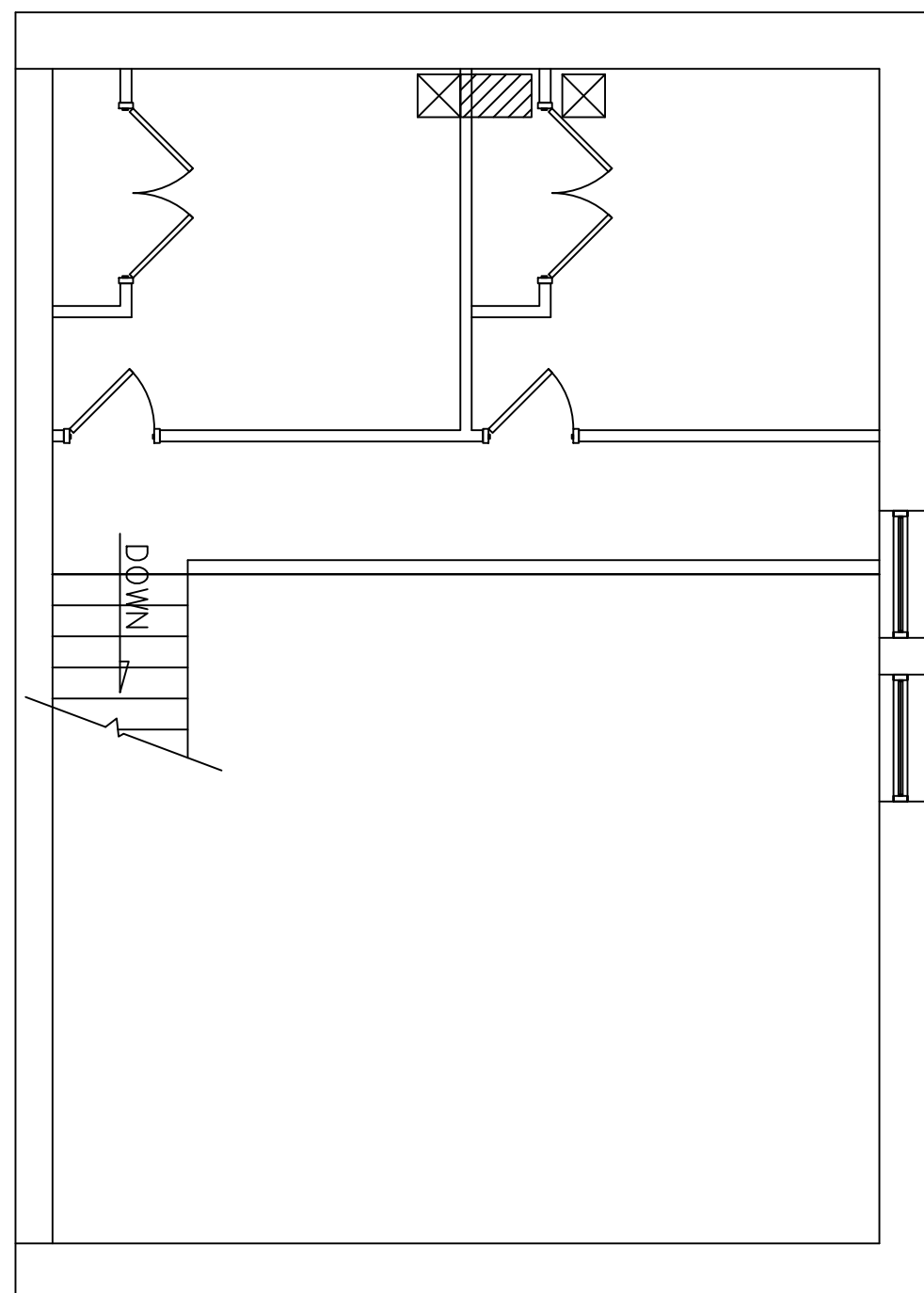
APT "F" 1ST LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



APT "F" 2ND LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



APT "F" 1ST LEVEL HVAC PLAN
SCALE: 3/16" = 1'-0"



APT "F" 2ND LEVEL HVAC PLAN
SCALE: 3/16" = 1'-0"

REVISIONS

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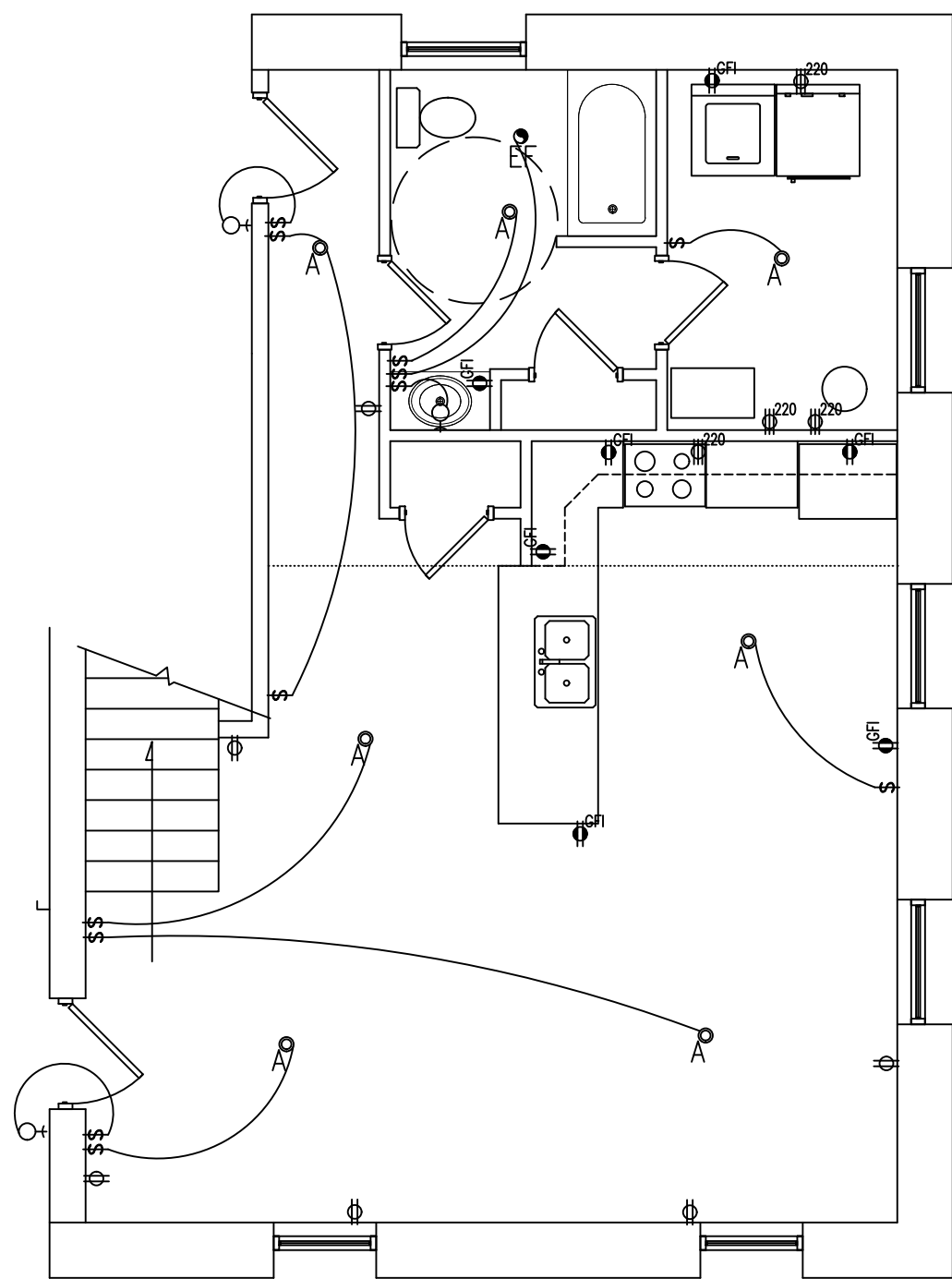
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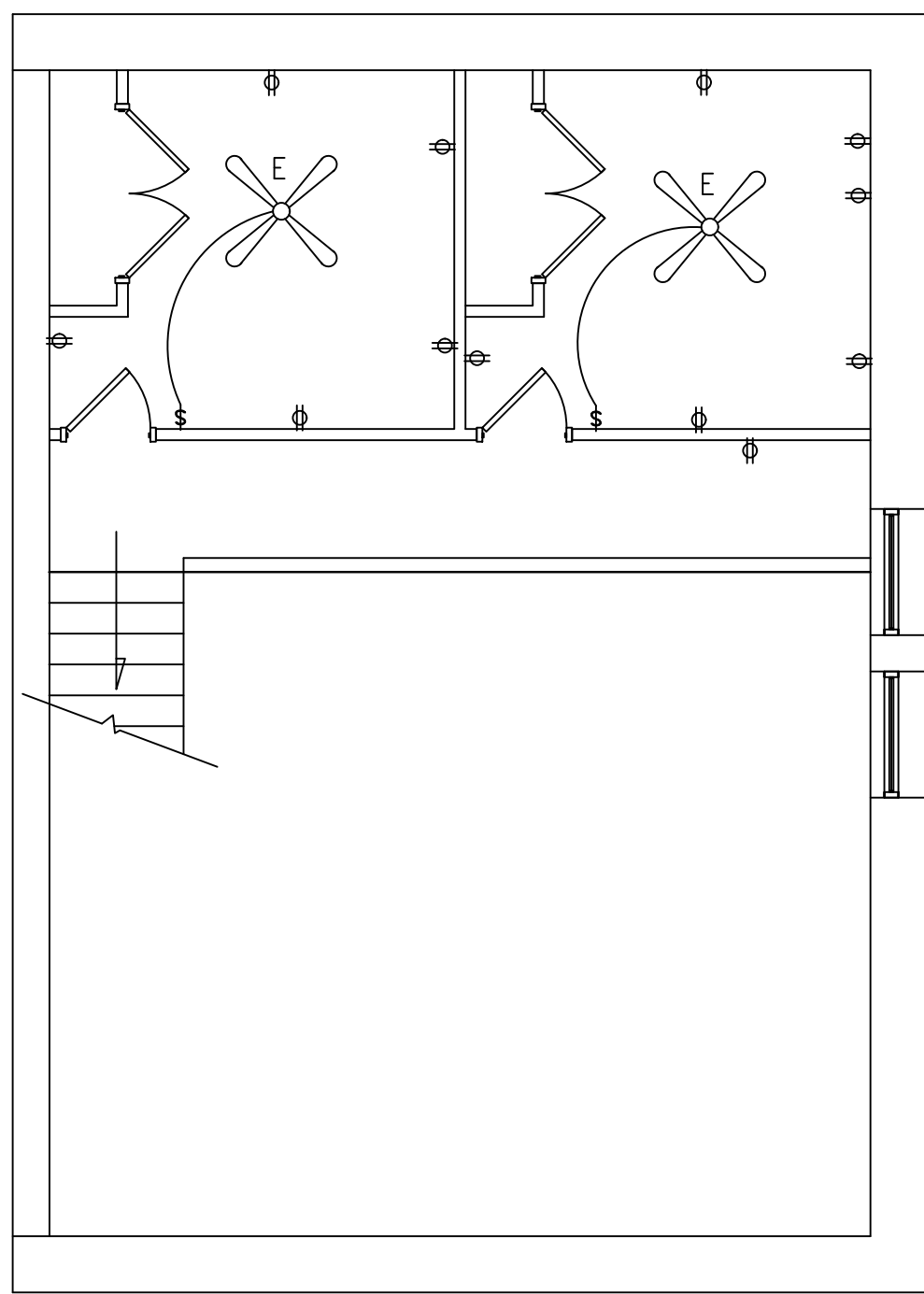
2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION
APARTMENT
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

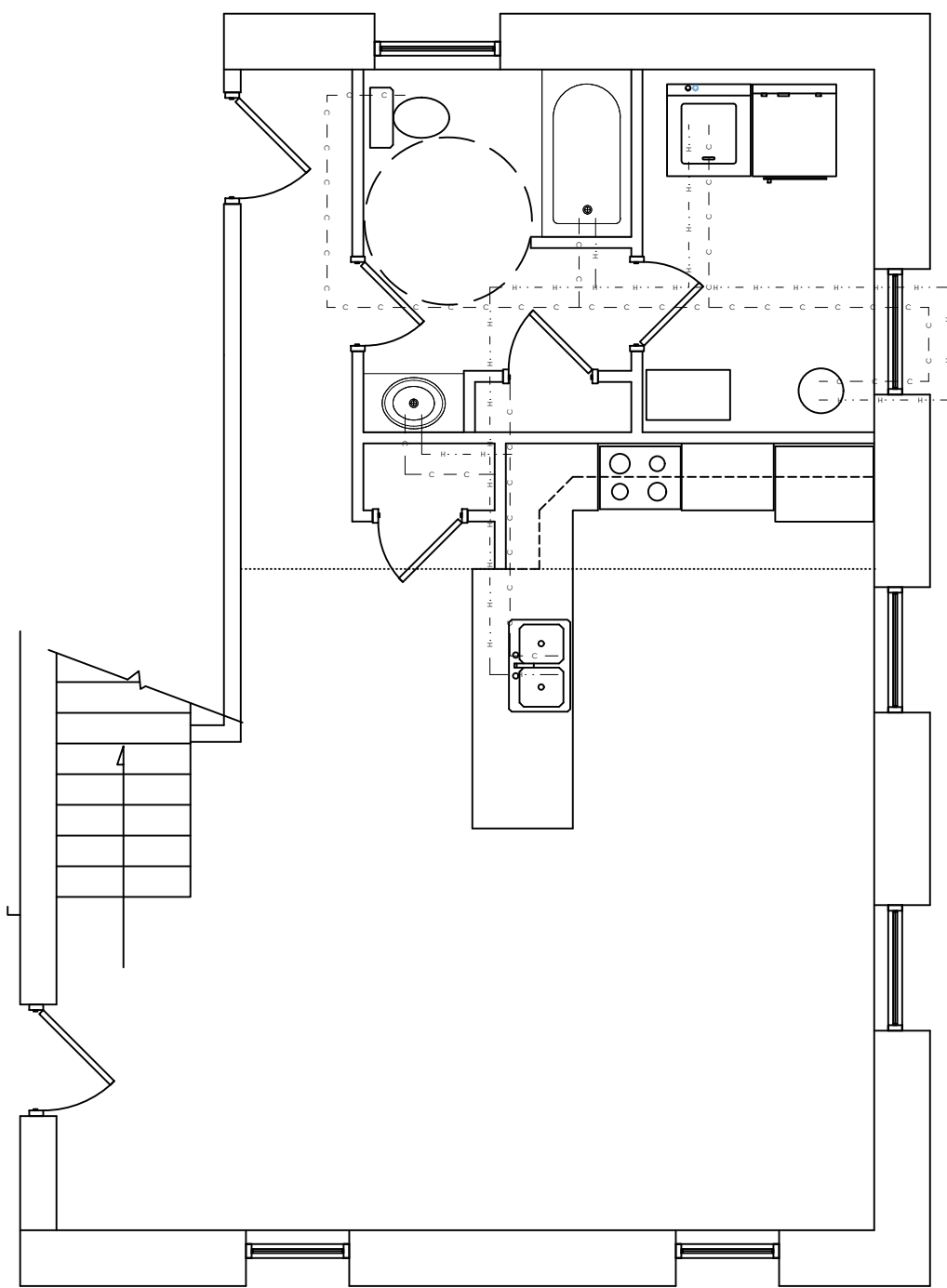
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SHEET NO.



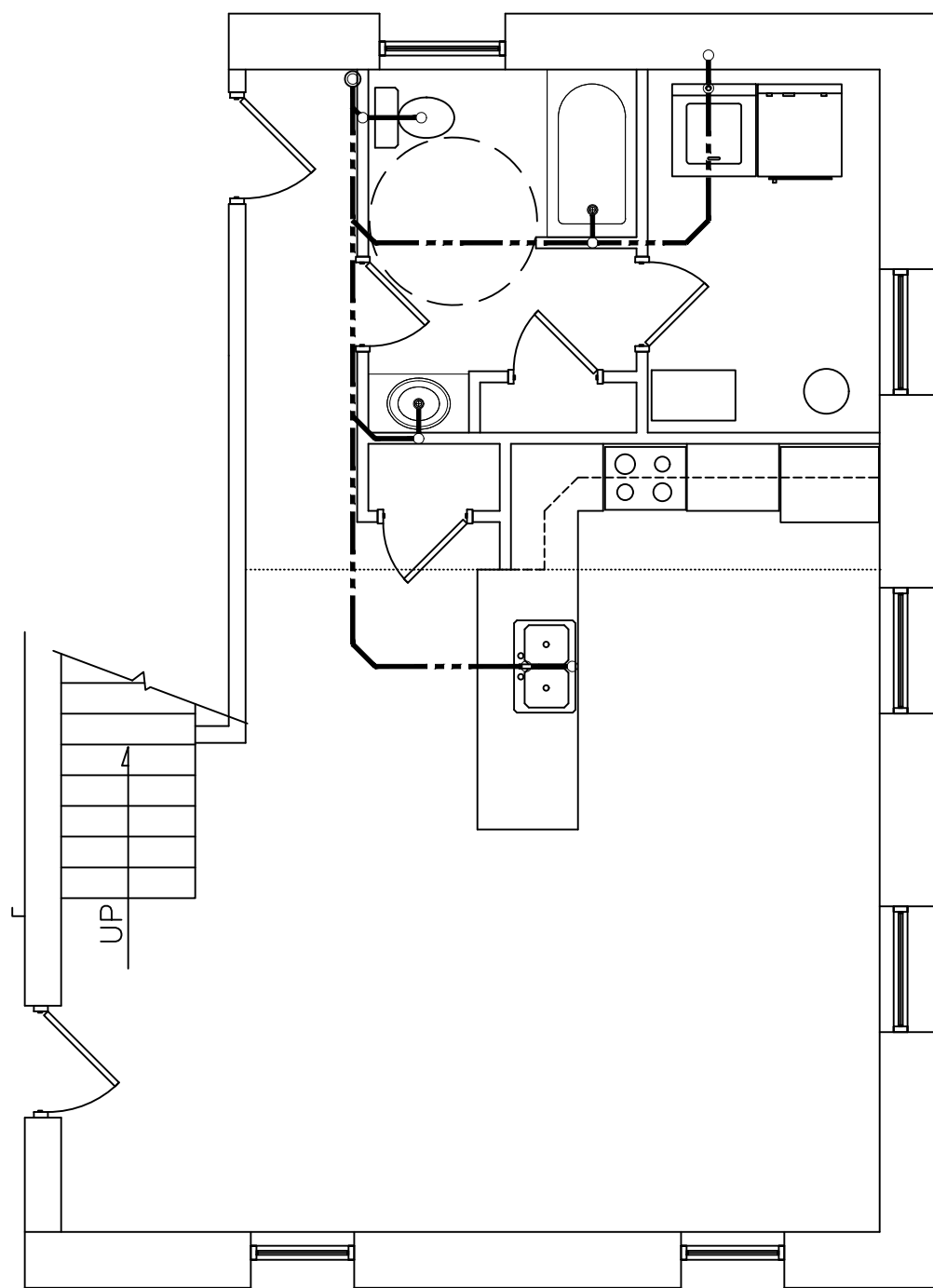
APT "F" 1ST LEVEL ELECTRIC PLAN
SCALE: 3/16" = 1'-0"



APT "F" 2ND LEVEL ELECTRIC PLAN
SCALE: 3/16" = 1'-0"



APT "F" PLUMBING PLAN
SCALE: 3/16" = 1'-0"



APT "F" WASTE PLAN
SCALE: 3/16" = 1'-0"

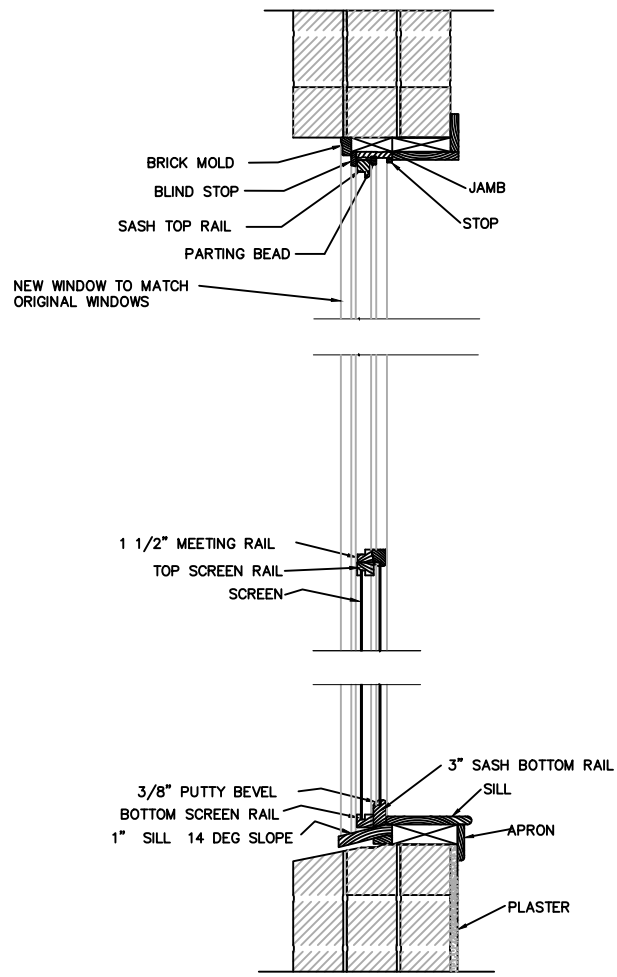
REVISIONS

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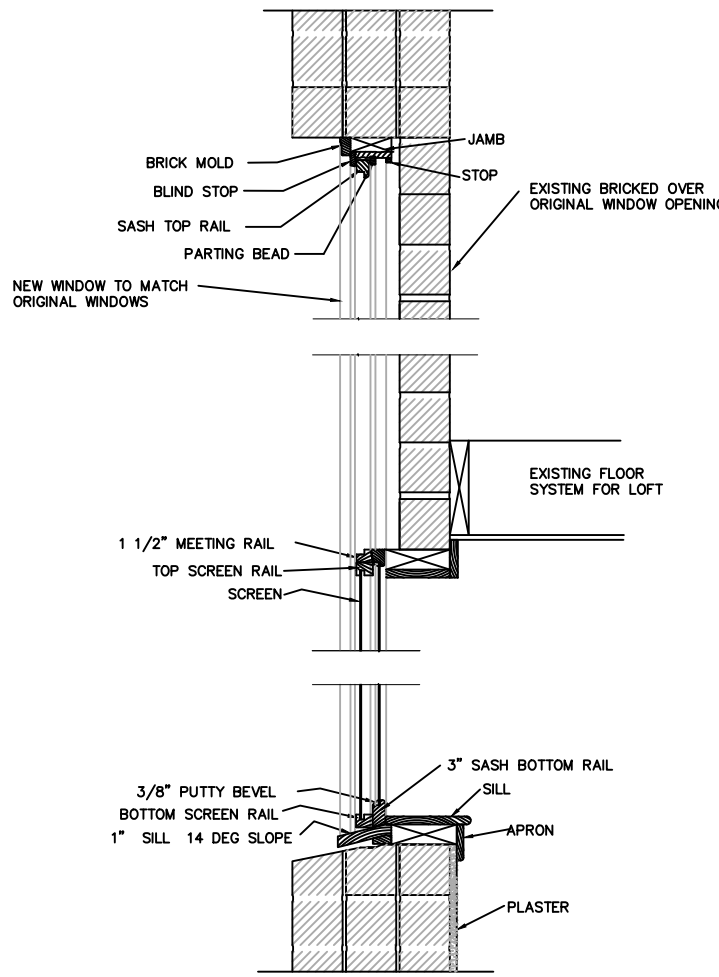
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28 ANNIE WITTEN AVENUE
DAVENPORT, IA



1
A5-3.1
TYP WINDOW DTL
SCALE: NTS



2
A5-3.1
SPECIAL WINDOW DTL
LOCATION: UNDER LOFT LEVEL APT 'F'
SCALE: NTS

REVISIONS

1	

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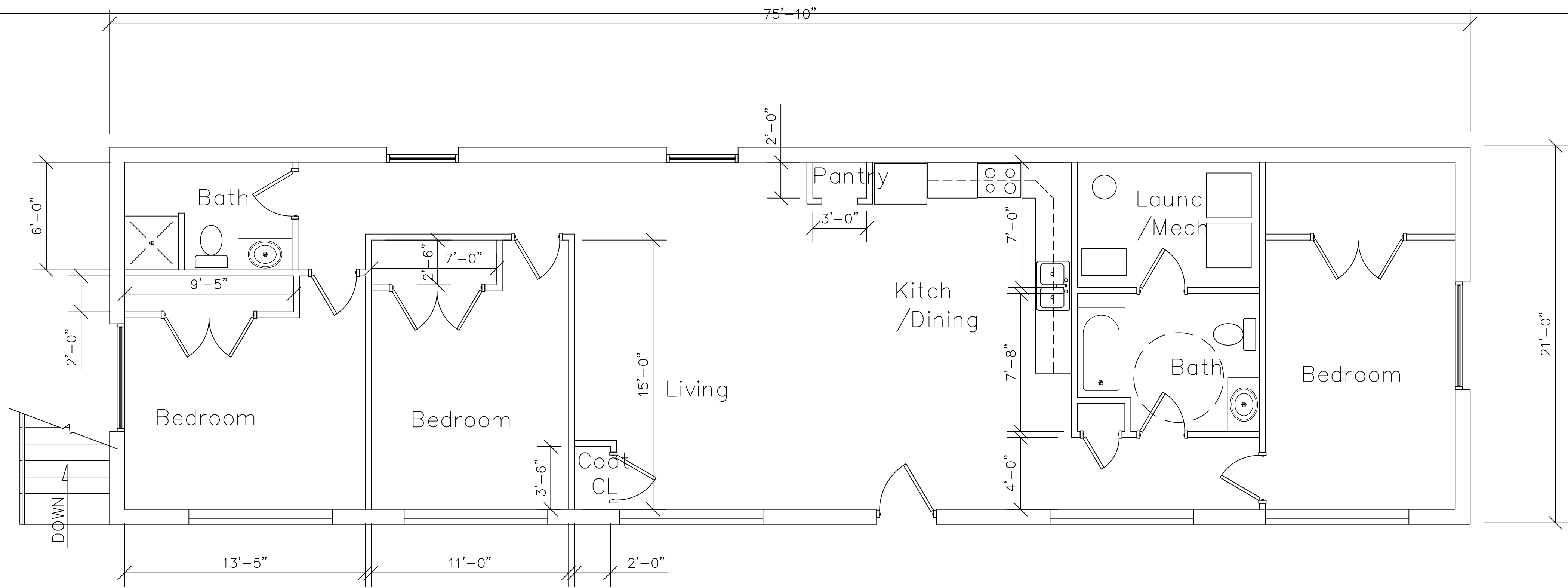
2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION

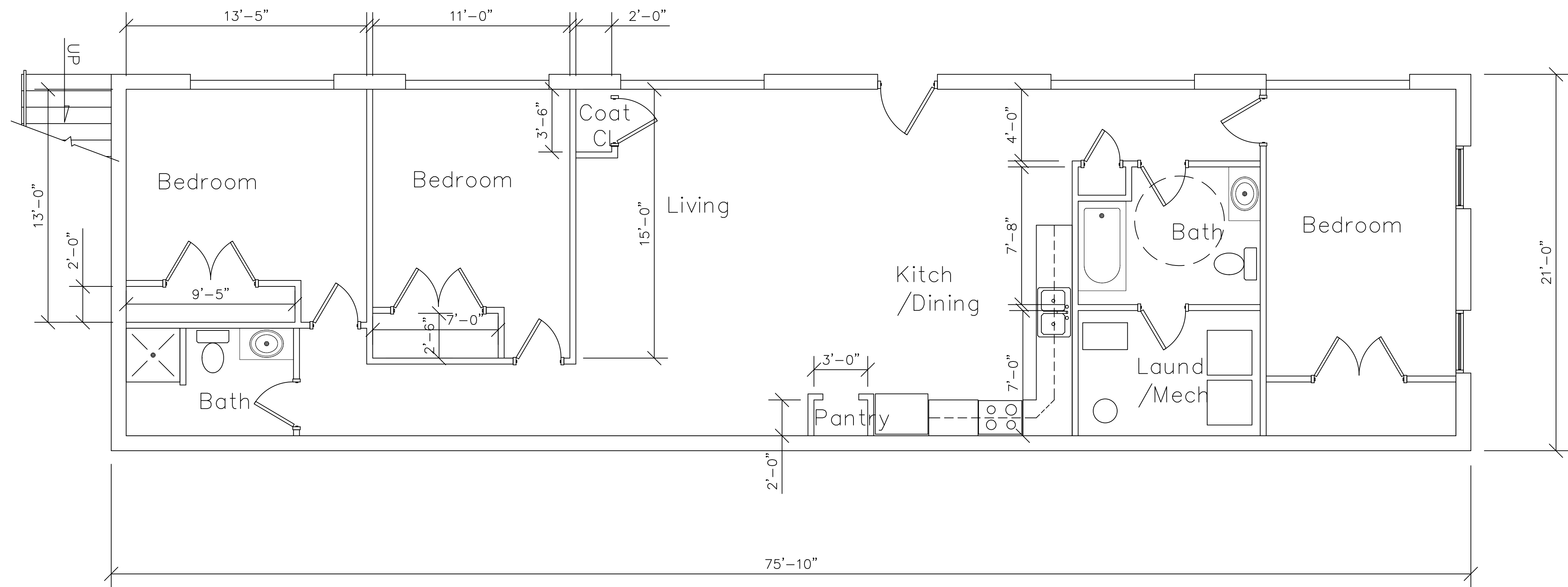
DETAILS
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A501

SHEET NO.



GARAGE BUILDING PROPOSED 1ST FLOOR PLAN



GARAGE BUILDING PROPOSED LOWER LEVEL FLOOR PLAN

REVISIONS

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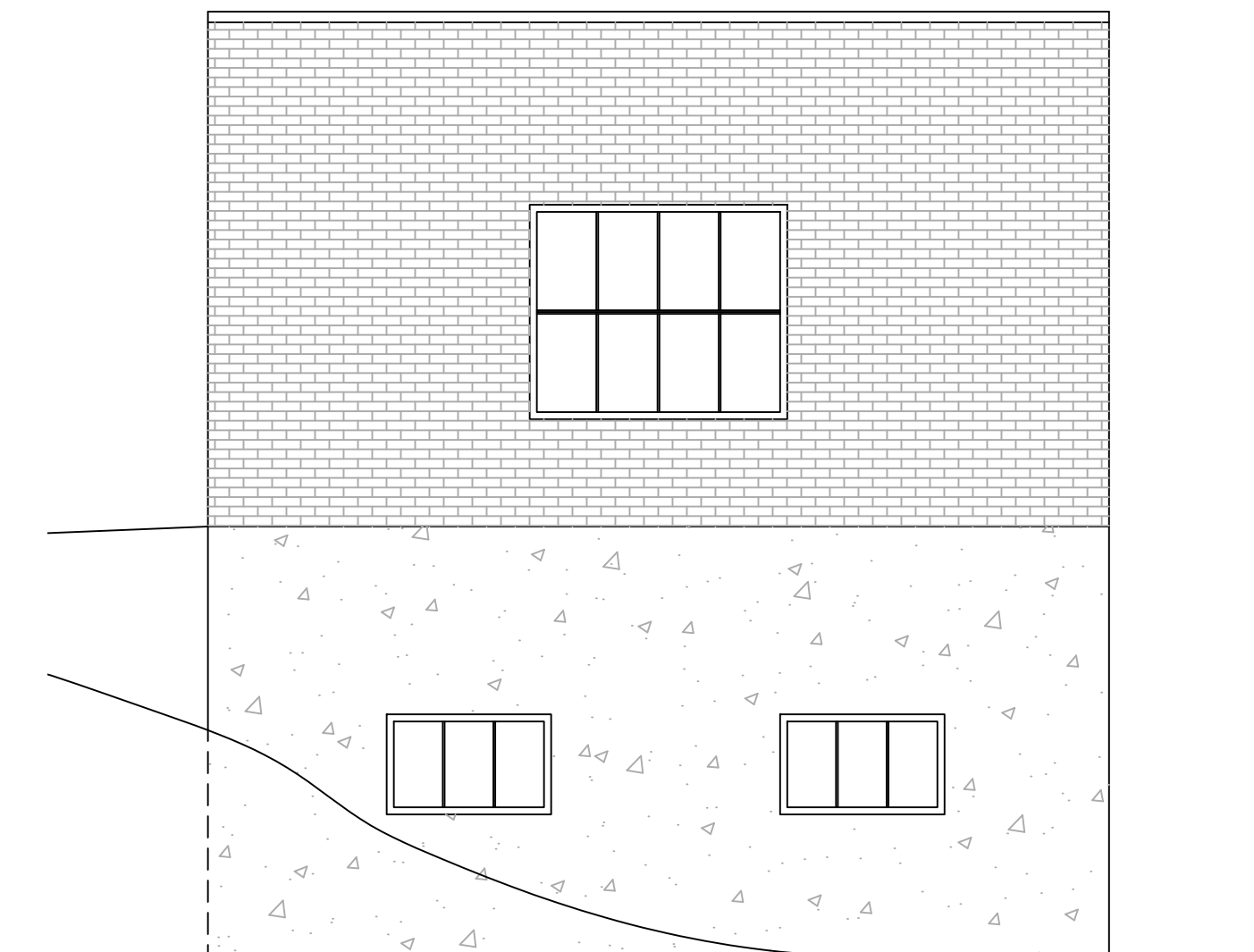
SHEET DESCRIPTION
PROPOSED
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

4-A101
SHEET No.

Non-Functioning garage doors w/windows built to match exterior of 'Ice House' building located south of this building	similar to 'Ice House' building door located south of this building
---	---

EAST EXTERIOR ELEVATION

SCALE: $1/4'' = 1'-0''$



NORTH EXTERIOR ELEVATION

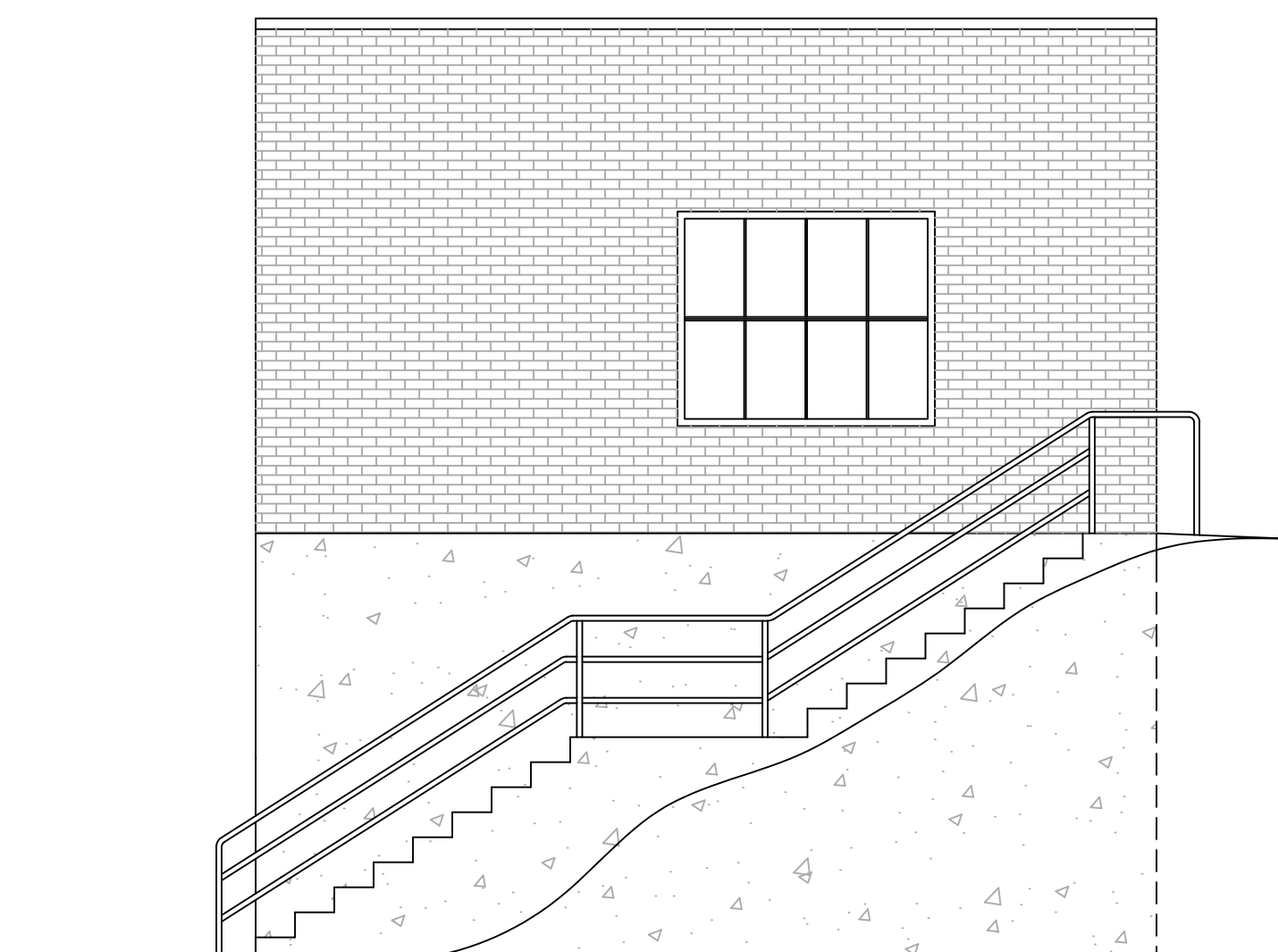
SCALE: $1/4'' = 1'-0''$



Non-Functioning garage doors w/windows
built to match exterior of 'Ice House'
building located south of this building

WEST EXTERIOR ELEVATION

SCALE: $1/4'' = 1'-0''$



SOUTH EXTERIOR ELEVATION

SCALE: $1/4'' = 1'-0''$

REVISIONS

— —

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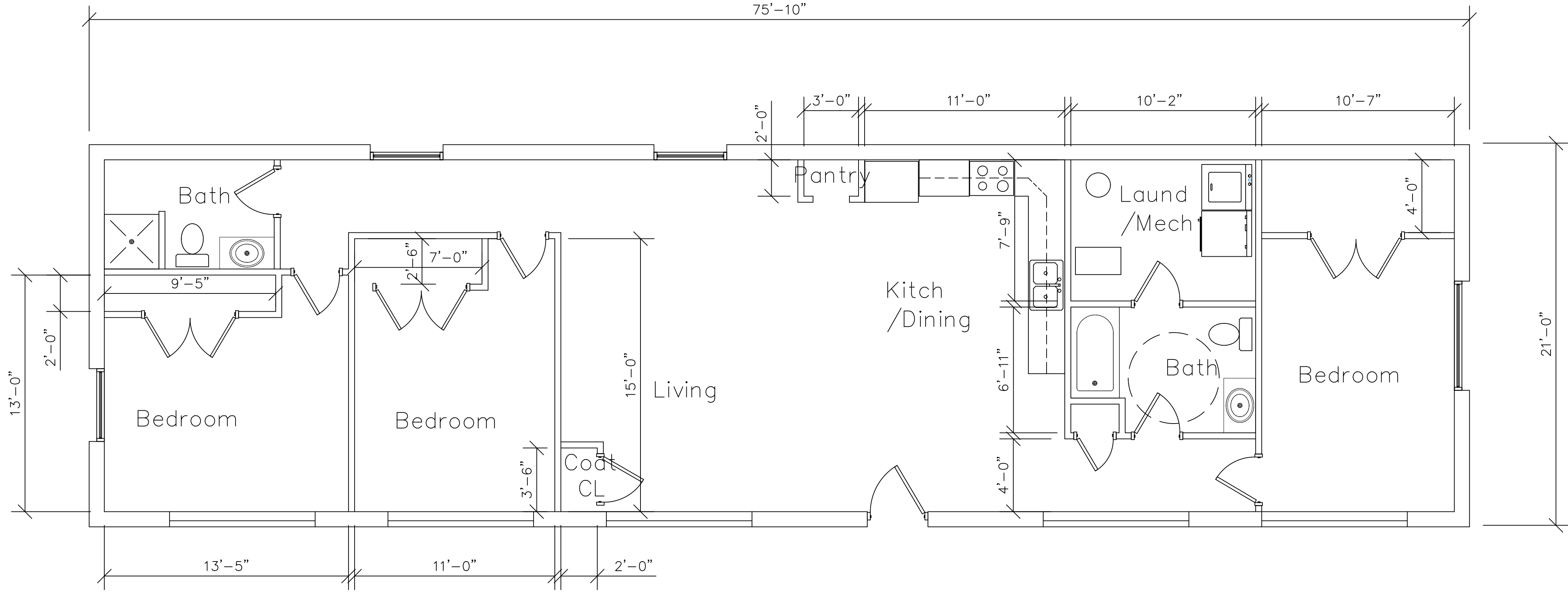
ANNIE WITTENMYER
2828 EASTERN AVENUE
DAVENPORT, IA

SHEET DESCRIPTION
EXTERIOR
ELEVATIONS

JOB NO.:1004.012
DATE: 02/14/2024
DRAWN BY: SM

4-A201

SHEET No.



APARTMENT 'A' FLOOR PLAN

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

M/E

14240 WEST AVE
SUITE 200
DALLAS, TEXAS 75244

REVISIONS

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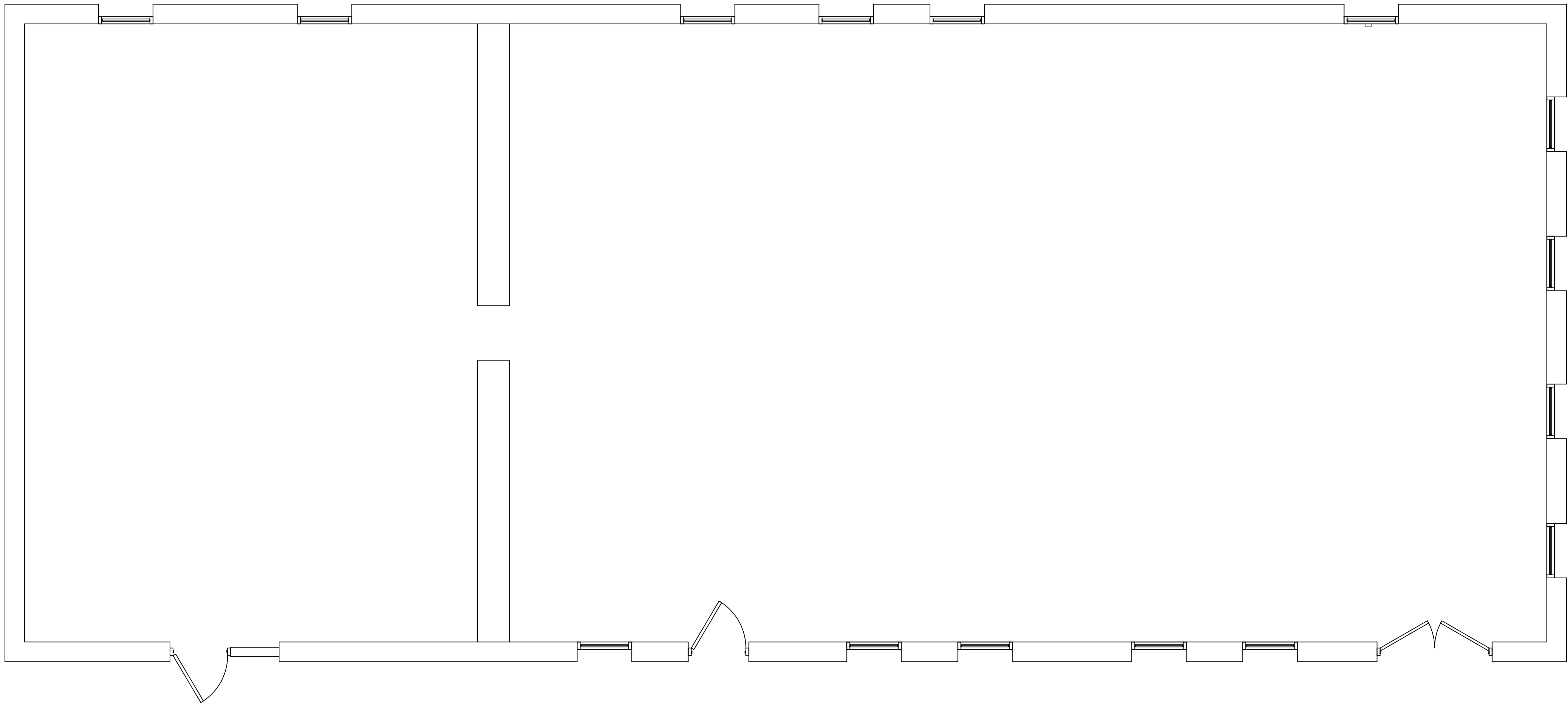
SHEET DESCRIPTION

APARTMENT
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

4-A401

SHEET NO.



East Bldg Existing
1st Floor

2847 sq ft

BOYS TRAINING BUILDING EXISTING 1ST FLOOR PLAN

REVISIONS

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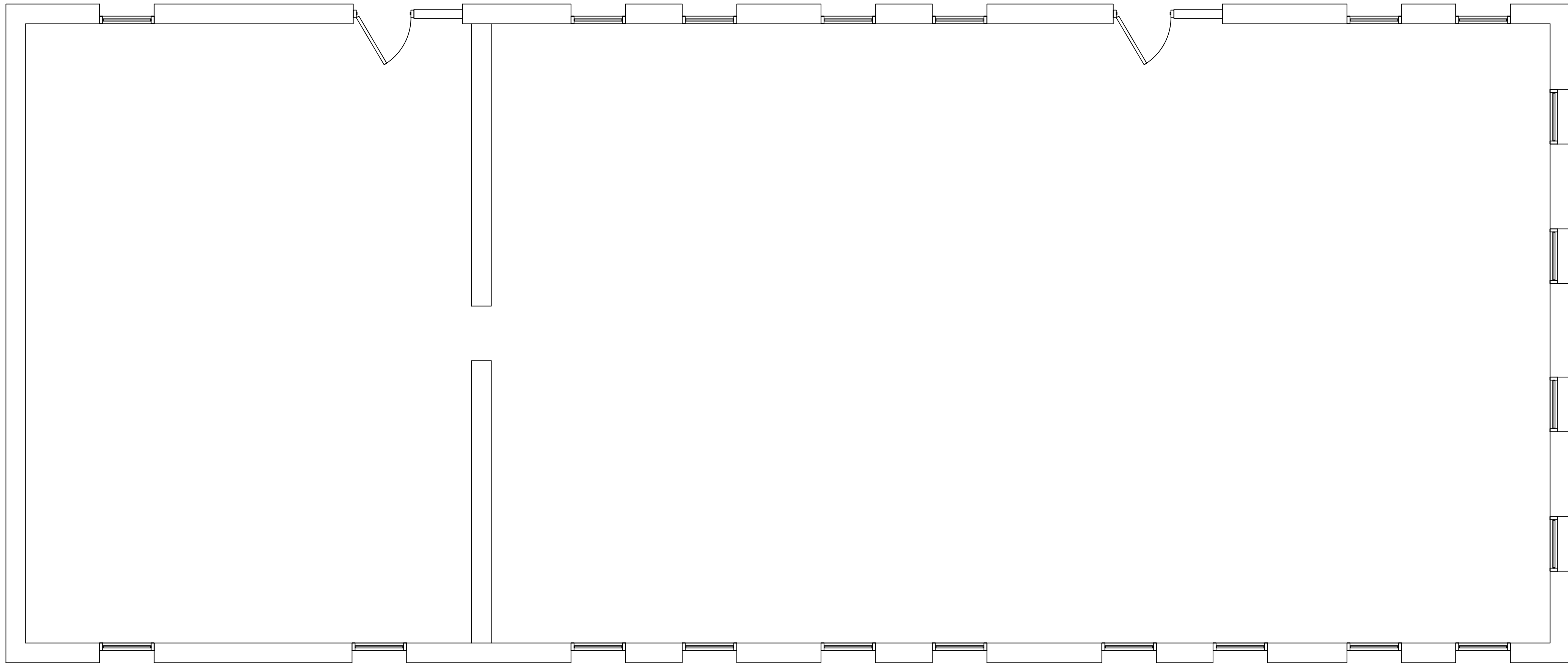
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2828 DAVENPORT, IA

SHEET DESCRIPTION
EXISTING
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

5-AD101

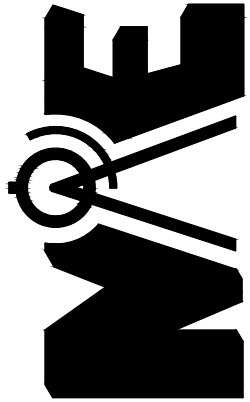
SHEET NO.



East Bldg Existing
2nd Floor

2847 sq ft

BOYS TRAINING BUILDING EXISTING 2ND FLOOR PLAN



MECO A/E, LLC
ARCHITECTURE
& ENGINEERING
14240 WEST AUBURN ROAD
SUITE 200
WILLOWBROOK, MO 63120
TEL: 636.264.2333
FAX: 636.264.2334

2828 ANNIE WITTEN AVENUE
DAVENPORT, IA 52002

SHEET DESCRIPTION	
EXISTING FLOOR PLAN	
JOB NO.: 1004.012	
DATE: 02/14/2024	
DRAWN BY: SM	
5-AD102	
SHEET NO.	

REVISIONS	
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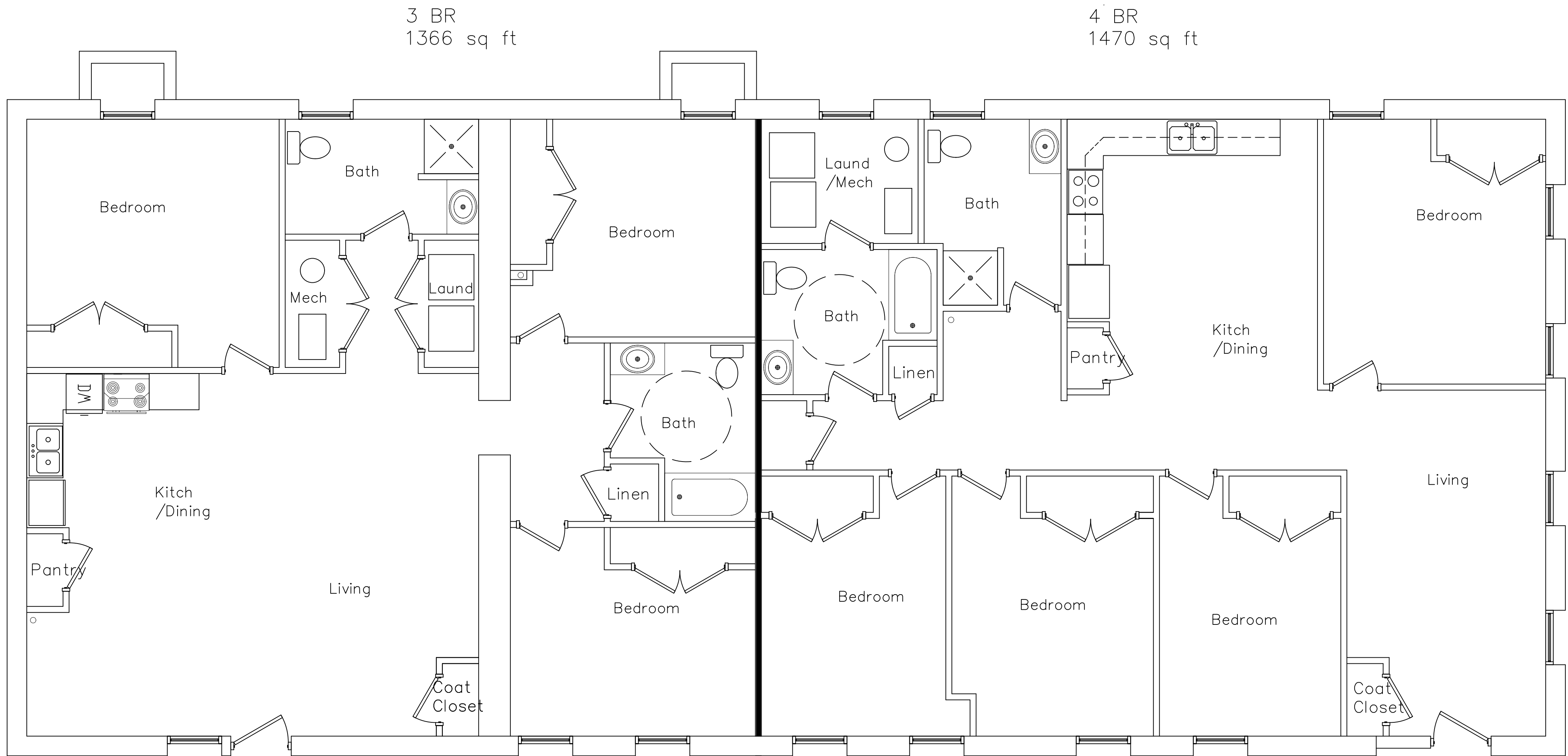
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2828 DAVENPORT, IA

SHEET DESCRIPTION
PROPOSE
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

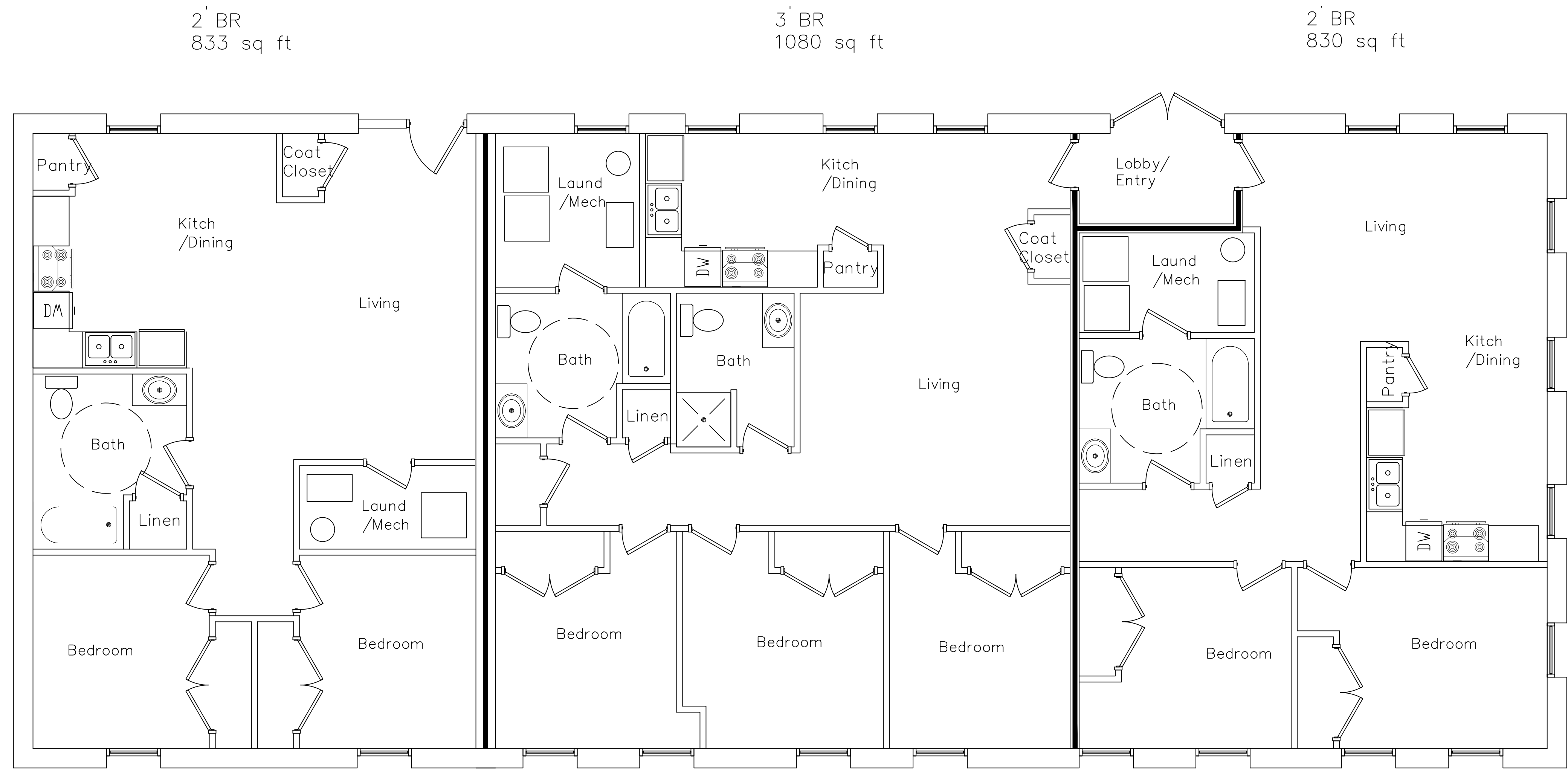
5-A101

SHEET NO.



East Bldg Proposed
1st Floor

BOYS TRAINING BUILDING PROPOSED 1ST FLOOR PLAN



Boys Training Building Proposed 2nd Floor Plan

REVISIONS

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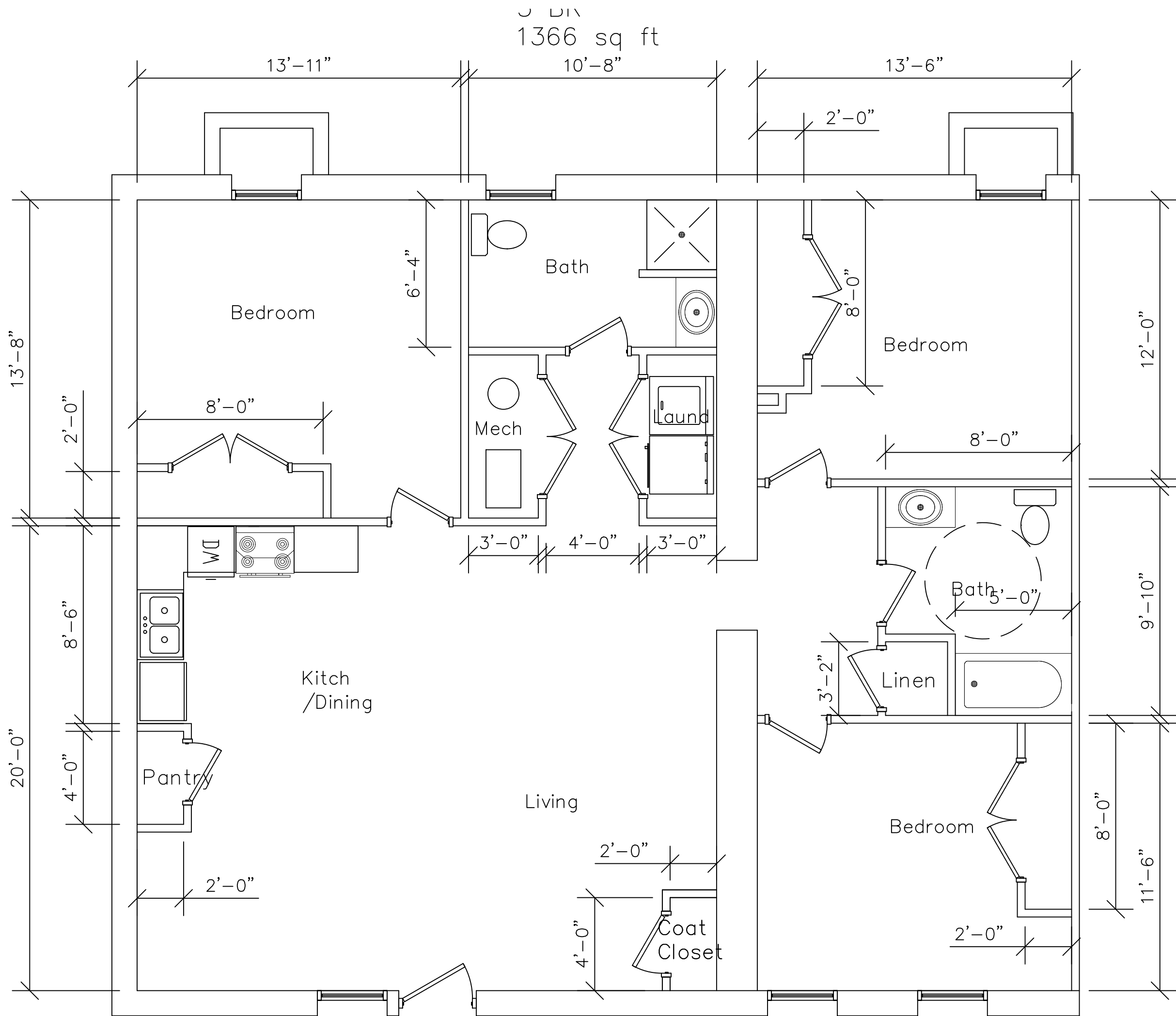
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2828 DAVENPORT, IA

SHEET DESCRIPTION
PROPOSED
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

5-A102

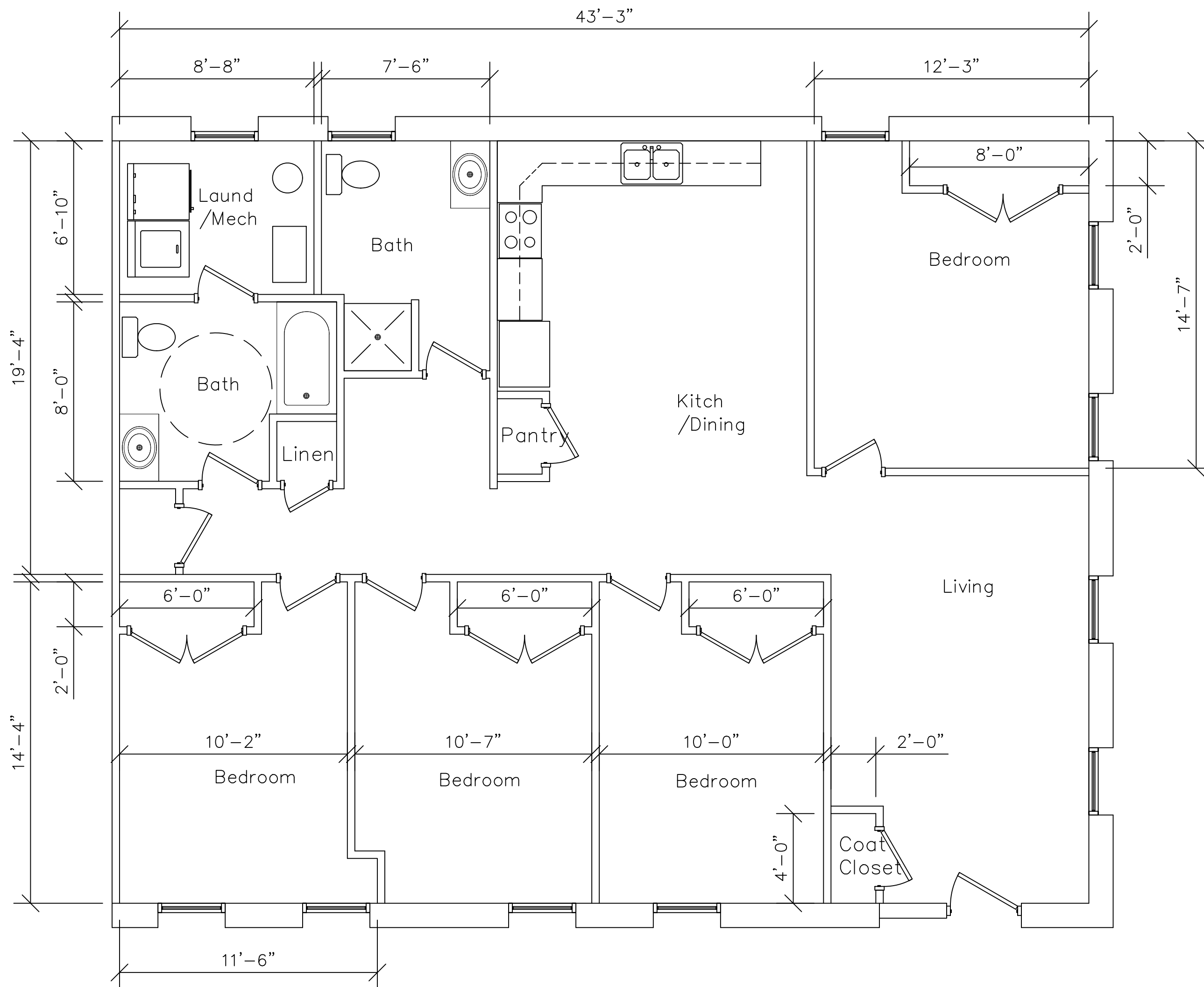
SHEET No.



APT "A" FLOOR PLAN

2 BEDROOM ADA ACCESSIBLE

NEAT RENTABLE AREA: 1386 SQ FT NET/ 1504 SQ FT GROSS



APT "B" FLOOR PLAN

3 BEDROOM

NEAT RENTABLE AREA: 1464 SQ FT NET/ 1577 SQ FT GROSS

REVISIONS

1	

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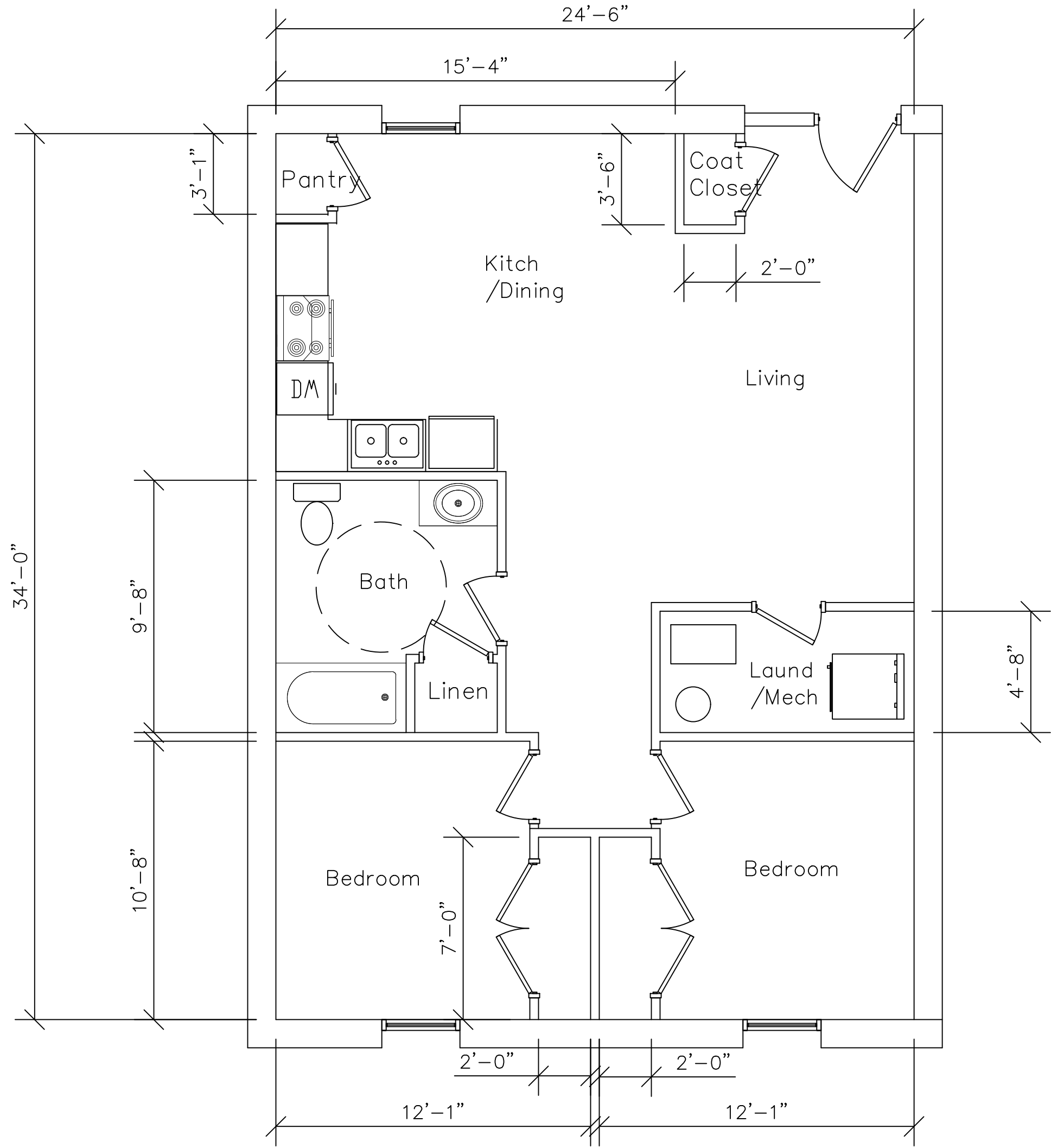
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SHEET DESCRIPTION

APARTMENT
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

5-A401

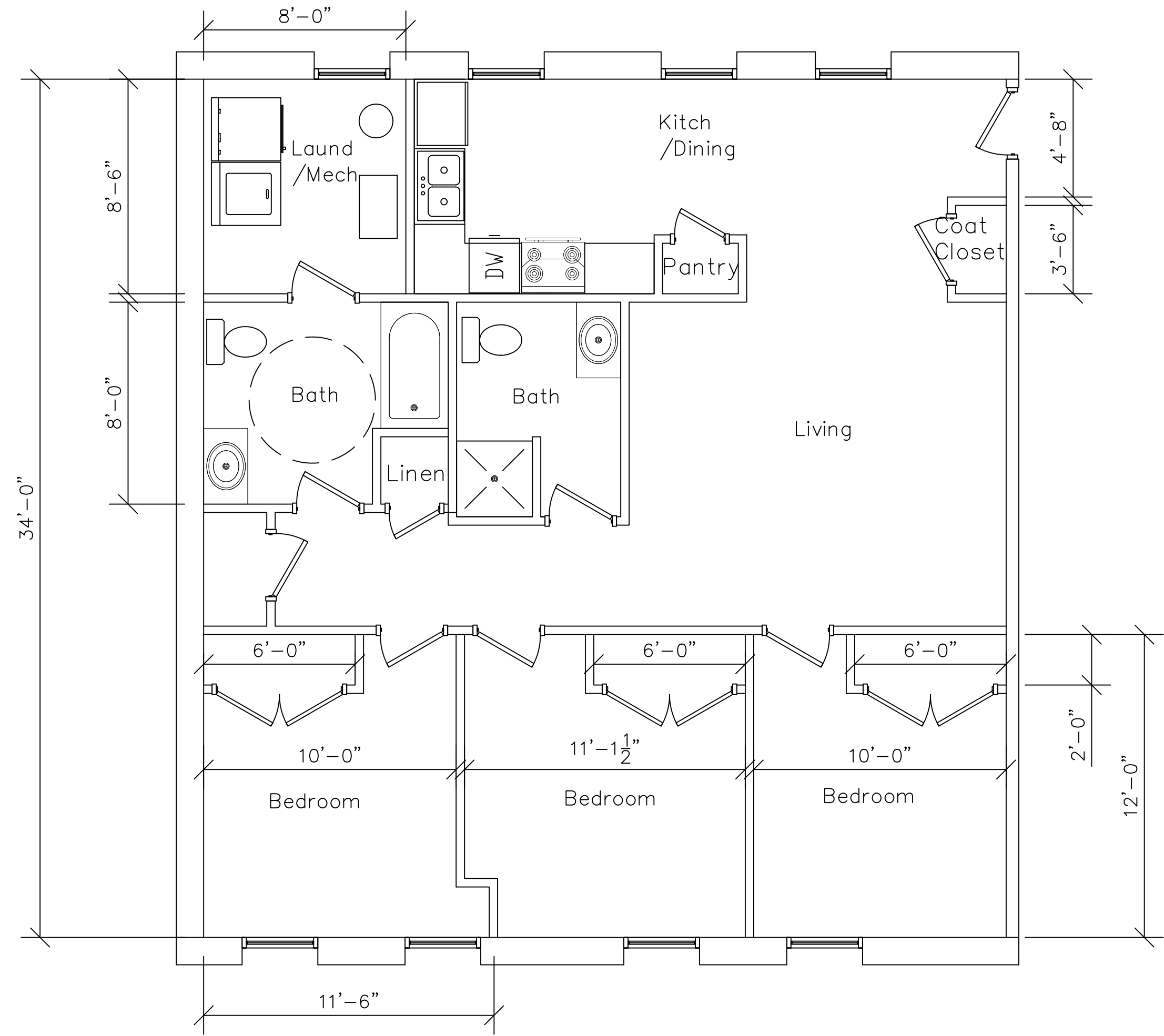
SHEET NO.



APT "C" FLOOR PLAN

2 BEDROOM

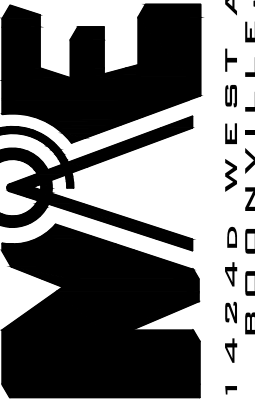
NEAT RENTABLE AREA: 833 SQ FT NET/ 930 SQ FT GROSS



APT "D" FLOOR PLAN

3 BEDROOM

NEAT RENTABLE AREA: 1080 SQ FT NET/ 1168 SQ FT GROSS



MECO A/E, LLC
ARCHITECTURE
& ENGINEERING
14240 WEST AUBURN ROAD
SUITE 200
BOSTON, MA 02126

REVISIONS

1	

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ANNIE WITTENMYER, J.E.
2828 DAVENPORT, IA

SHEET DESCRIPTION

APARTMENT
FLOOR PLAN

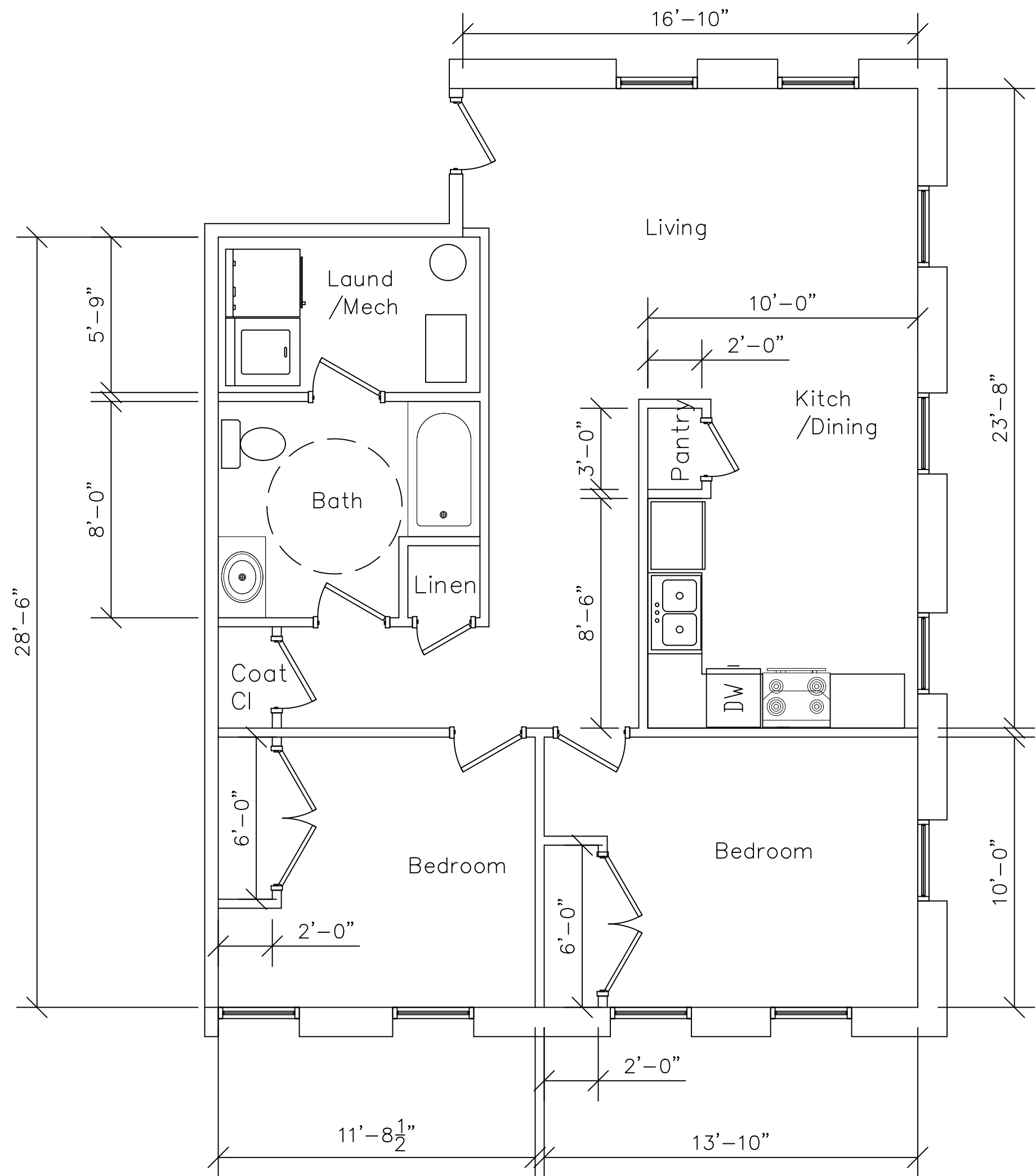
JOB NO.: 1004.012

DATE: 02/14/2024

DRAWN BY: SM

5-A402

SHEET NO.



APT "E" FLOOR PLAN

2 BEDROOM

NEAT RENTABLE AREA: 831 SQ FT NET/ 915 SQ FT GROSS

REVISIONS

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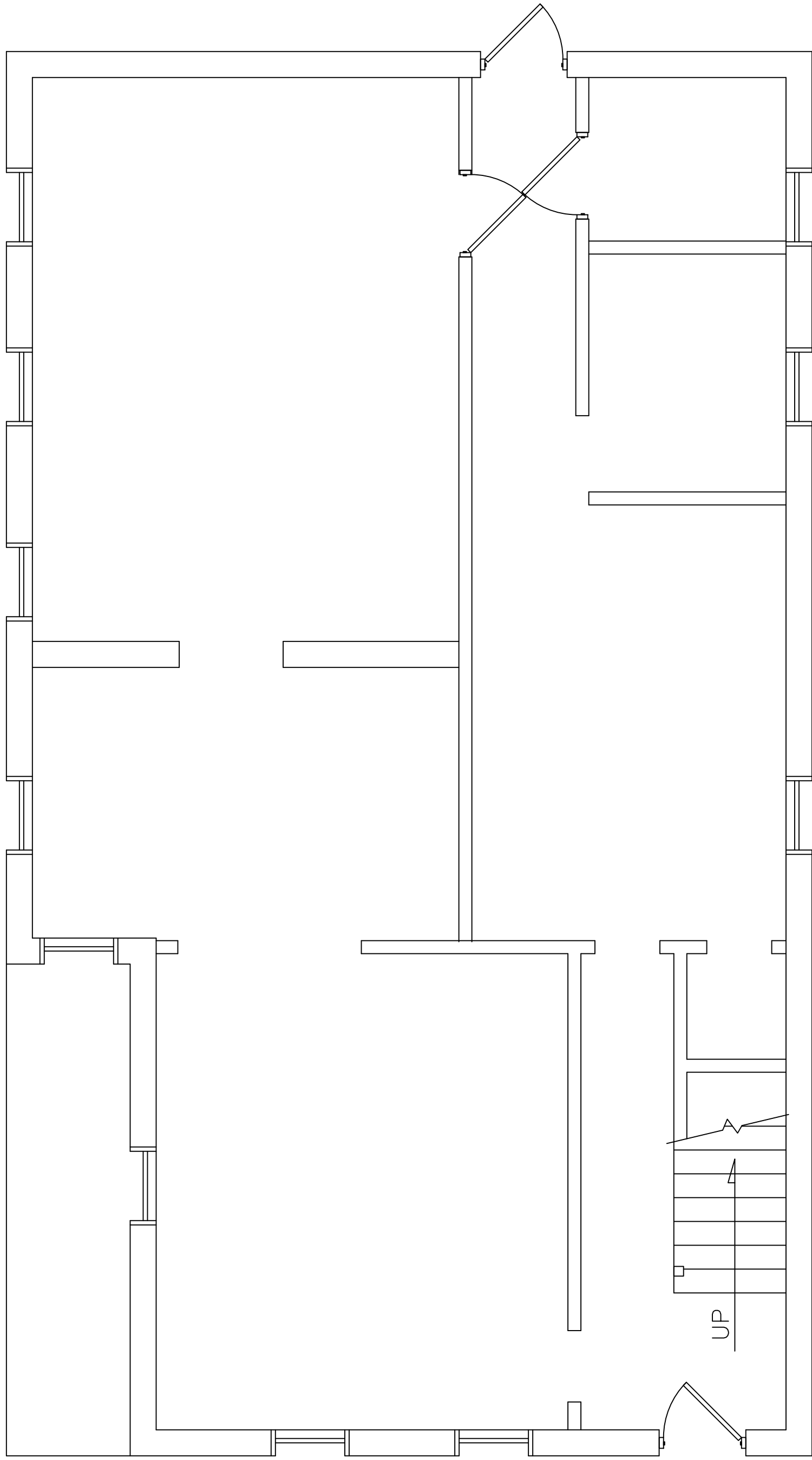
ANNIE WITTENMYER, J.E.
2828 DAVENPORT, IA

SHEET DESCRIPTION
APARTMENT
FLOOR PLAN

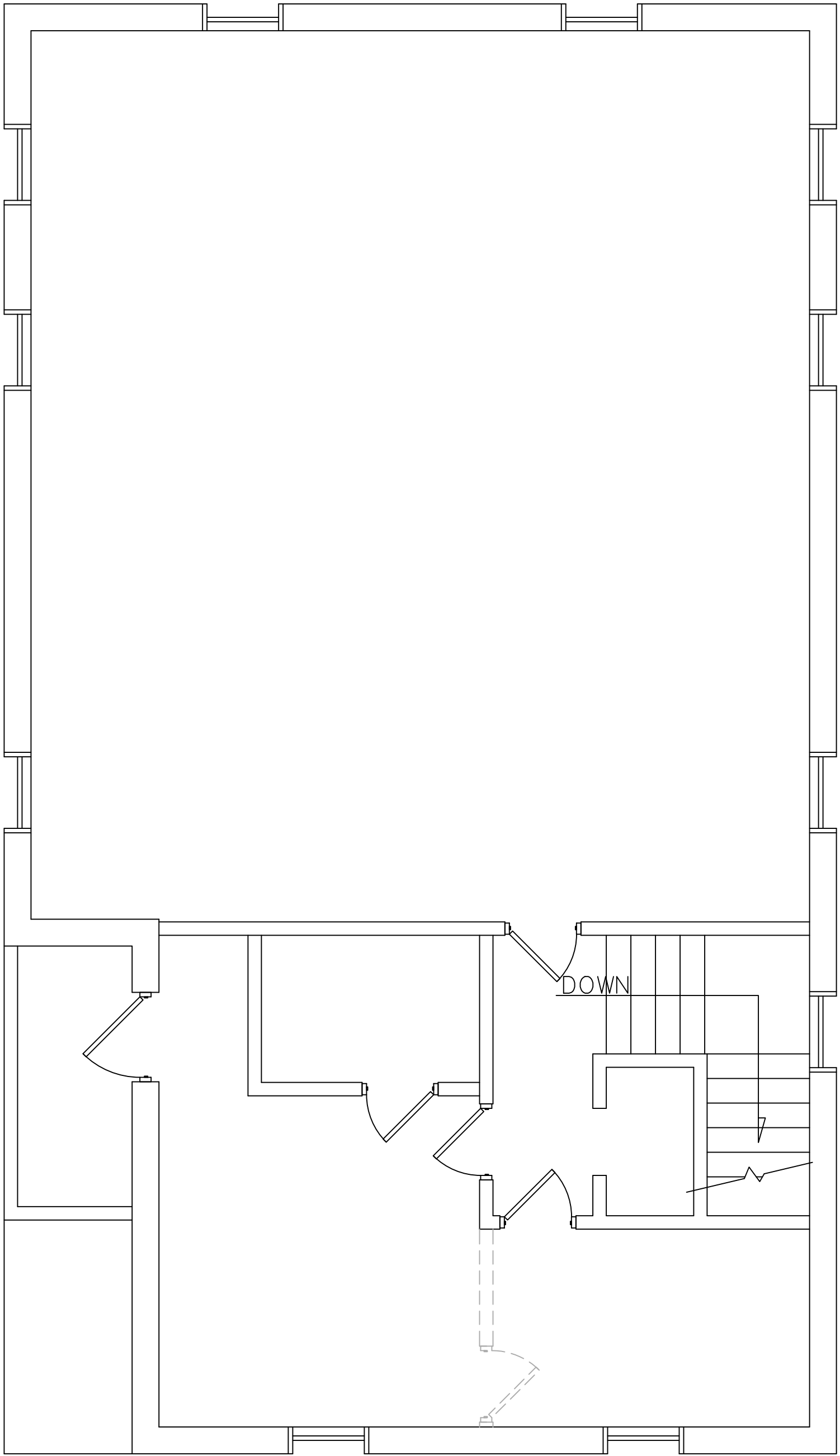
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DATE: 02/14/2024
DRAWN BY: SM

5-A403

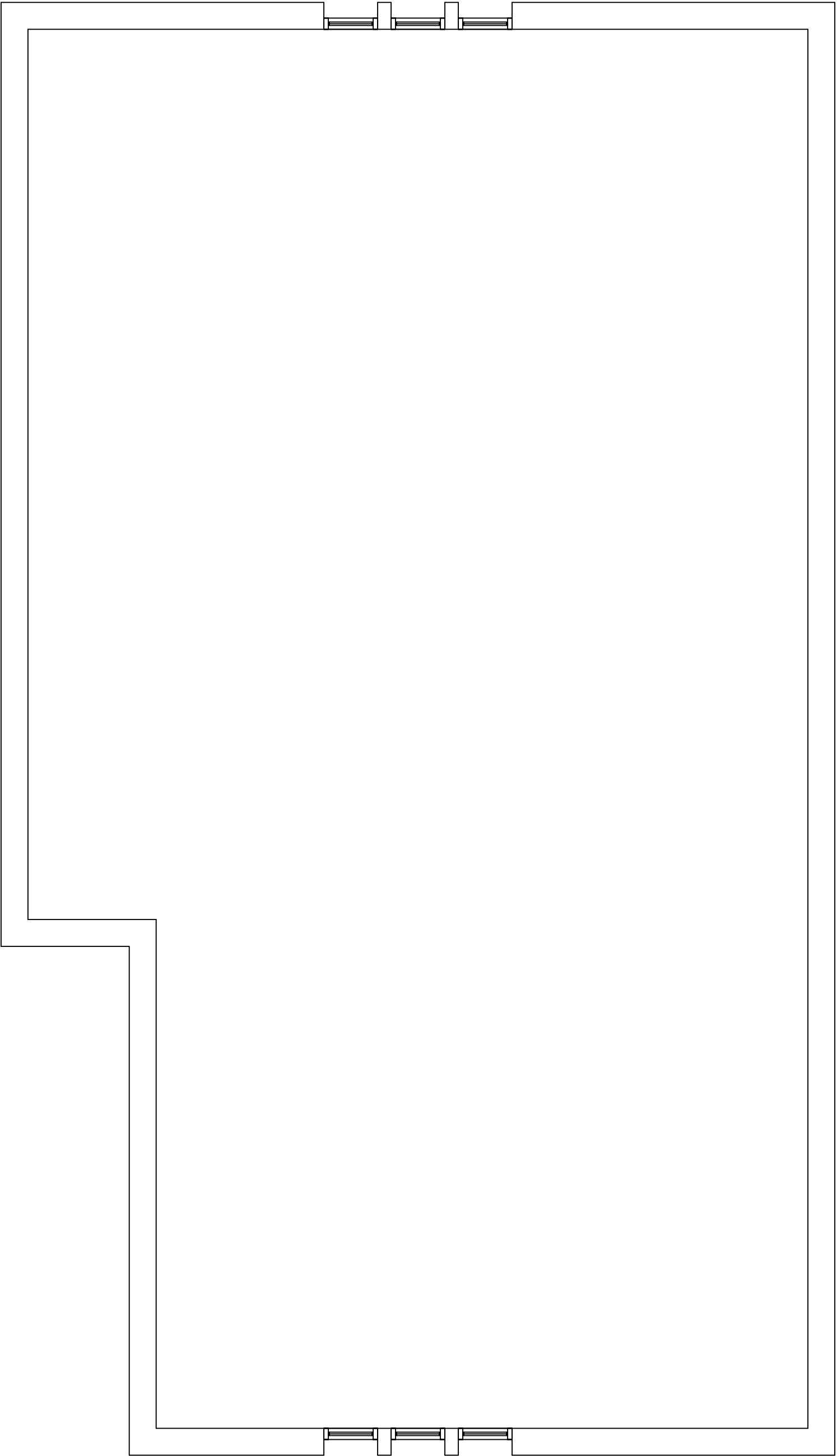
SHEET No.



TYPICAL COTTAGE 1ST FLOOR
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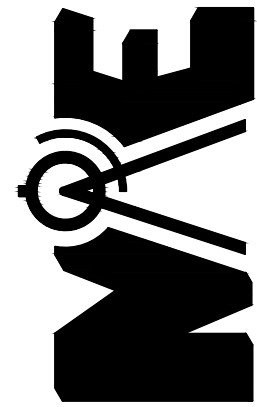


TYPICAL COTTAGE 2ND FLOOR
EXISTING FLOOR/DEMO PLAN



TYPICAL COTTAGE ATTIC
EXISTING FLOOR/DEMO PLAN

TYPICAL COTTAGE #'S 1-5, 7-9



MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

14200 VESTAL BLVD, SUITE 200
WEST ASHLAND, MA 01080
TEL: 413-665-6326

REVISIONS

1	

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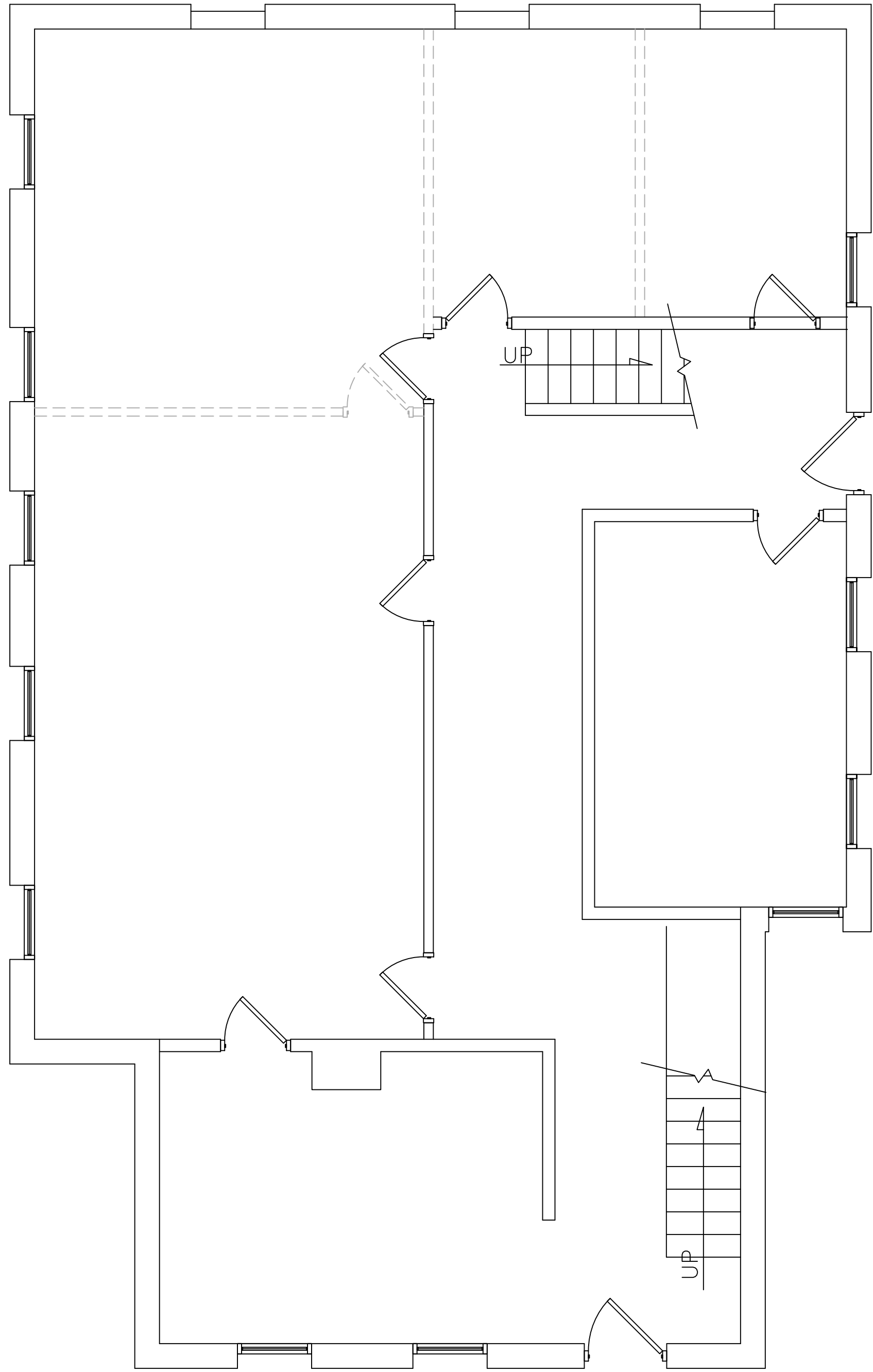
282 ANNIE WITTENMYER JUE
DAVENPORT, VA

SHEET DESCRIPTION

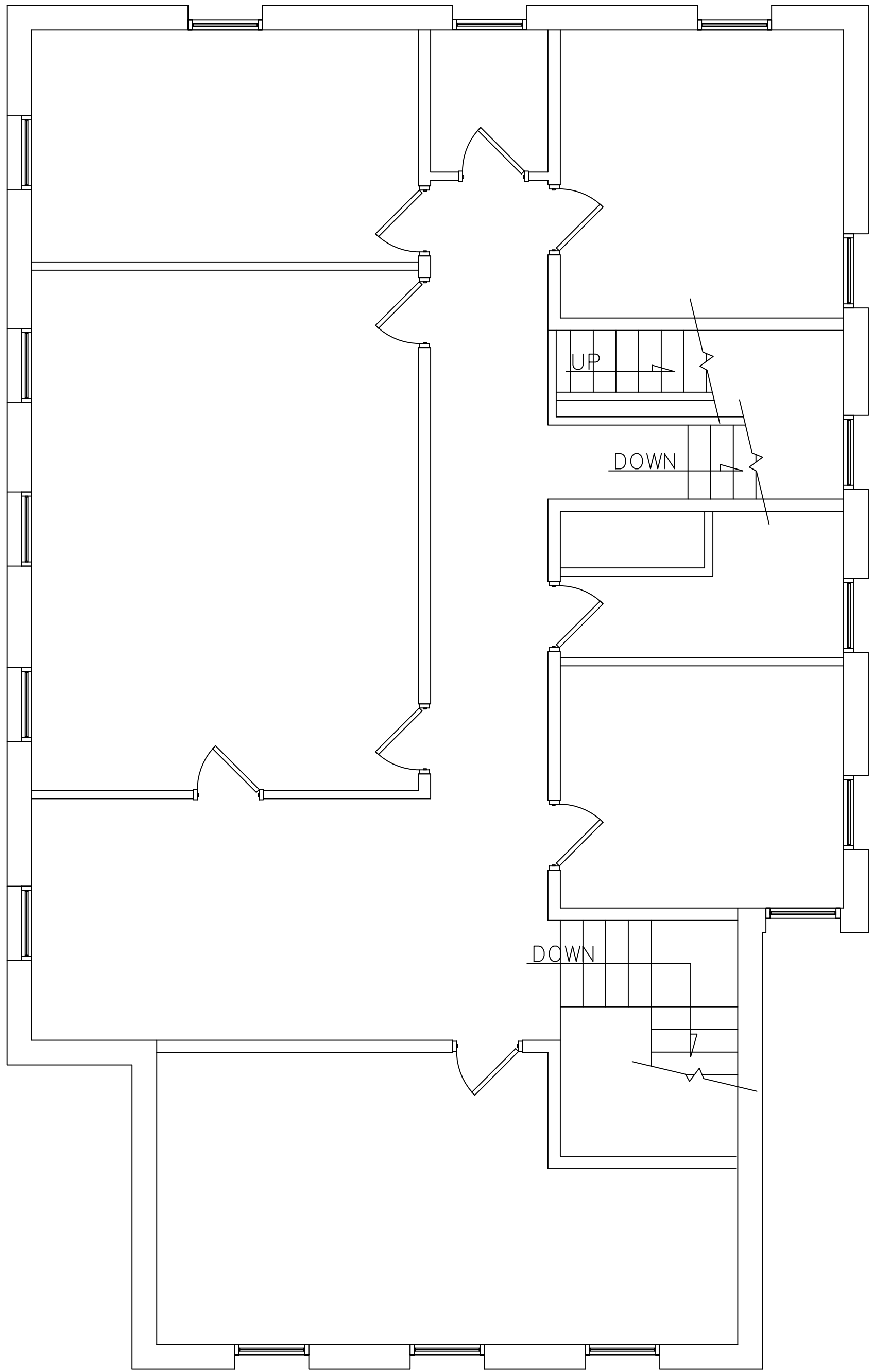
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DATE: 02/14/2024
DRAWN BY: SM

6-AD101

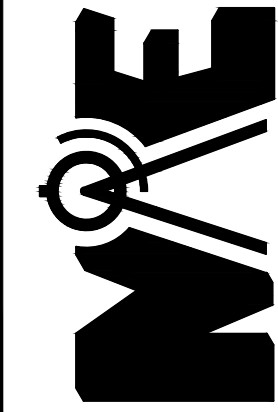
SHEET No.



CORNER COTTAGE (#6) 1ST FLOOR
EXISTING FLOOR/DEMO PLAN



CORNER COTTAGE (#6) 2ND FLOOR
EXISTING FLOOR/DEMO PLAN



MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14300 WEST ASHLBY ROAD
VEDO-BE65-6326

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2822 ANNIE WITTENMYER
DAVENPORT, IA

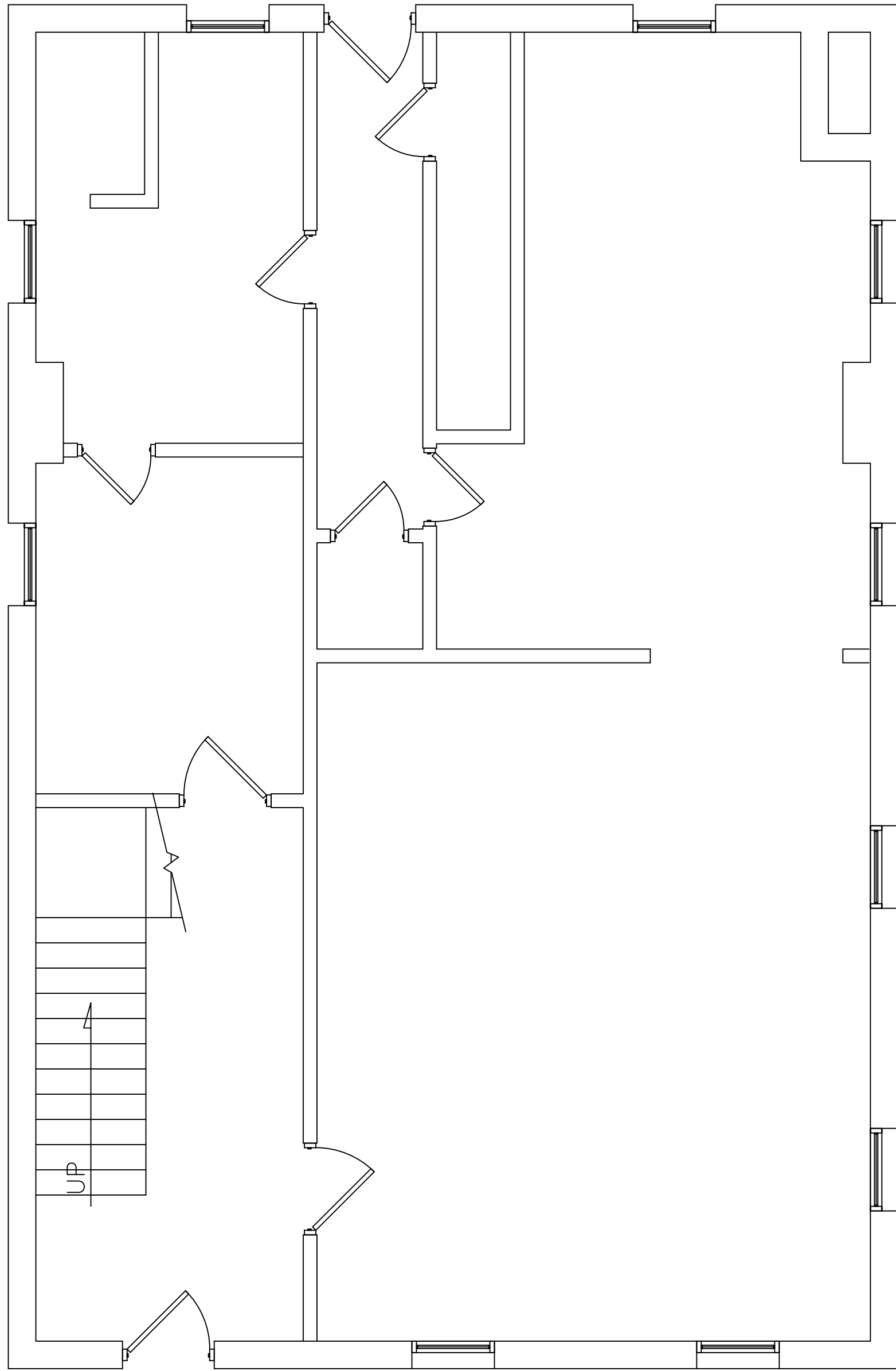
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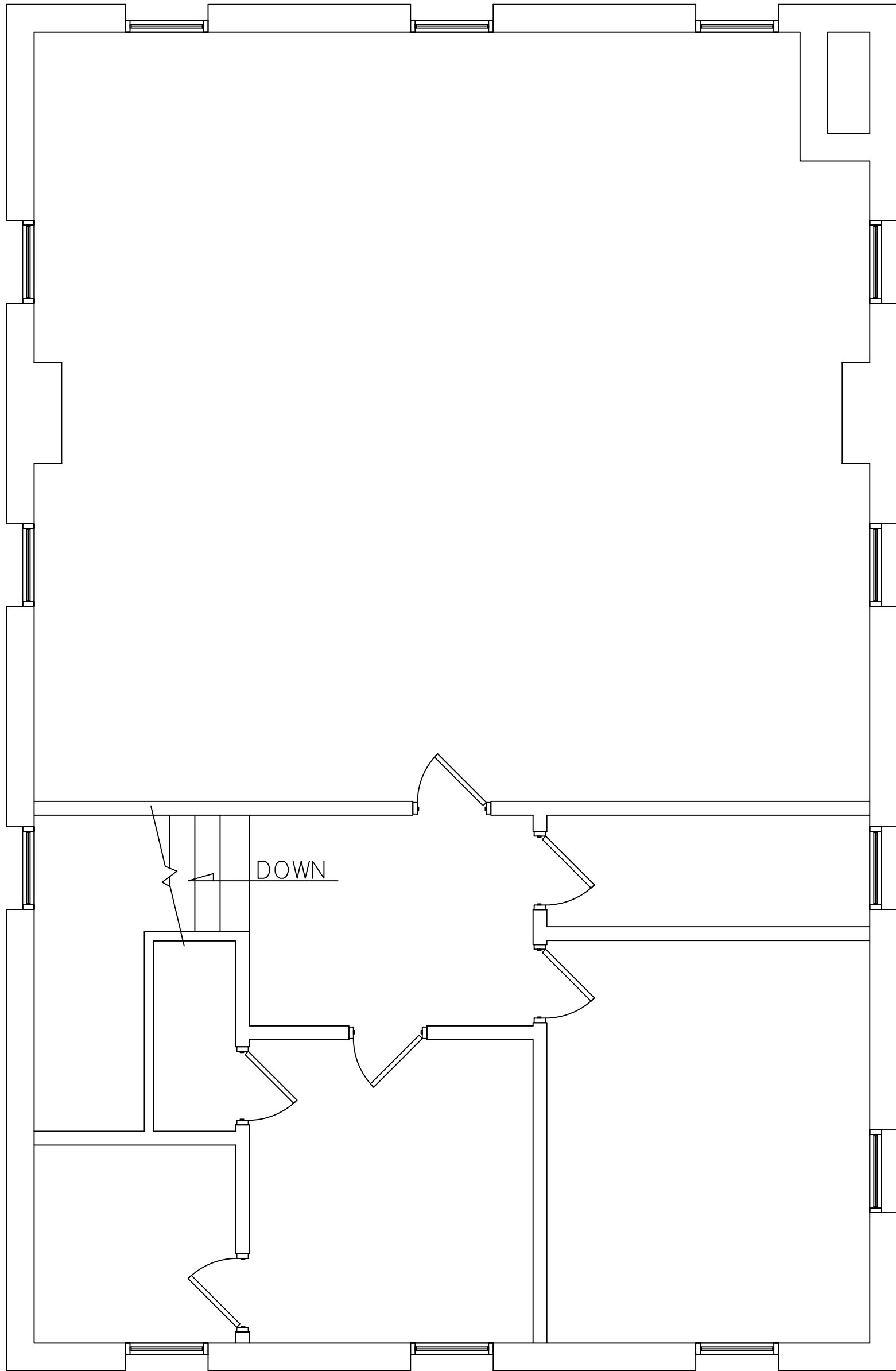
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

6-AD102

SHEET NO.



END COTTAGE (#10) 1ST FLOOR
EXISTING FLOOR/DEMO PLAN



END COTTAGE (#10) 2ND FLOOR
EXISTING FLOOR/DEMO PLAN

REVISIONS

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2822 ANNIE WITTENMYER
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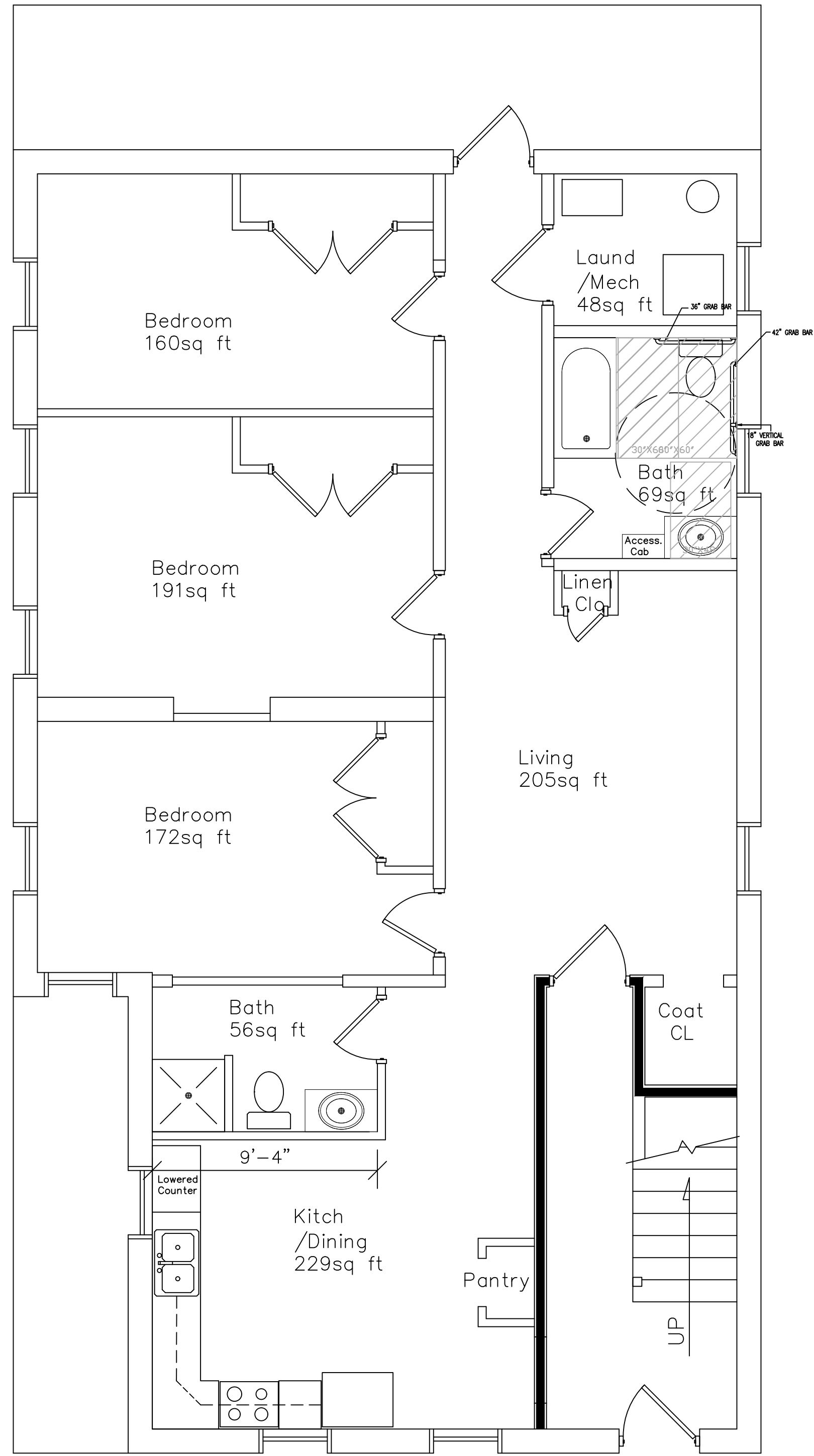
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DATE: 02/14/2024
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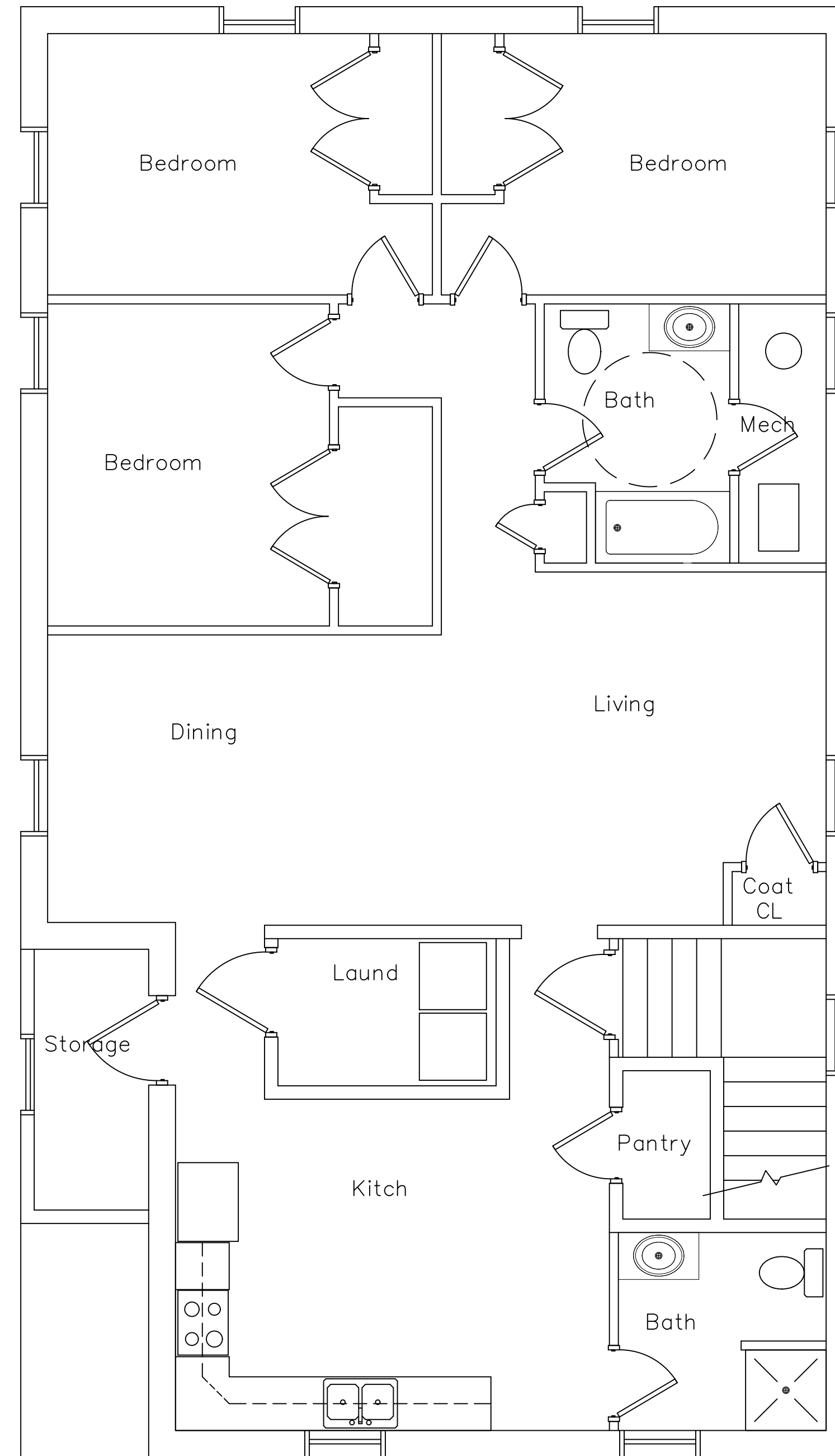
6-AD103

SHEET NO.



Apt A
3 BR
1270 sq ft

TYPICAL COTTAGE 1ST FLOOR
PROPOSED FLOOR PLAN (#1-5, 7-9)



Apt B
3 BR
1411 sq ft

TYPICAL COTTAGE 2ND FLOOR
PROPOSED FLOOR PLAN (#1-4 ONLY)

REVISIONS

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28 ANNIE WITTENMYER
AVENUE
DUBLIN, OH 43017

SHEET DESCRIPTION

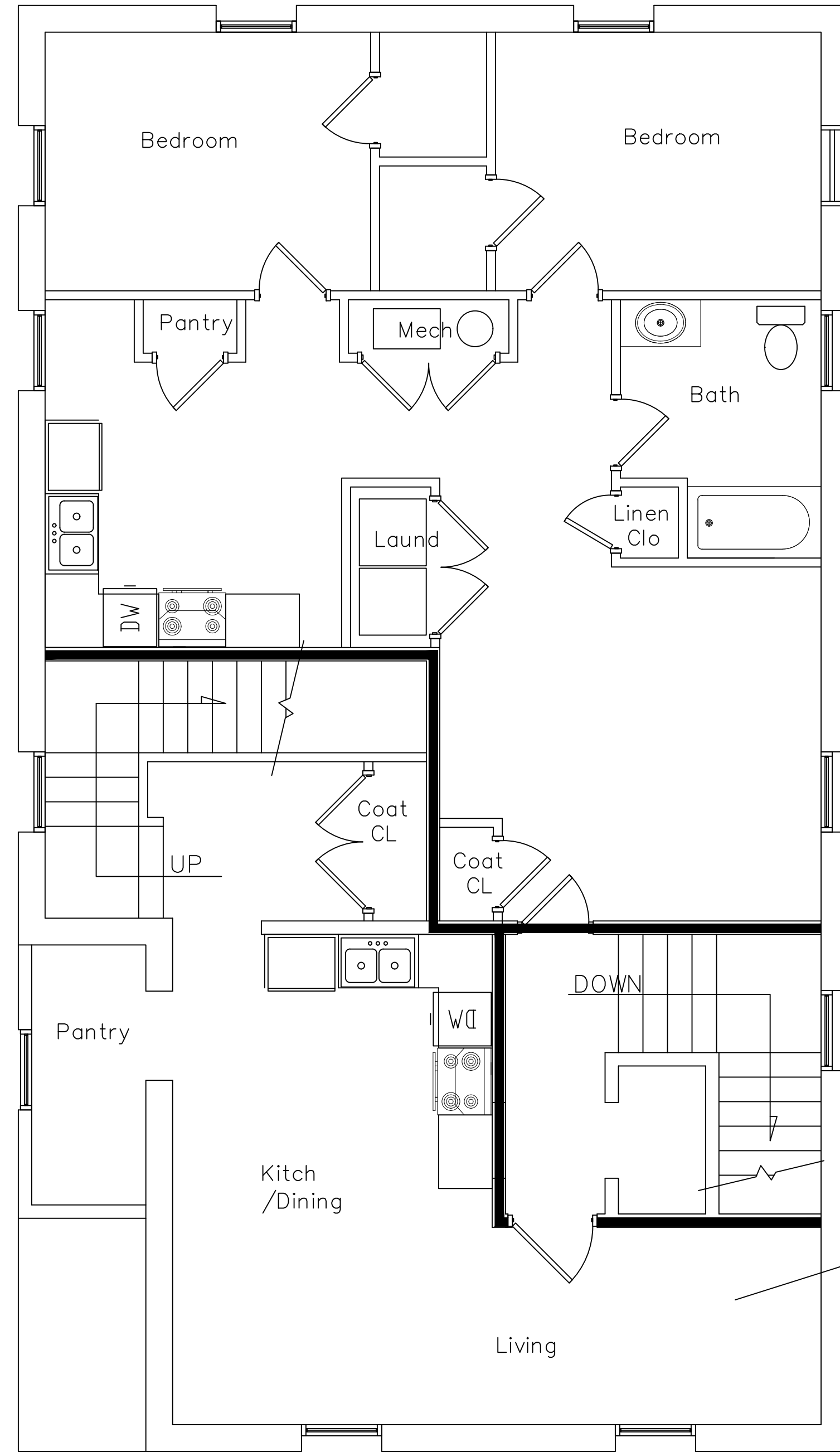
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JOB NO.: 1004.012
DATE: 02/14/2024
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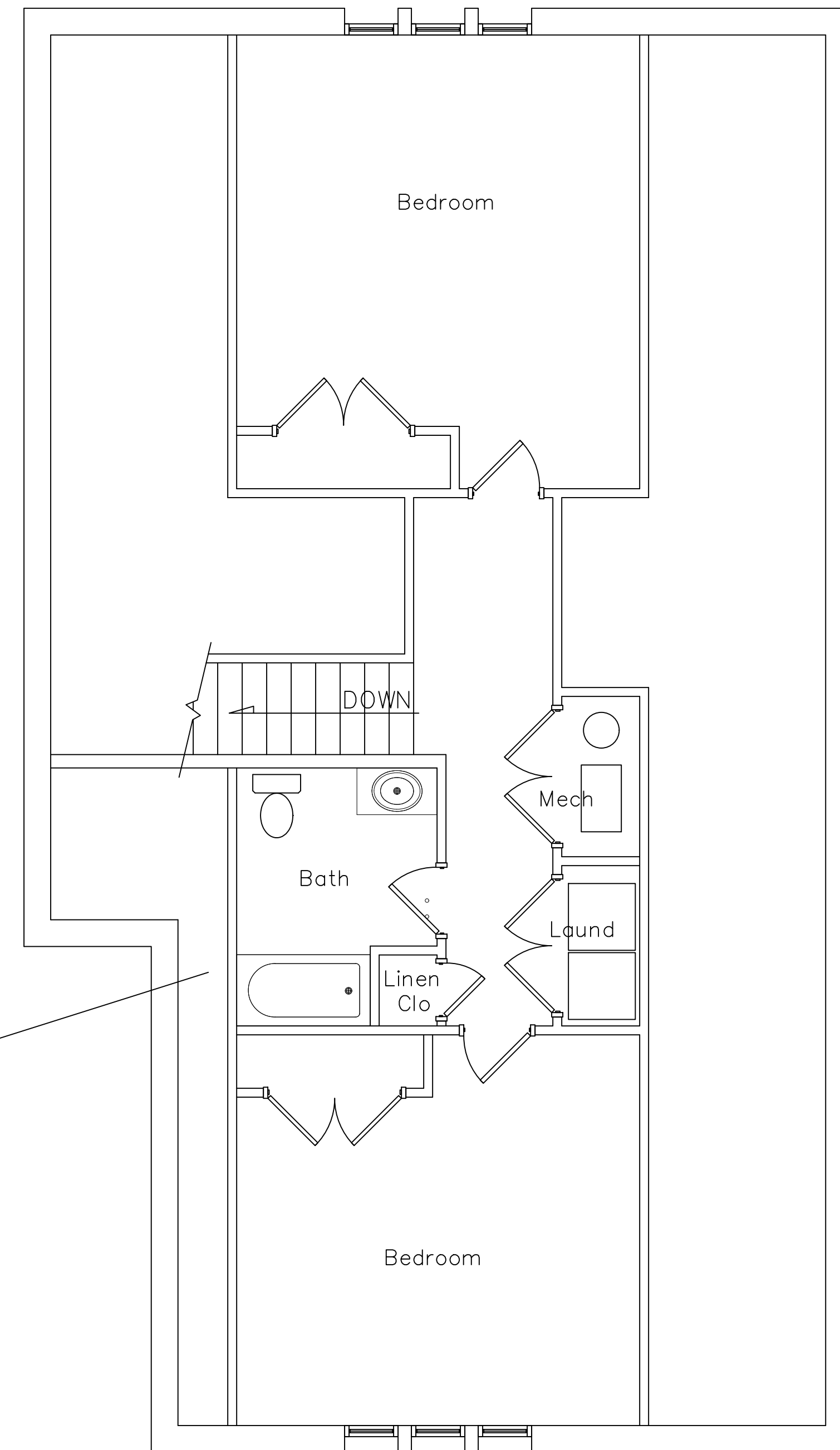
6-A101

SHEET NO.

Apt C
2 BR
812 sq ft

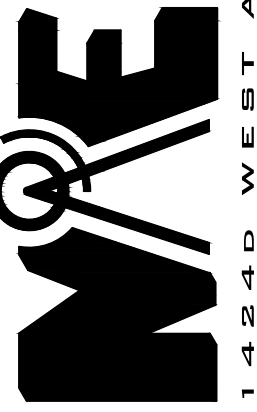


Apt D
2 BR
1128 sq ft



TYPICAL COTTAGE 2ND FLOOR
PROPOSED FLOOR PLAN (#5 & 7-9 ONLY)

TYPICAL COTTAGE 3RD FLOOR
PROPOSED FLOOR PLAN (#5 & 7-9 ONLY)



MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14300 VESTAL BLVD
WEST DES MOINES, IA 50326
660-665-2626

REVISIONS

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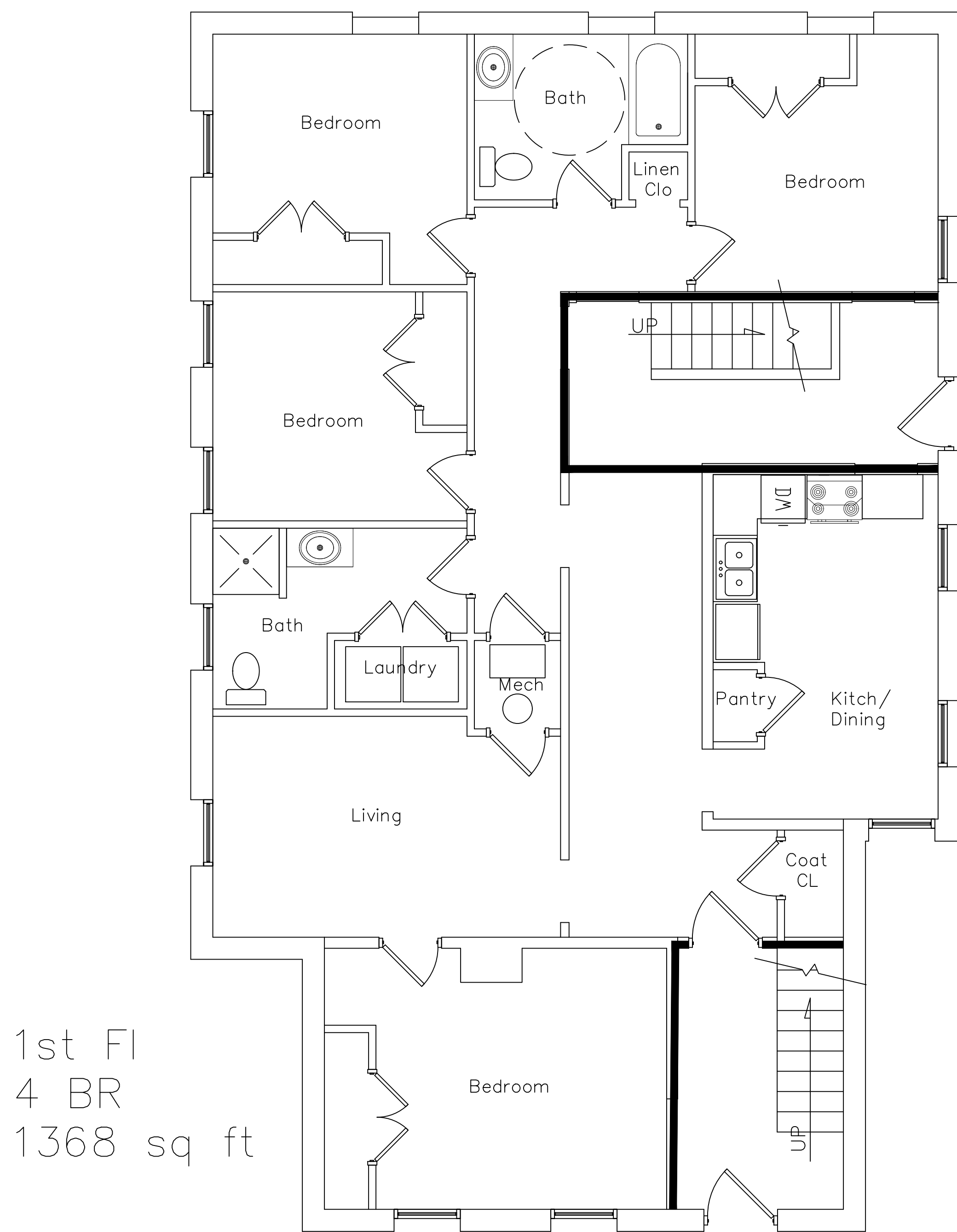
2828 ANNIE WITTENMYER
DESIGN AVENUE
DES MOINES, IA

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DATE: 02/14/2024
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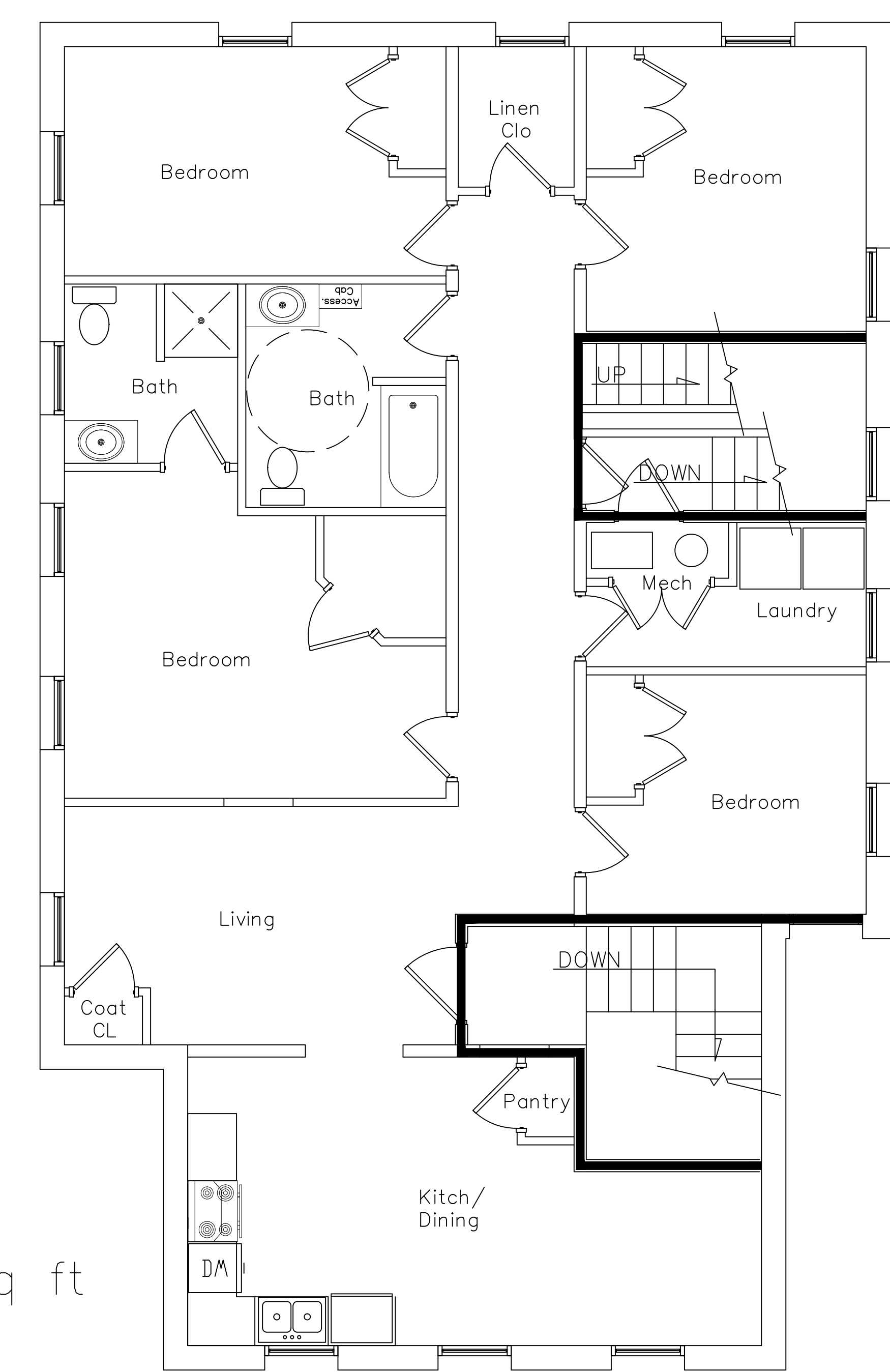
6-A102

SHEET NO.



1st Fl
4 BR
1368 sq ft

CORNER COTTAGE (#6) 1ST FLOOR
PROPOSED FLOOR PLAN



2nd Fl
4 BR
1403 sq ft

CORNER COTTAGE (#6) 2ND FLOOR
PROPOSED FLOOR PLAN

ME

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14300 WEST HAVEN RD
SUITE 200
DUBLIN, VA 22026
703-666-2626

REVISIONS
1

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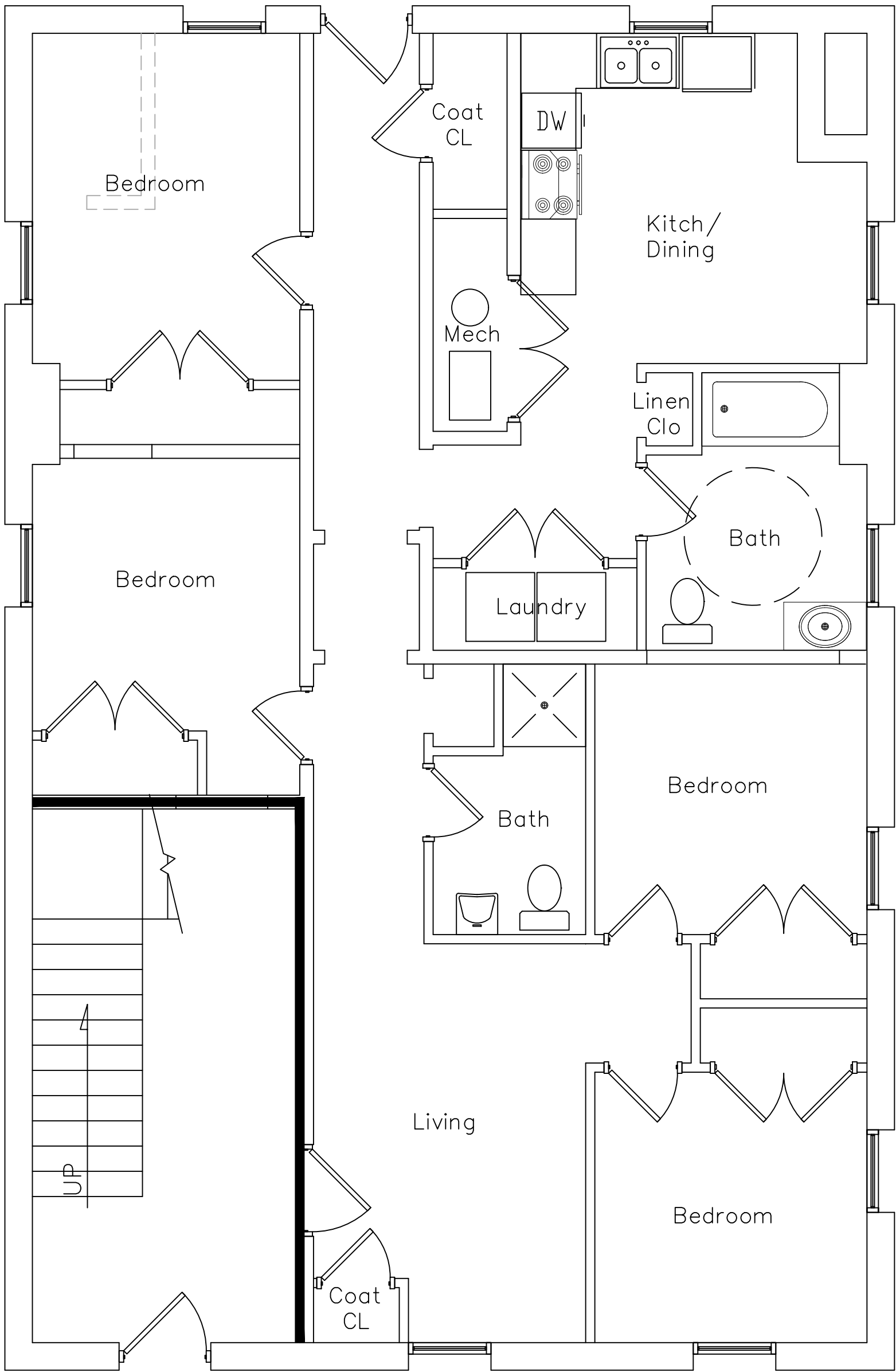
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28 ANNIE WITTENMYER JUNE
28 BEECHAVEN AVENUE
DUBLIN, VA

SHEET DESCRIPTION
PROPOSED FLOOR PLAN
JOB NO.: 1004.012 DATE: 02/14/2024 DRAWN BY: SM
6-A103
SHEET NO.

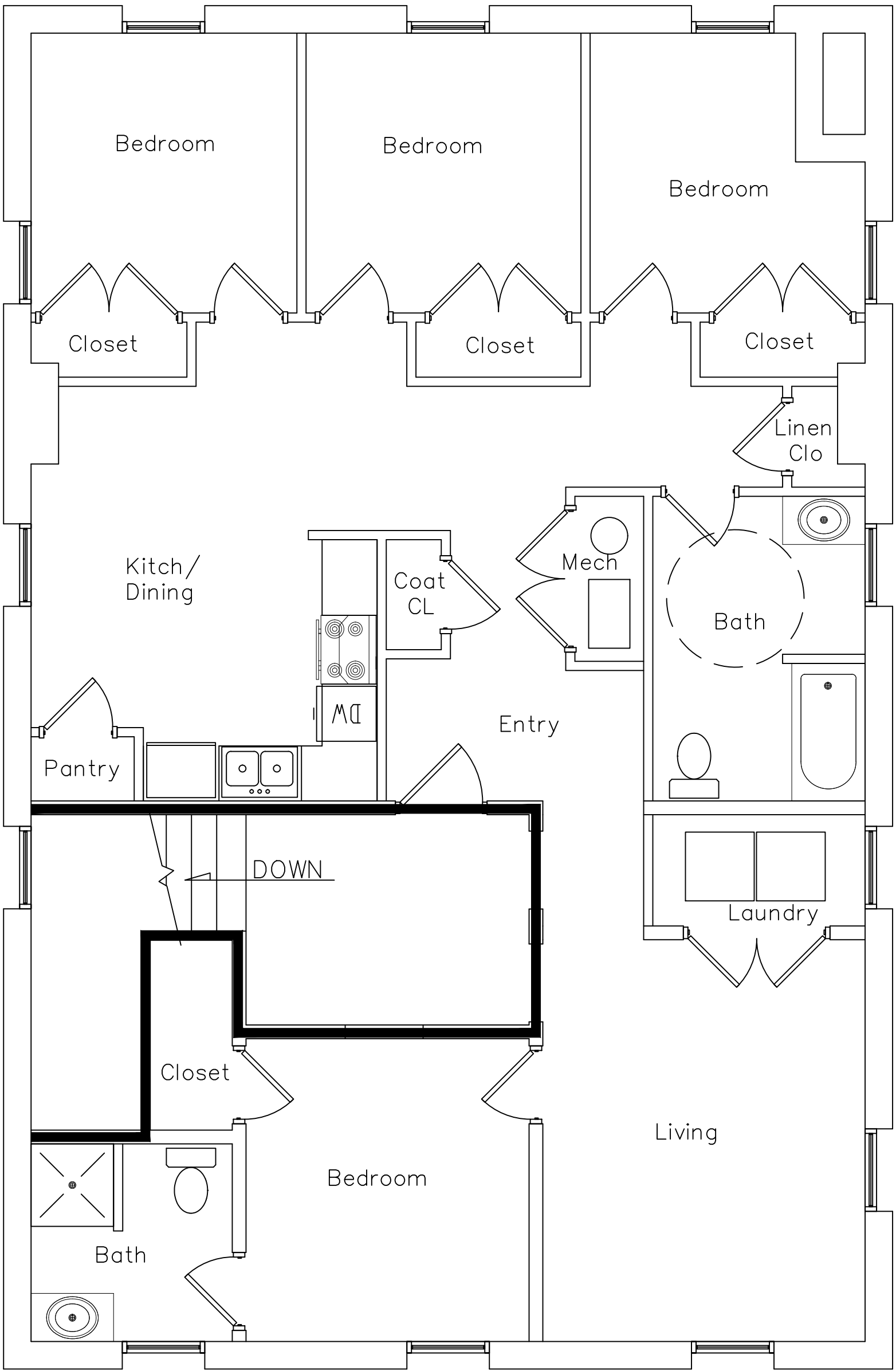
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1st Fl
4 BR
1227 sq ft

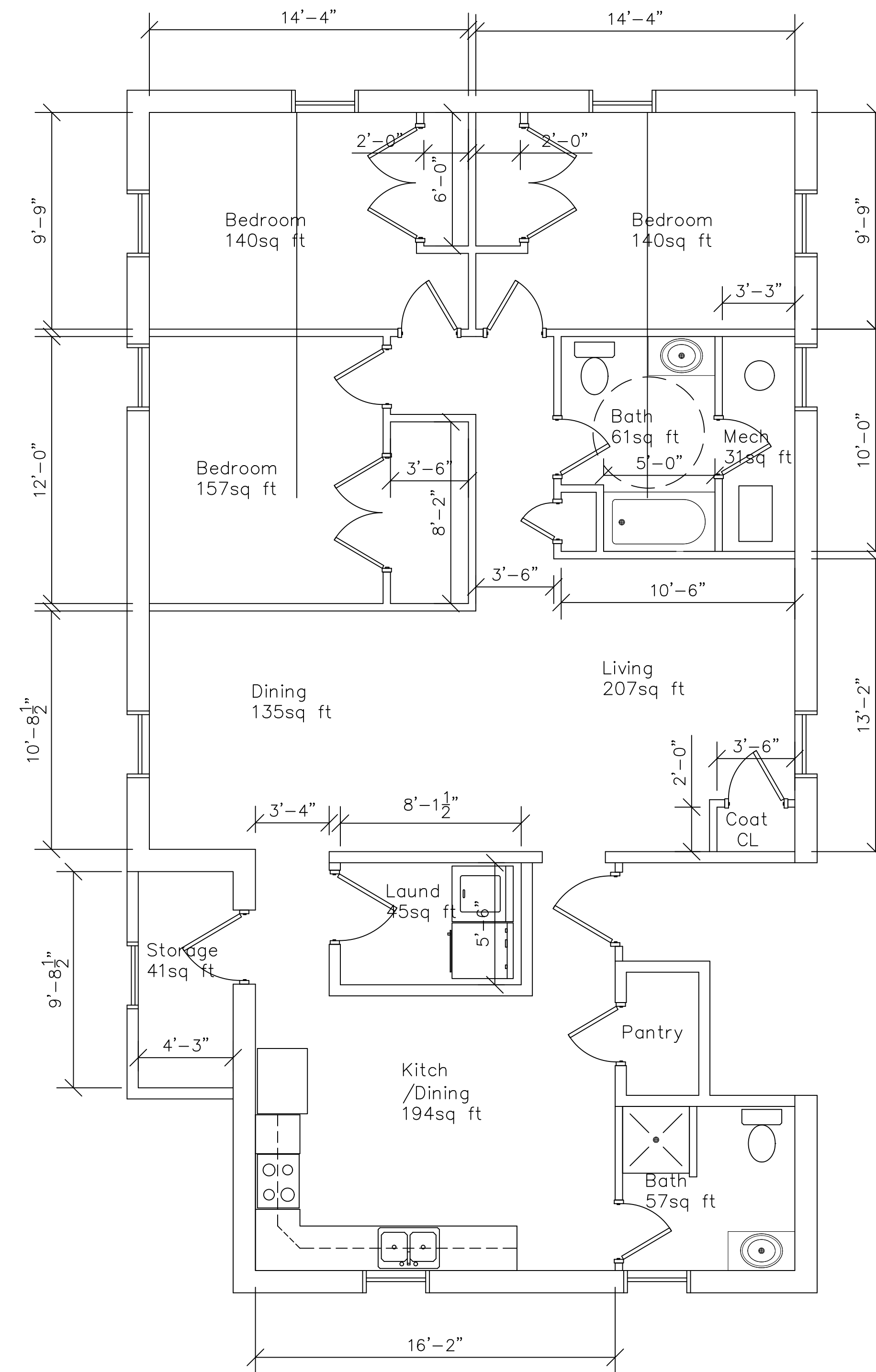
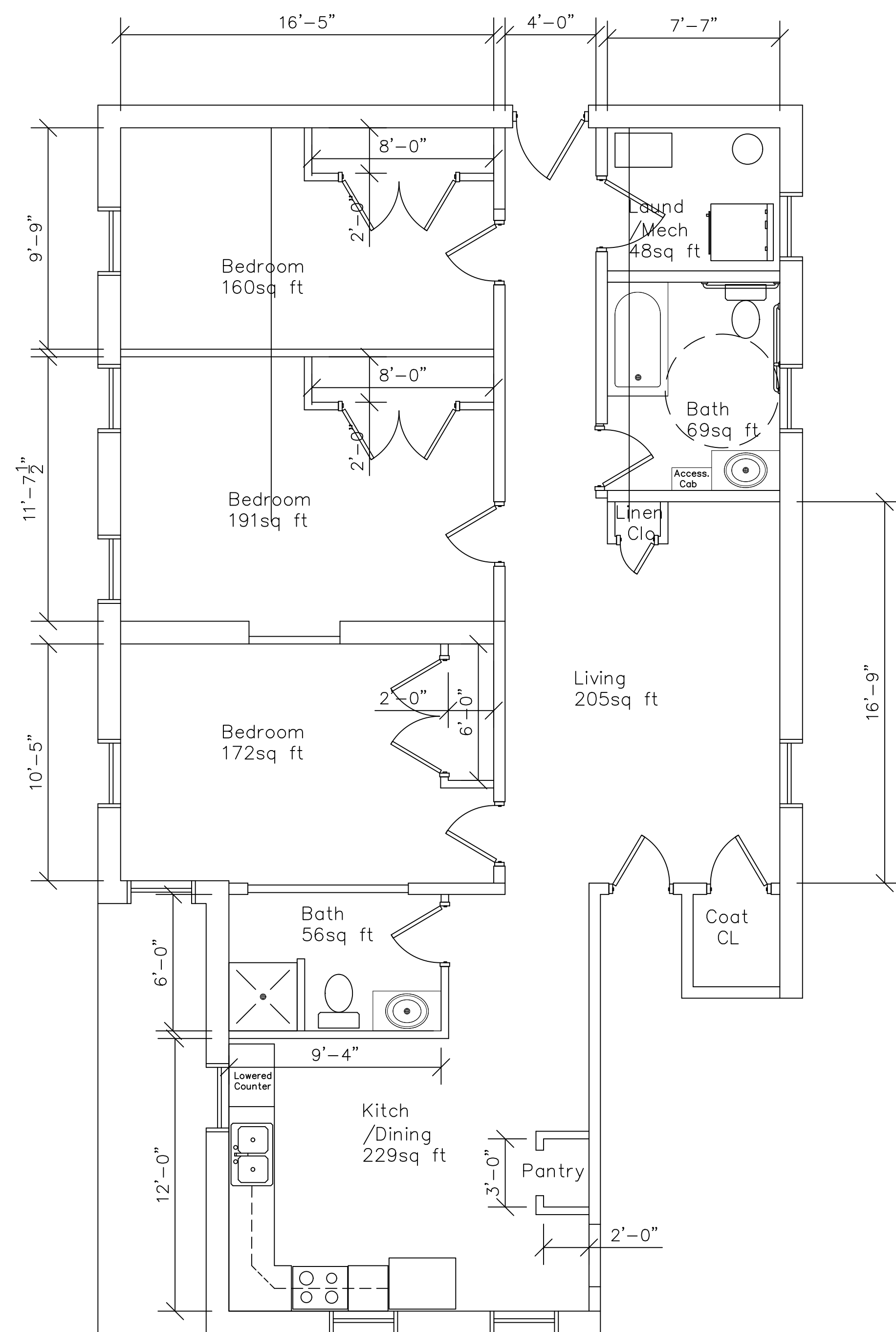


END COTTAGE (#10) 1ST FLOOR
PROPOSED FLOOR PLAN

2nd Fl
4 BR
1264 sq ft



END COTTAGE (#10) 2ND FLOOR
PROPOSED FLOOR PLAN



MVE
MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

REVISION

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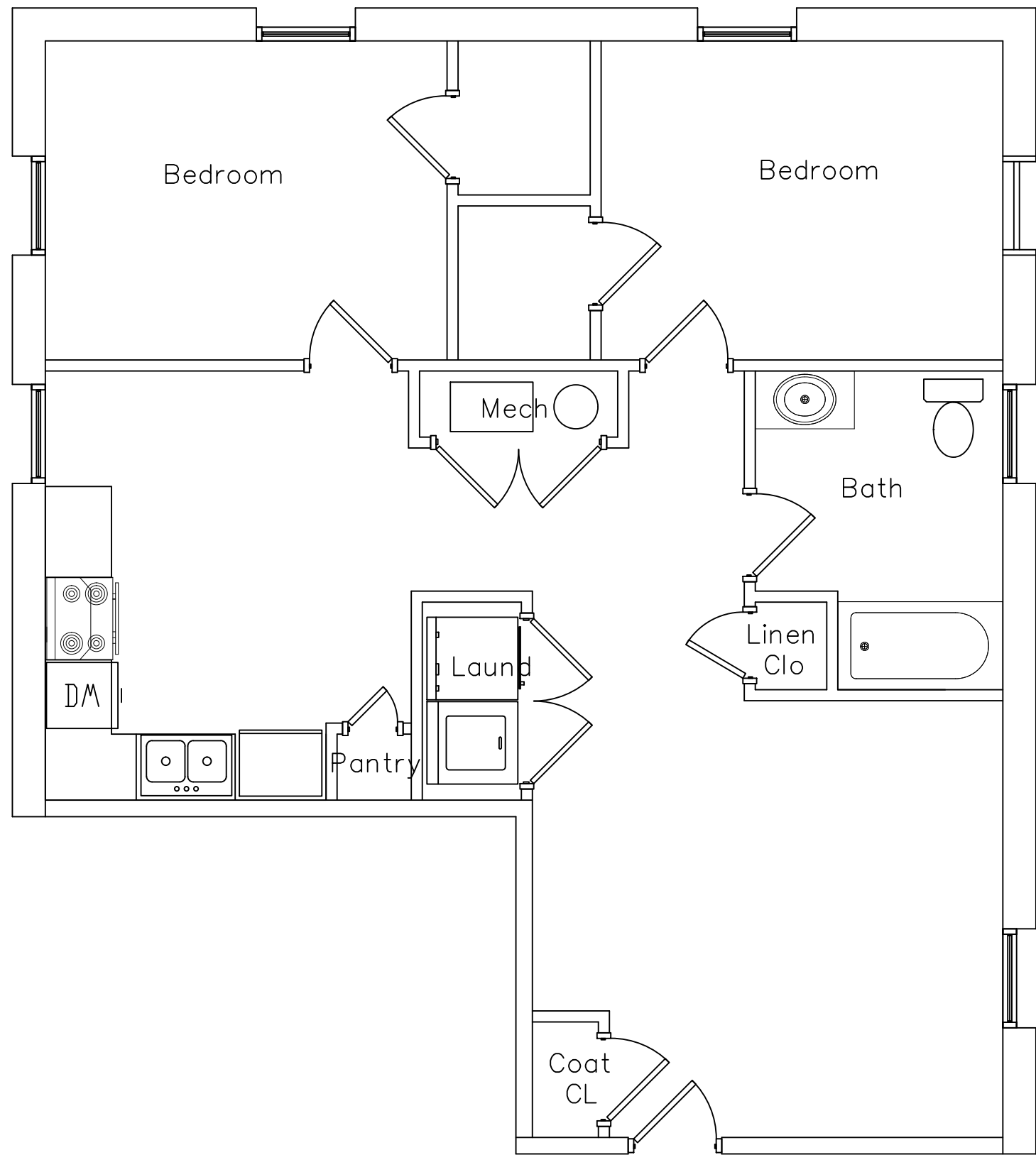
ANIE WITTENMYER
2828 EASTERN AVENUE
DAVENPORT, IA

SHEET DESCRIPTION
APARTMENT
FLOOR PLAN

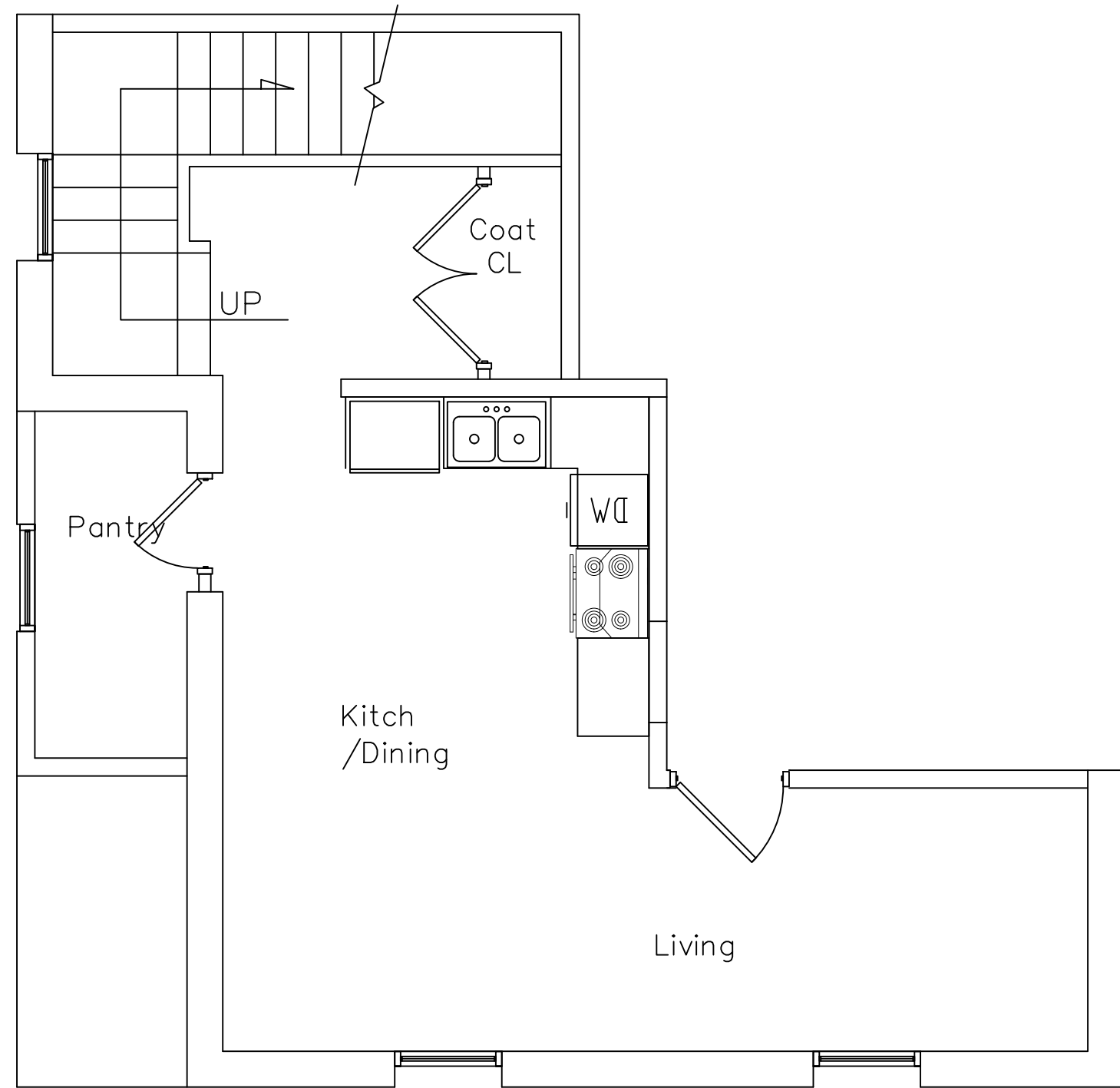
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DATE: 02/14/202.
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6-A401

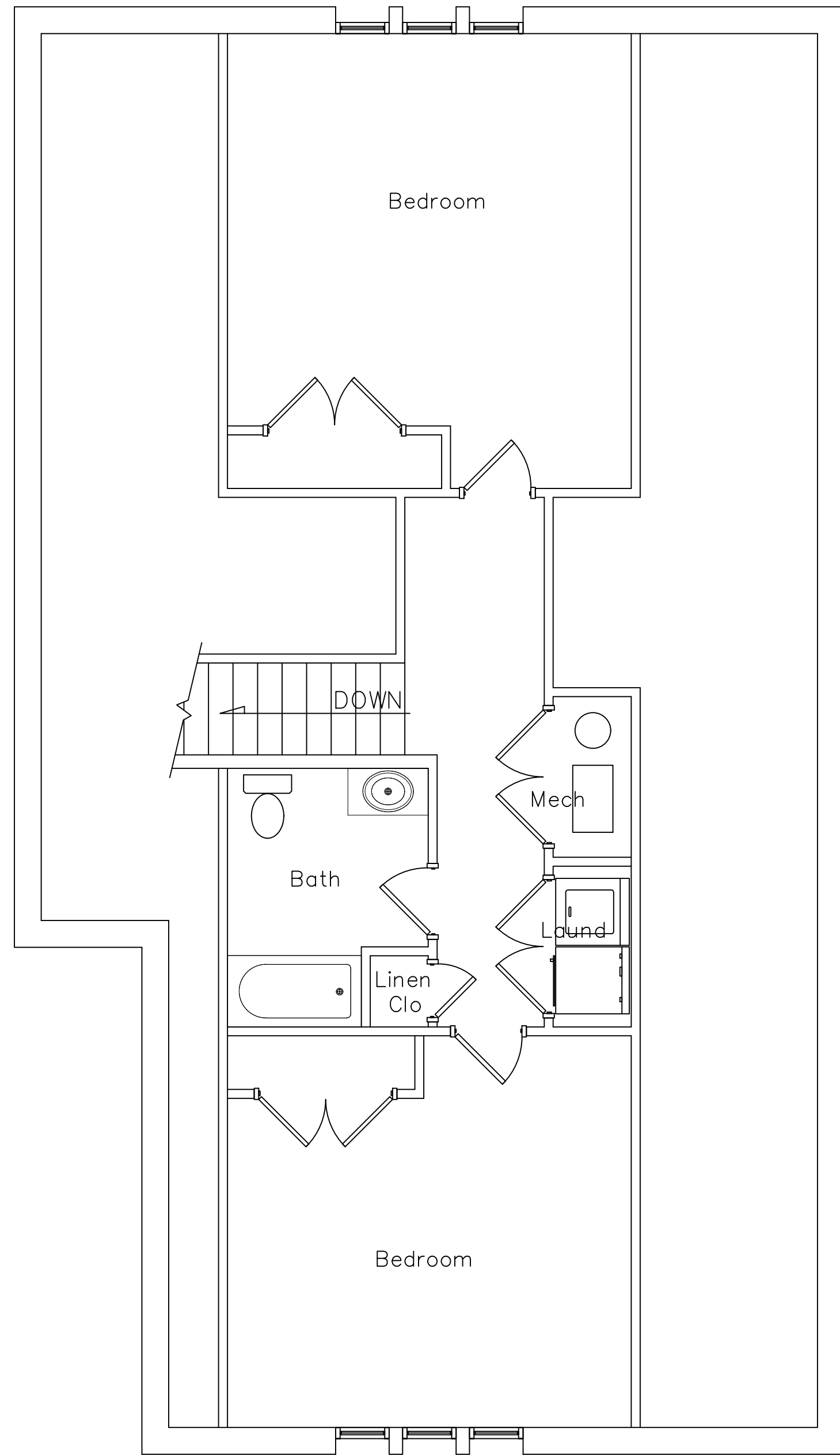
SHEET No.



APT 'C' FLOOR PLAN



APT 'D' FLOOR PLAN



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ANNIE WITTENMYER
2828 CAVENHURST AVENUE
DUBLIN, OH 43017

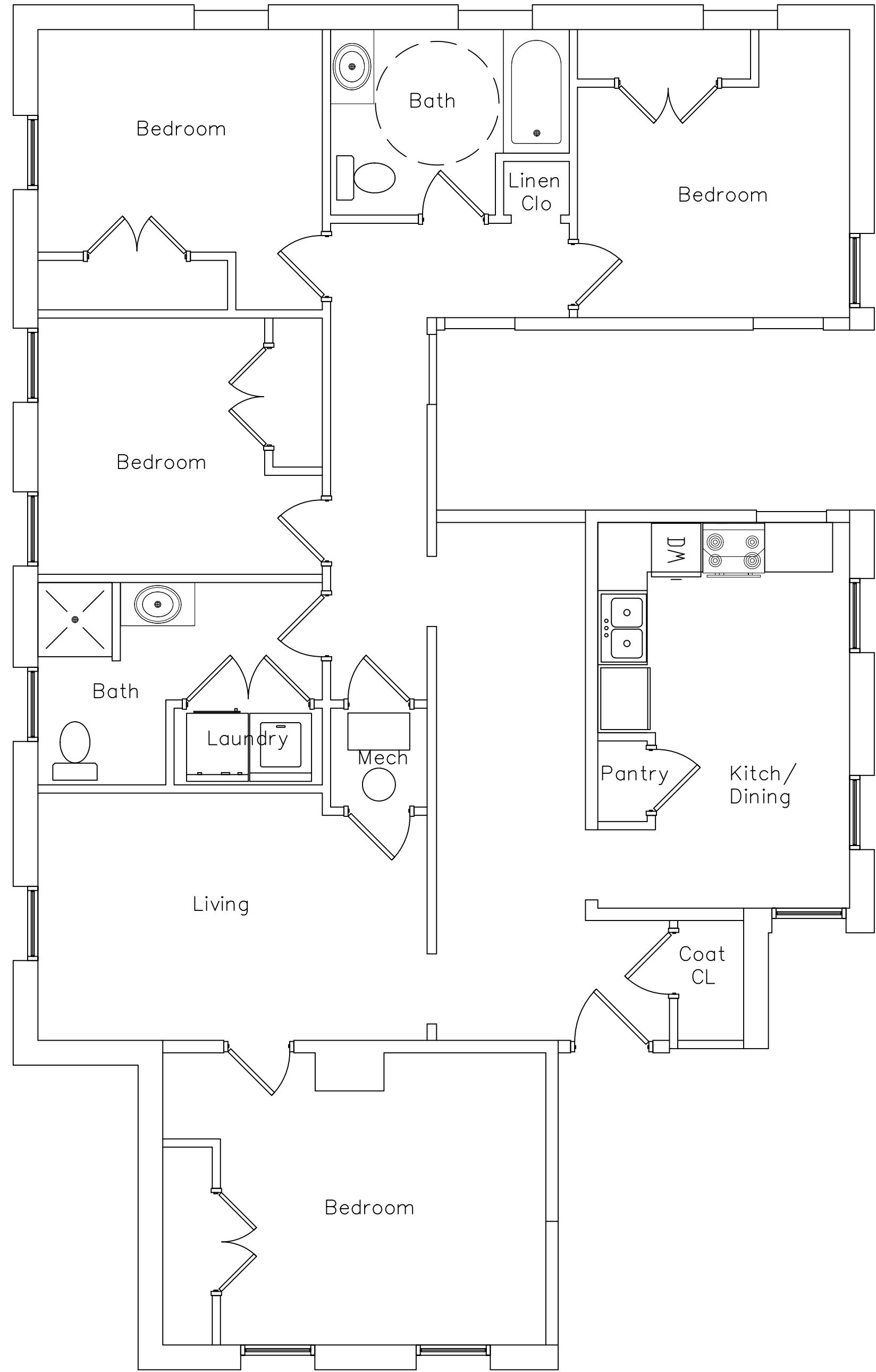
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APARTMENT
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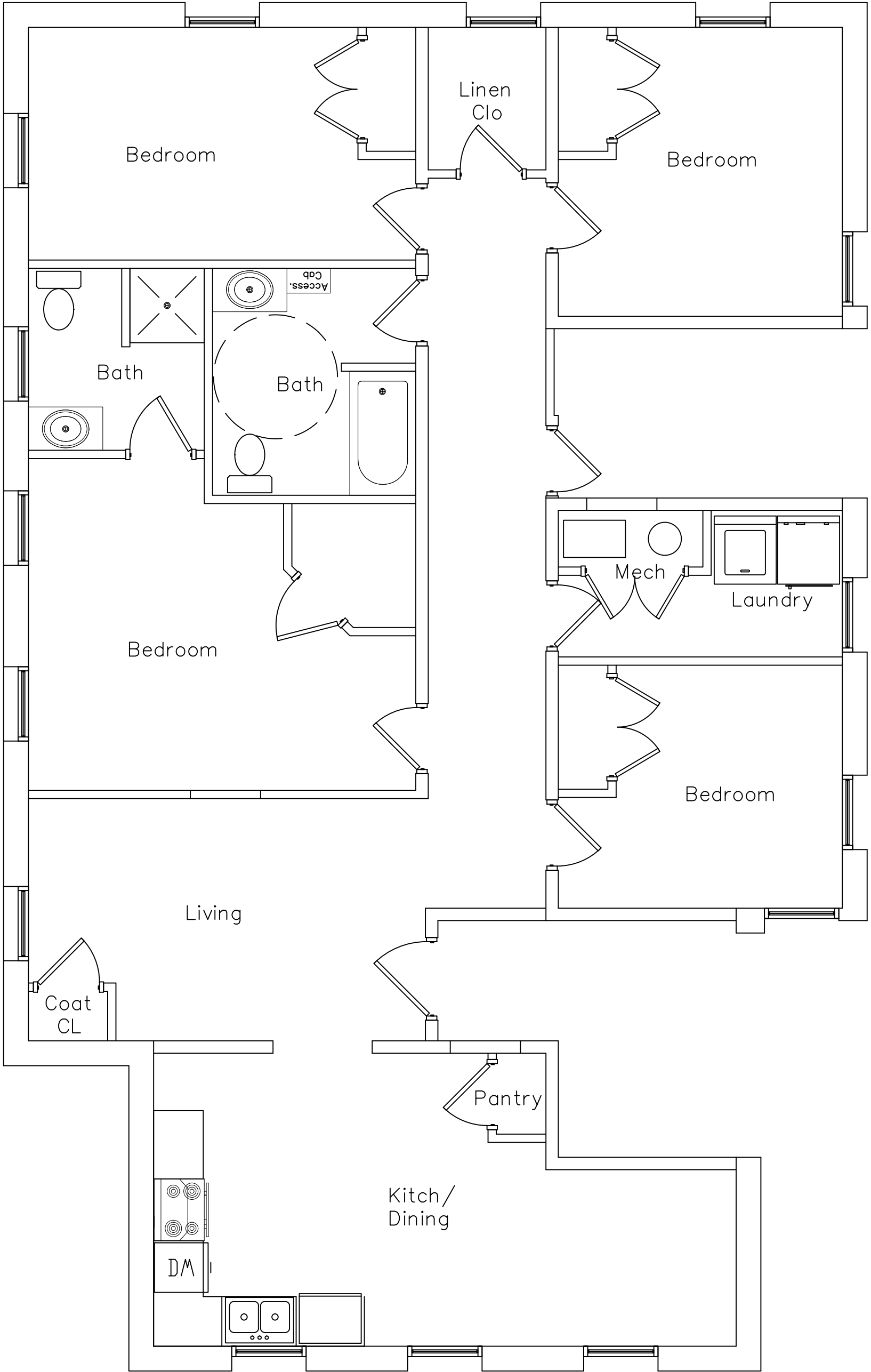
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DATE: 02/14/2024
DRAWN BY: SM

6-A402

SHEET NO.



APT 'E' FLOOR PLAN



APT 'F' FLOOR PLAN

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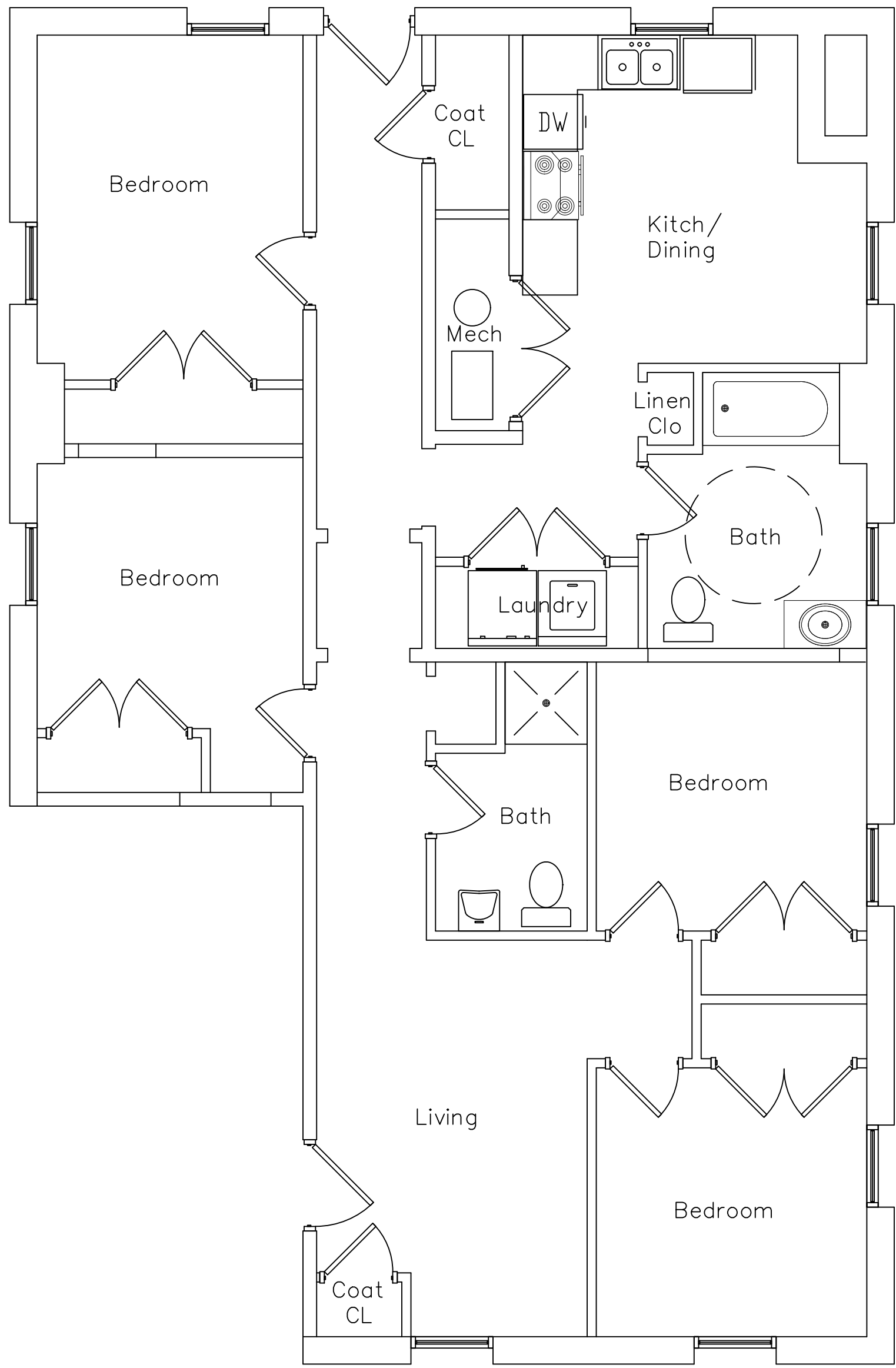
ANNIE WITTENMYER
2828 DAVENPORT AVENUE
DALLAS, TEXAS 75244

SHEET DESCRIPTION

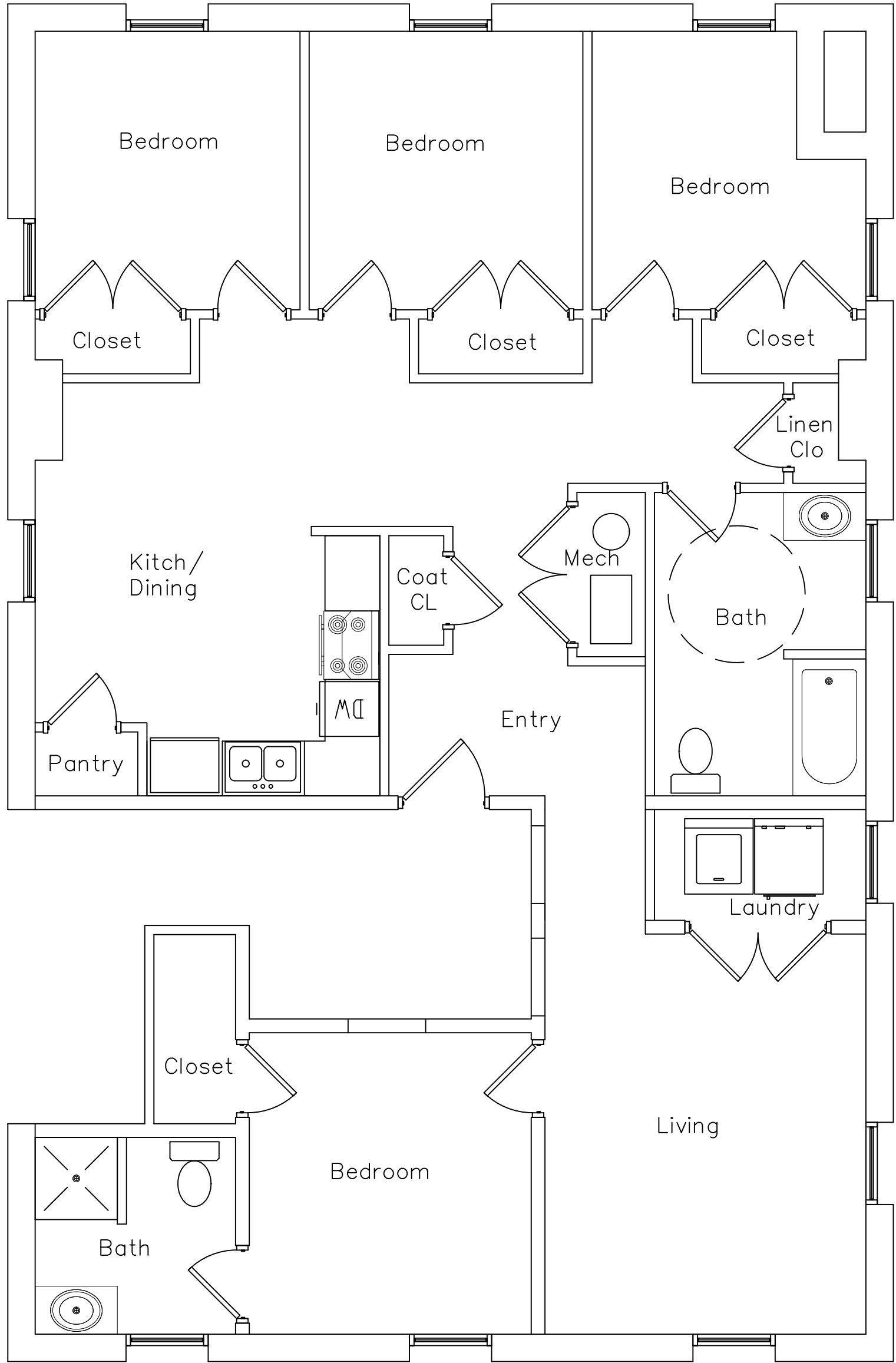
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JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

6-A403

SHEET NO.



APT 'G' FLOOR PLAN



APT 'H' FLOOR PLAN

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2828 ANNIE WITTENMYER AVENUE
DUBLIN, CA 94568

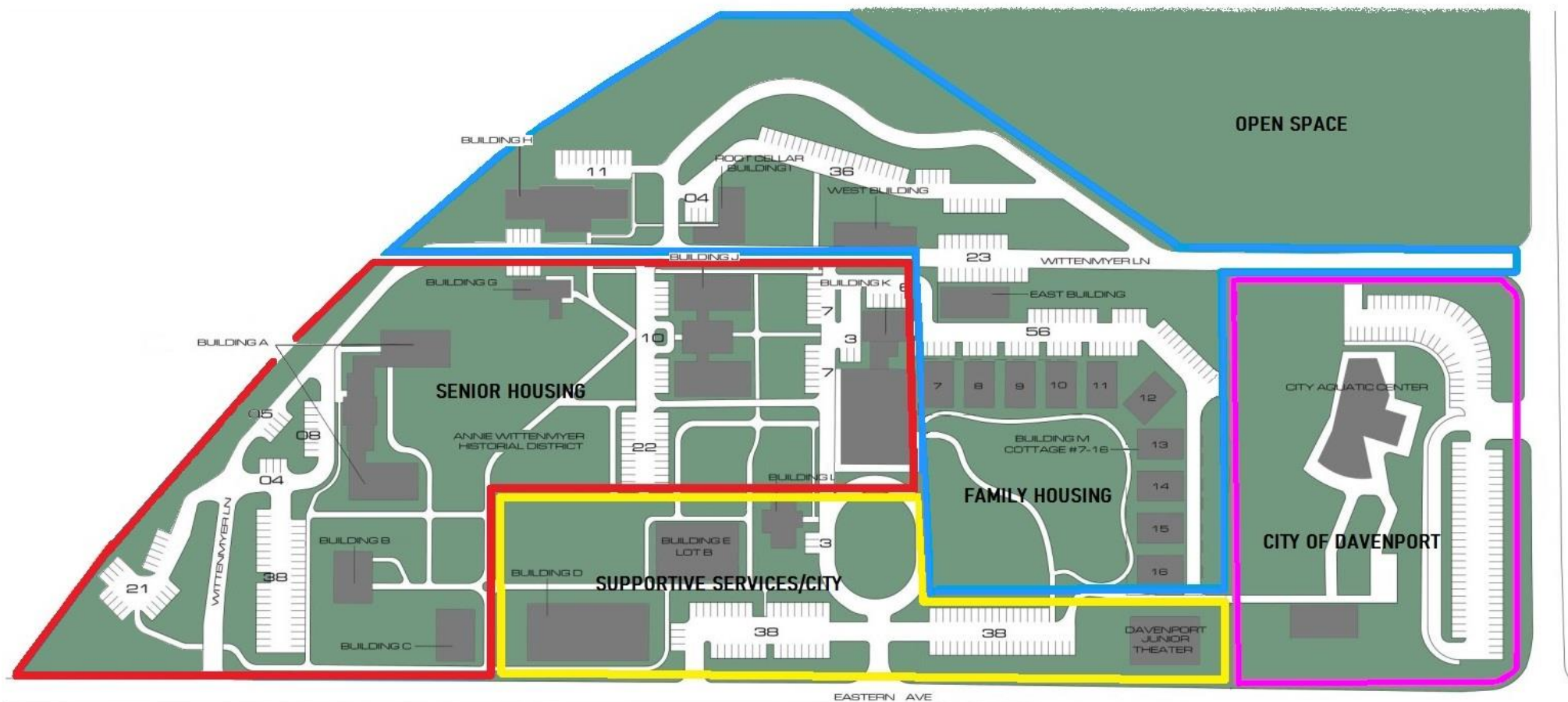
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DRAWN BY: SM

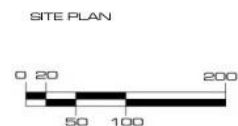
6-A404

SHEET No.

**PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAN
ANNIE WITTENMYER COMPLEX – 2800 EASTERN AVENUE**



- RETAINED BY CITY
- SOLD TO AW HOLDINGS, LLC
- SOLD TO AW HOLDINGS, LLC & RESOLD TO AW FAMILY, LLC
- SOLD TO AW HOLDINGS, LLC & RESOLD TO AW SENIOR, LLC





THE CITY OF
DAVENPORT
IOWA | USA

Vicinity Map | Case FDP25-01

Request of Annie Wittenmyer Family, LLC to establish a Planned Unit Development at 2800 Eastern Avenue in accordance with the submitted Final Plan. [Ward 5]





Zoning Map | Case FDP25-01

Request of Annie Wittenmyer Family, LLC to establish a Planned Unit Development at 2800 Eastern Avenue in accordance with the submitted Final Plan. [Ward 5]





Request of Annie Wittenmyer Family, LLC to establish a Planned Unit Development at 2800 Eastern Avenue in accordance with the submitted Final Plan. [Ward 5]



ORDINANCE NO. 2024-121

AN ORDINANCE FOR CASE REZ24-01 BEING THE REQUEST OF THE CITY OF DAVENPORT TO REZONE APPROXIMATELY 31.9 ACRES OF LAND AT 2800 EASTERN AVENUE FROM S-IC INSTITUTIONAL CAMPUS DISTRICT TO C-T COMMERCIAL TRANSITIONAL DISTRICT AND ESTABLISH A PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE SUBMITTED PRELIMINARY PLAN.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "C-T Commercial Transitional District." A Planned Unit Development is established in accordance with the submitted Preliminary Plan.

Part of the E14 of Section 24, Township 78 North, Range 3 East of the 5th P.M., being more particularly described as follows: Commencing at the SE. corner of the N.R W of said Section 24; thence East 30.0 ft. along the South line of the N.E. 14 of said Section 24 to the point of beginning; thence S00° 44'W 602.14 ft. to the point of intersection of the West R.O.W. line of Eastern Avenue with the Northeasterly R.O.W. line of the CM & St. P. Railroad; thence Northwesterly 128.89 ft. along the Northeasterly R.O.W. line of said Railroad being a curve concave southwesterly with a radius of 3870.0 ft. and having a long chord bearing N. 46° 52'W; thence N. 47° 50'W 454.00 ft. along said Railroad R.O.W. line; thence Northwesterly 526.28 ft. along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 1587.14 ft. and having a long chord bearing N. 38y 20'W 523.91 ft.; thence Northerly 1146.95 ft along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 2084.16 ft, having a long chord bearing N. 13° 04'TW 1132.62 ft. to a point on the South R.O.W. line of 29th St.; thence S.890 57'E. 1101.03 ft. along the said South line of 29th St; thence Southerly 31,58 ft. along a curve concave Westerly with a radius of 20.0 ft. to a point on the Westerly line of Eastern Ave.; thence S00° 31'W 1284.30 ft. along the West line of Eastern Ave, to the point of beginning containing 31,90 acres more or less. Commonly known as 2800 Eastern Avenue.

Section 2. That the following findings are hereby imposed upon said rezoning:

Zoning Map Amendment Findings

1. The zoning map amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with existing on-site uses and the zoning of nearby developed property.
3. The rezoning request is compatible with the established neighborhood character.

4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. The zoning map amendment facilitates the adaptive redevelopment of a national and local historic landmark.
6. The nonconformities created by the zoning map amendment will be mitigated through the planned unit development process.

Planned Unit Development Findings

1. The preliminary development plan provides a public benefit to the City.
2. The proposed preliminary plan meets the purpose of a planned unit development.
3. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.
4. There is provision for adequate utilities and infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities. A traffic study is not required.
5. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets.
6. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

Section 3. At its February 6, 2024 meeting, the City Plan and Zoning Commission voted to forward Case REZ24-01 to the City Council with a recommendation for approval subject to the listed zoning map amendment and planned unit development findings.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

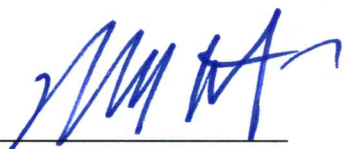
First Consideration February 28, 2024

Second Consideration March 13, 2024

Approved March 27, 2024

Published in the *Quad-City Times* on April 4, 2024

Attest:


Mike Matson
Mayor




Brian Krup
Deputy City Clerk



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

June 11, 2025

Annie Wittenmyer Family, LLC
Chris Ales
1101 West 9th Street
Davenport, IA 52804

Re: Historic Preservation Commission Review Determination – Case COA25-07

To Whom It May Concern,

The City of Davenport Historic Preservation Commission granted a Certificate of Appropriateness for the following case at its June 10, 2025 meeting:

Case COA25-07: Request for site improvements, restoration of existing structures, and new construction at 2800 Eastern Avenue. The Iowa Soldiers' Orphans' Home Historic District is a locally and nationally listed historic district. Annie Wittenmyer Family LLC, petitioner. [Ward 5]

The approval is in accordance with submitted material and subject to the following conditions:

1. Per the requirements of the National Park Service, the housing project shall be in compliance with The Secretary of the Interior's Standards for Rehabilitation.
2. As the design for the rehabilitation project progresses, any substantial modifications shall require a separate Certificate of Appropriateness Application and review by the Historic Preservation Commission.

Please contact the Building Department at 563-326-7745 to obtain applicable permits.

For your reference, the agenda packet for the June 10, 2025 Historic Preservation Commission meeting can be accessed at the following link: https://davenportia.portal.civicclerk.com/?category_id=31

Staff appreciates your patience throughout the review process. If you have any questions, please contact me directly at (563) 888-2221 or matt.werderitch@davenportiowa.com.

Sincerely,

Matt Werderitch | AICP
Planner III

CHAPTER 17.14. ZONING APPLICATIONS

Section 17.14.080 Planned Unit Development

A. Purpose

Planned unit developments (PUD) are a special approval intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should only be applied to further those applications that provide compensating amenities to the City. The underlying zoning district dimensional, design, and use regulations apply to a PUD unless specifically modified through the approval process. Through the flexibility of the planned unit development technique, a PUD is intended to:

1. Encourage flexibility in the development of land and in the design of structures.
2. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this Ordinance.
3. Allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning controls.
4. Combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.
5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities.
6. Encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.
7. Facilitate the implementation of adopted City land use policies, particularly with respect to areas planned for potential redevelopment.

B. Initiation

The entire property proposed for the planned unit development must be in single ownership or under unified control. All owners of the property must be included as joint applicants on all applications and all approvals will bind all owners.

C. Authorization

A planned unit development is authorized in all zoning districts.

D. Exceptions From District Regulations

1. A planned unit development is subject to the underlying district regulations, including use, unless an exception is specifically granted. The Plan and Zone Commission may recommend and the City Council may grant exceptions to the zoning district regulations, including use, for a planned unit development.
2. Exceptions from district regulations may be granted for planned unit developments, if the exceptions:
 - a. Enhance the overall merit of the planned unit development.
 - b. Promote the objectives of both the City and the development.
 - c. Enhance the quality of the design of the structures and the site plan.
 - d. Will not cause excessive adverse impact.
 - e. Are compatible with adopted City land use policies.
 - f. Provide a public benefit to the City, as described below.
3. The underlying zoning district regulations, including use, apply unless an exception is granted as part of the planned unit development approval. In no case may an exception to district regulations be granted unless the applicant demonstrates a substantial benefit to the City. Design characteristics and amenities to be considered in this determination include, but are not limited to, the following:

- a. Community amenities including plazas, malls, formal gardens, and pedestrian facilities.
- b. Preservation of existing environmental features.
- c. Preservation of historic features.
- d. Open space and recreational amenities such as recreational open space, including accessory buildings, jogging trails and fitness courses, and playgrounds, dog parks, skate parks, and similar recreational features.
- e. Reduction of impervious surface throughout the development below the threshold required by the district.
- f. Adaptive reuse of existing buildings.
- g. Provision of public car and/or bike share facilities
- h. Affordable housing set-asides.

E. Procedure

The following procedures, requirements, restrictions, and conditions are required. The approval of a planned unit development includes a pre-application consultation, preliminary plan approval, and final plan approval.

1. Pre-Application Consultation

- a. Prior to formal submittal of an application, a pre-application conference with the Zoning Administrator is required.
- b. At a pre-application consultation, the applicant must provide:
 - i. A map (or maps) in general form containing the proposed land uses, the natural features of the development site, the character and approximate location of all roadways and access drives proposed, the location of all adjacent public streets, public utilities, and schematic drawings showing the size, character, and disposition of buildings on the site.
 - ii. A summary of the public benefits and amenities and any anticipated exceptions to this Ordinance.
 - iii. A written statement containing a general explanation of the planned unit development, including a statement of the present ownership of all the land within said development and the expected schedule of construction.
- c. The purpose of such pre-application consultation is to make advice and assistance available to the applicant before preparation of the preliminary plan, so that the applicant may determine whether the proposed planned unit development is in compliance with this Ordinance and other applicable regulations, and whether the proposed planned unit development aligns with the adopted land use policies of the City.
- d. The pre-application conference does not require formal application, fee, or filing of a planned unit development application. Any opinions or advice provided by the Zoning Administrator are in no way binding with respect to any official action that may be taken on the subsequent formal application. No decision will be made on the application.

2. Preliminary Plan

An application for a preliminary plan for a planned unit development must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Plan and Zoning Commission.

a. Action by the Plan and Zoning Commission

- i. After receipt of a complete application, the Plan and Zoning Commission will consider the preliminary plan at a public hearing.
- ii. Within 30 days of the close of the public hearing, the Plan and Zoning Commission must forward its recommendation to the City Council, unless an extension is agreed to by the applicant.
- iii. The Plan and Zoning Commission must evaluate the preliminary plan based upon the evidence presented at the public hearing, pursuant to the approval standards of this section. The Plan and Zoning Commission must recommend approval, approval with conditions, or denial of the preliminary plan.

b. Action by City Council

The City Council will review the preliminary plan upon receipt of the Plan and Zoning Commission recommendation, and must approve, approve with conditions, or deny the preliminary plan.

c. Conditions

The Plan and Zoning Commission may recommend and the City Council may impose conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the planned unit development as may be deemed necessary for the protection of the public health, safety, and welfare. Such conditions and restrictions must be reflected in the final plan.

d. Approval Standards

The recommendation of the Plan and Zoning Commission and decision of the City Council must make a finding that the following standards for a planned unit development have generally been met.

- i. The proposed planned unit development meets the purpose of a planned unit development.
- ii. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.
- iii. There is provision for adequate utilities and infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities.
- iv. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets. A traffic study may be required to provide evidence that the circulation system is adequate.
- v. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

e. Expiration

- i. The preliminary plan approval expires if a complete application for approval of a final plan has not been filed within one year after the date the City Council grants preliminary plan approval. As part of the approval of the preliminary plan, the City Council may extend this period of time including approval of a phasing plan where the validity period is longer than one year for the planned unit development.
- ii. An extension of this one year period may also be granted by the City Council if the applicant requests an extension in writing prior to the expiration date of the approval. A public hearing for an extension of time of a preliminary plan is not required.

3. Final Plan

Following the approval of the preliminary plan, an application for a final plan for a planned unit development must be filed with the Zoning Administrator.

a. Action by Zoning Administrator

The Zoning Administrator will review the final plan upon receipt of the complete final plan application and take the following action:

- i. If the final plan is in substantial compliance with the approved preliminary plan, the Zoning Administrator will recommend approval of the final plan to the Plan and Zoning Commission. The Zoning Administrator will certify to the Plan and Zoning Commission that the final plan is in substantial conformance with the previously filed preliminary plan.
- ii. If the final plan is not in substantial conformance with the approved preliminary plan, the Zoning Administrator must inform the applicant as to specific areas found not to be in compliance, and the applicant must resubmit the final plan to the Zoning Administrator with changes to those areas found not to be in substantial compliance and the validity of the preliminary plan remains in effect. If the revised final plan remains noncompliant with the preliminary plan, the applicant may request that the Zoning Administrator render a decision to be forwarded to the Plan and Zoning Commission. In such case, the Zoning Administrator will recommend to the Plan and Zoning Commission that the final plan be denied and the plan and recommendation will be forwarded to the Plan and Zoning Commission.

b. Action by Plan and Zoning Commission

Upon receipt of the Zoning Administrator recommendation, the Plan and Zoning Commission must review the final plan. The Plan and Zoning Commission must approve or deny the final plan. If denied, the applicant may

reapply by submitting a new final plan and the validity of the preliminary plan remains in effect. Alternatively, the applicant may submit the final plan as a new preliminary plan at the preliminary plan stage.

c. Effect of Approval

After final plan approval, the final plan will constitute the development regulations applicable to the subject property. The planned unit development must be developed in accordance with the final plan, rather than the zoning district regulations otherwise applicable to the property. Violation of any condition is a violation of this Ordinance and constitutes grounds for revocation of all approvals granted for the planned unit development.

d. Expiration

i. The final plan approval expires if a building permit has not been issued within two years after the date of final plan approval. As part of the Plan and Zoning Commission approval of the final plan, the Plan and Zoning Commission may extend this period of time including approval of a phasing plan where the validity period is longer than two years for the PUD.

ii. An extension of this two year validity period may be granted by the City Council prior to the expiration date of the approval if the applicant requests an extension in writing prior to the expiration date of the approval.

F. Modifications to Approved Final Plans

No adjustments may be made to the approved final plan, except upon application to the City in accordance with the following.

1. Administrative Modifications

The Zoning Administrator may approve the following administrative modifications to an approved final plan when it is determined by the Zoning Administrator that such changes are in substantial conformance with the approved final plan. Any changes considered a minor or major modification, as defined in this section, cannot be approved as an administrative modification. The Zoning Administrator, at his/her sole discretion, may choose to classify a modification that meets the criteria of this section as a minor modification to be approved by the Plan and Zoning Commission. No notice is required for an administrative modification.

a. Changes required during construction when related to final engineering issues such as topography, drainage, underground utilities, structural safety, or vehicular circulation, to be confirmed by the City Engineer.

b. Changes in building location of no more than ten feet that continue to meet the requirements of this Ordinance and any conditions of the final plan approval.

c. Changes in the location of walkways, vehicle circulation ways, and parking areas of up to ten feet that continue to meet the requirements of this Ordinance and any conditions of the final plan approval.

d. Changes to a structure that do not increase the building footprint, gross floor area, or height.

e. Changes in building design, including building materials, that continue to meet the requirements of this Ordinance and any conditions of the final plan approval.

f. Modification of existing accessory structures or the addition of new accessory structures when in conformance with the requirements of this Ordinance.

g. Modifications to the approved landscape plan that do not result in a reduction of the total amount of plant material required and conform with all landscape requirements of this Ordinance.

h. Modification of existing signs or the addition of new signs when in conformance with sign regulations.

2. Minor Modifications

The Plan and Zoning Commission may approve the following minor modifications to an approved final plan when it is determined by the Plan and Zoning Commission that such changes are in general conformance with the approved final plan. Any changes considered a major modification, as defined in this section, cannot be approved as a minor modification. The Plan and Zoning Commission, at its sole discretion, may choose to classify a modification that meets the criteria of this section as a major modification to be approved by the City Council. No notice is required for a minor modification. When calculating percentages, all fractions are rounded up to the nearest whole number.

a. An increase or decrease in building height of up to 10%.

- b. An increase or decrease in building coverage up to 10%.
- c. A change of in the location of walkways, vehicle circulation ways, and parking areas over ten and up to 20 feet.
- d. An increase or decrease in the number of parking spaces of up to 20 parking spaces.
- e. A change to the landscape plan that results in a reduction of plant material but does not violate the landscape requirements of this Ordinance.
- f. Altering any final grade by no more than 20% of the originally planned grade.

3. Major Modifications

- a. The City Council may approve any other changes to an approved final plan that do not qualify as an administrative or minor modification. In addition, any of the following are considered major modifications:
 - i. Any request for an extension of time of the approved final plan.
 - ii. Changes to any conditions imposed as part of the approved final plan.
 - iii. Reductions or alterations in the approved public benefit and amenities to be provided.
 - iv. Any development action that does not comply with zoning district regulations.
- b. All major modifications to the final plan must be approved by the City Council in a public hearing. The City Council may only approve changes to the final plan if they find such changes are in general conformance with the approved final plan, necessary for the continued successful functioning of the planned unit development, respond to changes in conditions that have occurred since the final plan was approved, and/or respond to changes in adopted City land use policies.
- c. Upon review of the proposed major modifications, the City Council may determine that the proposed modifications constitute a new planned unit development and the final plan must be resubmitted as a preliminary plan and follow the procedures of approval in this Section. The applicant may submit the final plan as a new preliminary plan at the preliminary plan stage.