

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, September 2, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers
COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

- I. New Business
 - 1. Case ORD25-02: Request of The City of Davenport to amend Title 17 of the Davenport Municipal Code regarding Solar Farms as a principal use and freestanding Solar Panels as an accessory use. [All Wards]

REGULAR MEETING AGENDA

- II. Roll Call
- III. Report of the City Council Activity
- IV. Secretary's Report
 - 1. Consideration of the August 19, 2025 meeting minutes.
- V. Report of the Comprehensive Plan Committee
- VI. Zoning Activity
 - A. Old Business
 - B. New Business
- VII. Subdivision Activity
 - A. Old Business
 - B. New Business
 - 1. Case F25-11: Request of Birchwood South LLC for a Final Plat of Birchwood South 4th Addition. The 2-lot subdivision is located at 4551 East 52nd Street, on 3.93 acres. [Ward 6]
 - 2. Case F25-12: Request of Baltic Property Holdings LLC for a Final Plat of Baltic Property. The 4-lot subdivision is located on 118th Avenue (Parcel 720123001). The 21.65-acre tract of land is in unincorporated Scott County. [Adjacent to

Ward 1]

VIII. Future Business

IX. Communications

X. Other Business

XI. Adjourn

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matthew Reu | 563-888-2221

Action / Date
9/2/2025

Subject:

Case ORD25-02: Request of The City of Davenport to amend Title 17 of the Davenport Municipal Code regarding Solar Farms as a principal use and freestanding Solar Panels as an accessory use. [All Wards]

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the September 16, 2025 Plan and Zoning Commission meeting.

Background:

On May 7th, 2025, Resolution No. 2025-197 placed a moratorium on solar farms and accessory freestanding solar to provide time for staff to evaluate current regulations and propose revisions where necessary. The moratorium was spurred by a non-conforming accessory freestanding solar system installed in a resident's front yard. Additionally, staff asked for the moratorium after fielding questions about large-scale solar farms and recent Iowa State legislative hearings about solar farms. The proposed amendment brings code to meet solar industry terms and prepare a more compressive approach to regulating solar systems.

Staff have researched and drafted proposed amendment to Title 17 ordinance. The presented materials are a draft and are meant to start conversation. These proposed amendments are not the final ordinance to be adopted.

Current Zoning Ordinance Use Definition:

An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.

Current Use Matrix (Table 17.08-1)

The current principal use "Solar Farms" is permitted in the following zoning districts:

1. C-OP Commercial Office Park District
2. I-1 Light Industrial District
3. I-2 Heavy Industrial District
4. IC – Institutional Campus District

The current principal use "Solar Farms" is permitted by Special Use in the following zoning districts:

1. AG Agricultural District

Solar Farms Principal Use Standards (Section 17.08.030.BB)

1. Systems, equipment, and structures are limited to the maximum height of the district.
2. All solar farm structures must meet the district setbacks.
3. No grid-tied photovoltaic system may be installed until evidence has been provided that the owner has been approved by the utility company to install the system.
4. The facility owner and operator must, at their sole expense, complete decommissioning of the solar farm within one year after the end of the useful life of the solar farm. The solar farm is deemed to be at the end of its useful life if it is abandoned for a period for 180 days or more. Decommissioning includes removal of all solar equipment. Decommissioning includes removal of solar arrays, structures, private roads or driveways, and foundations, and any other element constructed by facility owner or operator for the purpose of maintaining or operating the solar farm.

Current Solar Panels accessory structures and uses. (Section 17.09.030.S)

1. General requirements
 1. A solar panel may be building-mounted or freestanding
 2. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways
2. Building-mounted systems
 1. A building-mounted system may be mounted on the roof or wall of a principal building or accessory structure
 2. On pitched roof buildings, the maximum height of a roof-mounted solar panel may rise is 18 inches.
 3. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.
 4. Wall-mounted solar panels may project up to 2.5 feet from a building facade and must be integrated into the structure as an architectural feature.
3. Freestanding systems
 1. A freestanding system is allowed in all yards. In the front or corner side yard, the system but must be six feet from any lot line.
 2. The maximum height of a freestanding system is 10 feet, except in the front or corner side yard where it is limited to four feet.
4. Co-location. Solar panels may be co-located on structures such as wireless communication towers and light poles

Approval Standards for Text Amendments

1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
2. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.
3. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
4. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy or change in development trends or technology.
5. The extent to which the proposed amendment creates nonconformities.

Public Input:

A Notice of Public Hearing was published in the Quad City Times informing the community of the September 2, 2025 Plan and Zoning Commission Public Hearing. To date, staff have not received any public comments in favor or opposition to the request. Staff will apprise the Commission of any correspondence at the September 16, 2025 Plan and Zoning Commission Public Hearing.

Attachments:

1. Memo to Council - Solar Moratorium
2. Action 2025-197 - Resolution approving moratorium on solar farms and freestanding solar panels
3. Current Zoning Ordinance
4. Solar Farm - Draft Ordinance Amendment



Date: May 8, 2025

To: City Council

From: Laura Berkley, Development & Planning Administrator

Subject: Moratorium on Solar Farms and Freestanding Solar Panels

Several questions were raised at the Committee of the Whole on May 7, 2025 regarding the proposed moratorium on Solar Farms and freestanding solar panels. I would like to provide further clarification on this matter.

What is the purpose of the moratorium?

Moratoriums are a tool local government can use to pause any new actions or approvals. The City typically places moratoriums for six months to provide staff the necessary time to conduct research and present findings to both the Council and Plan & Zoning Commission for ordinance change consideration. Moratoriums provide the benefit of a clean transition of any potential code changes. It is important to clearly state the date of the end to the moratorium for both staff enforcing the moratorium and the public on when items can be submitted for review and under what codes they will be reviewed.

A similar example of the use of a moratorium within the City of Davenport occurred in late 2023 to allow staff the time to review and propose new regulations associated with billboards. Within the six-month moratorium, the City was able to successfully research and draft new code language, which was adopted in June of 2024.

What caused the request for the moratorium?

The zoning code currently allows for freestanding solar panels as an accessory to a Principal Use. This includes the ability to install the freestanding solar panels in front and corner yards. While freestanding solar panels as an accessory use are rare in the City of Davenport, a recent installation sparked citizen complaints and further discussion between staff, Administration, the Community Development Chair and Co-Chair and a request from the Plan & Zoning Chair to reassess the current code. A photo of the installation has been included in this memo. Please note: The installation was not installed as proposed in the plans and does not meet the required code for both

setbacks and maximum height. This specific violation is currently being addressed. The contractor will be installing the panels on the roof. However, several questions and concerns remain on how freestanding solar panels should be regulated moving forward.



In addition, Planning staff have received multiple requests for information on Solar Farm regulations. This is due to several recent and proposed high energy users developing within the City. Additionally, during this legislative session at the State, there was a bill to make community solar farms more feasible. The increase in interest in solar farms has sparked internal conversations on whether the current code provides the framework necessary to handle multiple large scale solar farm requests. For example, Solar Farms are currently allowed on land zoned Agriculture with a Special Use. There are no specific parameters or directions for the Zoning Board of Adjustment to determine under what circumstances Solar Farms are appropriate in this district or when to grant or deny a special use. Peer communities have regulations on what type of agricultural land can be used for solar farms.

What specifically is subject to the moratorium?

There are two components to the moratorium: Solar Farms as a principal use and freestanding solar panels as an accessory use.

Solar Farm as a principal use is: An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.

Solar panels can also be an accessory to another use such as a home or business. The most common form of solar panels as an accessory use are building-mounted panels. This is typically a system installed on a roof. Building-mounted systems are not a part of the moratorium. The moratorium is specific to freestanding systems. This does not include solar panels located within the right-of-way. This also does not impact any existing freestanding solar.

Staff time for research and code review:

Staff will need time to research the solar industry, review state law, and conduct a peer review of solar regulations. The decision to do so is not taken lightly, and the discussion to move forward with this project was not initiated by any one member of the Council. The decision to research this topic area was made jointly by the Development & Neighborhood Services Director, the Development & Planning Administrator, and the Chair and Co-Chair of the Community Development Committee after a request from the Plan & Zoning Commission Chair. The decision was made after consultation with the City Attorney. The City Administrator had been informed of the decision before moving forward with a proposed moratorium.

City of Davenport

2025-197

Department: City Council

Action / Date

Contact Info: Alderman Reinartz and Alderman Gripp

5/14/2025

Subject:

Resolution placing a moratorium upon solar farms as a principal use and freestanding solar panels as an accessory use until November 14, 2025. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

Recent inquiries into solar farms, as a principal use, and freestanding solar panels, as accessory structures, have spurred additional conversations and questions on how best to regulate solar moving forward. A six-month moratorium on new solar farms as a principal use and freestanding solar panels as an accessory use is requested in order to provide staff time to evaluate current regulations and propose any revisions if necessary.

It should be noted that building-mounted solar panels, commonly installed on roofs, are not subject to the proposed moratorium.

Attachments:

1. Resolution

Resolution No. 2025-197

Resolution offered by Alderman Gripp and Alderman Reinartz.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION placing a moratorium upon new solar farms as a principal use and freestanding solar panels as an accessory use until November 14, 2025.

WHEREAS, the City of Davenport regulates the uses, special uses, and accessory uses of its zoning districts; and

WHEREAS, recent freestanding solar panel installation and inquiries into solar farms has spurred additional conversations and questions on how to best regulate solar; and

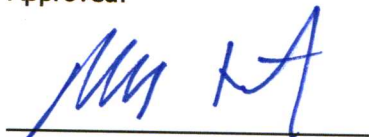
WHEREAS, the City of Davenport wishes to study best practices around the country; and

WHEREAS, this six-month period would allow time for code amendments to be vetted and proposed for adoption.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a moratorium is hereby imposed upon new solar farms as a principal use and freestanding solar panels as an accessory use until November 14, 2025.

Passed and approved this 14th day of May, 2025.

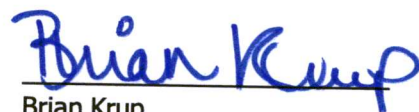
Approved:



Mike Matson
Mayor



Attest:



Brian Krup
Deputy City Clerk

Section 17.08.030 Principal Use Standards

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

BB. Solar Farm

1. Systems, equipment, and structures are limited to the maximum height of the district.
2. All solar farm structures must meet the district setbacks.
3. No grid tied photovoltaic system may be installed until evidence has provided that the owner has been approved by the utility company to install the system.
4. The facility owner and operator must, at their sole expense, complete decommissioning of the solar farm within one year after the end of the useful life of the solar farm. The solar farm is deemed to be at the end of its useful life if it is abandoned for a period for 180 days or more. Decommissioning includes removal of all solar equipment. Decommissioning includes removal of solar arrays, structures, private roads or driveways, and foundations, and any other element constructed by facility owner or operator for the purpose of maintaining or operating the solar farm.

Section 17.08.050 Use Definitions

All uses within Table 17.08-1 are defined in this section. Certain uses are defined to be inclusive of many uses. When a use meets a specific definition, it is regulated as such and is not regulated as part of a more inclusive use category.

Solar Farm. An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.

Section 17.09.030 Accessory Structures and Uses

All accessory structures and uses are subject to the requirements of this section and the permitted encroachment requirements of Section 17.09.040. Additional accessory structures not regulated in this section may be regulated in Section 17.09.040.

S. Solar Panels

1. General Requirements

- a. A solar panel may be building-mounted or freestanding.
- b. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.

2. Building-Mounted Systems

- a. A building-mounted system may be mounted on the roof or wall of a principal building or accessory structure.
- b. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.
- c. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-

mounted solar energy systems are excluded from the calculation of building height.

d. Wall-mounted solar panels may project up to 2.5 feet from a building façade and must be integrated into the structure as an architectural feature.

3. Freestanding Systems

a. A freestanding system is allowed in all yards. In the front or corner side yard, the system but must be six feet from any lot line.

b. The maximum height of a freestanding system is ten feet, except in the front or corner side yard where it is limited to four feet.

4. Co-Location

Solar panels may be co-located on structures such as wireless communication towers and light poles.

Section 17.08-1: Use Matrix

PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD
Solar Farm												P				P	P		S		P	Sec. 17.08.030.BB

CHAPTER 17.02. GENERAL DEFINITIONS AND MEASUREMENT METHODOLOGIES

Section 17.02.030 Definition of General Terms

Solar Energy System (SES). An aggregation of devices and structures designed to collect, store, and distribute solar energy for electricity generation, heating, cooling, or other uses.

CHAPTER 17.08. Uses

Section 17.08.050 Use Definitions

~~**Solar Farm.** An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.~~

Solar - **Agrivoltaics:** A SES co-located with agricultural activities, such as but not limited to crop production, livestock grazing, or apiaries.

Solar - **Community-Scale Solar Energy System (Community-scale SES):** A shared SES sized up to 10 acres for one or more participants that invest in or subscribe to a portion of the system's output, allowing them to benefit from solar energy without installing panels on their own property. May be BIPV, free-standing, or FPV. Maybe co-located with existing principal use.

Solar - Floating Photovoltaics (FPV): An SES floating atop surface water and typically anchored to the bottom of the waterbody.

Solar - Utility-Scale Solar Energy System (Utility-Scale SES): A large SES with a footprint exceeding 10 acres of free-standing SES intended to supply power to the grid for use off-site.

PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD
Solar-Farm												P				P	P		S		P	Sec. 17.08.030.BB
<u>Solar - Agrivoltaics</u>																			P	S	S	<u>Sec. 17.08.030.BB</u>
<u>Solar - Community-Scale SES</u>	S	S	S	S	S	S	S	S	P	P	P	P	S	S	S	P	P	P	P		P	<u>Sec. 17.08.030.BB</u>
<u>Solar - Utility-Scale SES</u>																S	S		S		S	<u>Sec. 17.08.030.BB</u>

Section 17.08.030 Principal Use Standards

BB. ~~Solar-Farm~~ Solar Energy Systems (SES)

~~1. Systems, equipment, and structures are limited to the maximum height of the district.~~

1. General regulations for SES:

a. All SES and affiliated equipment and structures must follow district standards unless mentioned here.

b. No grid-tied photovoltaic system may be installed until evidence has provided that the owner has been approved by the utility company to install the system.

c. Shall be built with "anti-glare coating" and shown on the specifications sheet of the SES. In addition, Community-scale solar sized 5-acre or greater or U-SES shall complete a 3rd party glare study & confirmation that glare will be minimized or eliminated from adjacent properties, buildings, and residences. The study shall also investigate view sheds from residential districts to SES. SES must be screened from view of residential districts using trees, shrubs, and other perennial plants, the locations shall be derived from the 3rd party glare study.

d. All components of the SES shall be maintained in good state of repair and safe condition. Damaged, deteriorated or inoperable SES components shall be repaired or replaced in 12 months. In the event of those circumstances not considered in this provision prevent repair of the SES components by 12 months, communications and presentation of rectifying steps shall be made to staff. A Site maintenance plan and Stormwater Management plan are required to include the repair and replacement of SES equipment, landscaping maintenance, and other agreements not limited to this provision shall be presented.

e. 5-acre or greater SES development shall present a decommissioning plan for review and approval. Decommissioning plans shall include steps for the removal of all solar arrays, structures, foundations, private roads or driveways, and any other element constructed by facility owner or operator for the purpose of maintaining or operating the SES. The plan shall also include the restoration of soil and vegetation to original or similar to original state following the shutdown of a SES.

f. This ordinance does not apply to solar panels on self-powered devices like decorative lights, pond pumps, or those in the right of way.

~~2. All solar farm structures must meet the district setbacks.~~

~~3. No grid-tied photovoltaic system may be installed until evidence has provided that the owner has been approved by the utility company to install the system.~~

~~4. The facility owner and operator must, at their sole expense, complete decommissioning of the solar farm within one year after~~

~~the end of the useful life of the solar farm. The solar farm is deemed to be at the end of its useful life if it is abandoned for a period for 180 days or more. Decommissioning includes removal of all solar equipment. Decommissioning includes removal of solar arrays, structures, private roads or driveways, and foundations, and any other element constructed by facility owner or operator for the purpose of maintaining or operating the solar farm.~~

2. Agrivoltaics Solar Energy System

The following additional standards apply to Agrivoltaics SES:

- a. Must maintain an agricultural operation or component thereof. If agricultural operation or component thereof ceases operation for three years, operator must present rectifying steps to staff.
- b. The required vegetation management and storm water management may be agricultural in nature.

3. Community-Scale Solar Energy System (Community-Scale SES)

The following additional standards apply to Community-Scale SES^[SEK1]:

- a. If the SES is
 - i. Ground-mounted see 17.08.030(BB)(4)
 - ii. FPV then:
 - 1. SES arrays must be moored or anchored to the bed of the water body or edge.
 - 2. Maximum height shall be 10ft from the water basin's base. If the panel tilts, the height shall be measured at the highest point on the panel.
 - 3. SES area may not exceed 50% of water body's surface area.
- b. . Maybe co-located
 - i. with any principal use in permitted districts

ii. an agriculture operations in Agrivoltaics format.

4. Utility-Scale Solar Energy System (Utility-Scale SES^[SEK2])

The following additional standards apply to U-SES:

- a. All U-SES shall require an approved Special Use from the Zoning Board of Adjustment to include provisions for future growth opportunities to include future right-of-ways, utilities, and other easements as established within the City Code.
- b. Maybe co-located with:
 - i. Any principal use in an Industrial District.
 - ii. Multiple agriculture operations in Agrivoltaics format.
- c. All accessory uses and structures shall follow accessory use standards unless mentioned here:
 - i. BESS shall be setback 200 feet from a property line, the centerline of a stream, and be setback 500 feet from a occupied structure located on the subject property.
 - ii. shall be enclosed in by fencing
 - iii. Maintenance, traffic, and decommissioning plan associated solely with the BESS to include but not limited to the anticipated life of the BESS shall be presented to staff

iv. Dilapidated or inoperable BESS shall be repaired or replaced in 12 months. In the event of those circumstances not considered in this provision prevent repair of the BESS by 12 months, communications and presentation of rectifying steps shall be made to staff^[SEK3]^[SEK4].

CHAPTER 17.09. SITE DEVELOPMENT STANDARDS

Section 17.09.030 Accessory Structures and Uses

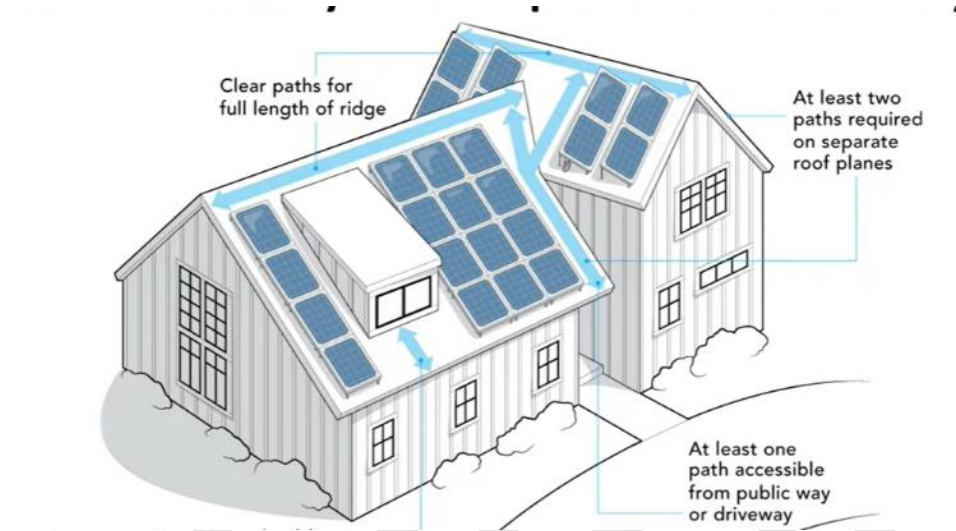
S. ~~Solar Panels~~ Accessory Solar Energy System (SES)^[SEK5]^[MR6]

1. General Requirements

- a. ~~A solar panel may be building-mounted or freestanding.~~ A SES may be BIPV, freestanding, or FPV.
- b. ~~Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.~~ SES Solar panels must be placed so that concentrated solar radiation or glare is not directed onto adjacent properties or roadways and that they are produced with anti-glare properties as noted in the product's specifications.

2. ~~Building-Mounted Systems~~ Building-Integrated Photovoltaics (BIPV)

- a. A building-mounted system may be mounted or applied on ~~the roof or wall, or of~~ a principal building or accessory structure.
- b. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.
 - i. On applicable structures, SES must be minimally setback from horizontal ridges by 18" and 36" from emergency exits.



c. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.

d. Wall-mounted solar panels may project up to 2.5 feet from a building façade and must be integrated into the structure as an architectural feature.

3. Freestanding **Systems** SES

a. ~~A freestanding system is allowed in all yards. In the front or corner side yard, the system but must be six feet from any lot line.~~ In residential districts, Freestanding SES are only allowed in the rear yard and must follow district and accessory structure regulations and is limited to 10 feet in height.

i. Must not be larger than 50% of the principal building footprint or is considered community-scale solar.

ii. Will be subject to impervious surface and building coverage standards.

~~b. The maximum height of a freestanding system is ten feet, except in the front or corner side yard where it is limited to four feet.~~

b. In all other districts, freestanding SES are subject to district standards.

i.. if the SES is equal to or larger than 50% of the building footprint, or 50% of the developed land in industrial districts, or absent of a principal use, then the freestanding SES is considered community-scale SES and subject to principal use standards 17.08.030 (BB).

ii. SES are permitted over off-street parking so long as it is eight feet in clearance and follow district guidelines.

iii. Will be subject to impervious surface and building coverage standards.

4. Floating Photovoltaics (FPV):

a) SES arrays must be moored or anchored to the bed of the water body or edge.

b) Maximum height shall be 30 ft 30ft from the water basin's base. If the panel tilts, the height shall be measured at the highest point on the panel.

5. Co-Location

Solar panels may be co-located on structures such as wireless communication towers and light poles.

U. Battery Energy Storage System (BESS)

Electrochemical devices that charge, or collect, energy from the grid or a generation facility, store that energy, and then discharge that energy at a later time to provide electricity or other grid services. If the BESS is over 1 MW in capacity, then it can only be an accessory to U-SES and is subject to principal use standards 17.08.030 (BB).

DRAFT

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Matt Werderitch | 563-888-2221

Action / Date

9/2/2025

Subject:

Consideration of the August 19, 2025 meeting minutes.

Recommendation:

Approve the Minutes.

Background:

The August 19, 2025 meeting minutes are attached.

Attachments:

1. Meeting Minutes 8-19-25

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, AUGUST 19, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Roll Call

Present: Eikleberry, Hepner, Johnson, Tallman, Inghram, Maness, Garrington, Thomas, Schneider

Excused: Dunlop, Garrington, Schilling

Staff: Berkely, Reu, 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 August 5, 2025 meeting minutes.

Motion by Tallman, second by Hepner, to approve the August 5, 2025 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

1. Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

Commissioners Eikleberry and Thomas abstained.

Staff presented a summary of the request. St. Ambrose University is undergoing a comprehensive planning effort for their campus, bounded by Locust Street, Harrison Street, Lombard Street, and Brown Street. Following input from the community at the March 18, 2025 Plan and Zoning Commission meeting, St. Ambrose University has submitted a revised Campus Land Use Plan. The major amendments to the campus include an improved entrance to the campus at West Rogalski Drive, outdoor recreation

facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. The University elected not to pursue the construction of a new Center for Performing Arts, which was previously planned in the current Rogalski Center parking lot. Staff summarized the August 4th neighborhood meeting.

Staff recommended Case ORD25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan, which identifies the property as Civic and Institutional.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

Conditions:

1. The fencing plan shall replicate the brick pillars and black ornamental fencing currently in place along Harrison Street and shall incorporate robust landscaping to delineate the campus from adjoining neighborhoods.
2. No net loss of off-street parking spaces shall occur as a result of development unless supported by documentation demonstrating a reduction in parking demand.

Christopher Waugh, representatives of St. Ambrose University, was in attendance to explain the revisions to the Campus Master Plan and answer questions. The applicant had no objections to the proposed conditions recommended by city staff.

Commissioners inquired about the campus boundaries and any potential expansion south of Locust Street.

Motion by Hepner, second by Maness, to forward Case ORD25-01 to City Council with a recommendation for approval in accordance with the listed findings and conditions. Motion to approve was unanimous by a roll call vote (5-0). Commissioners Eikleberry and Thomas abstained.

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F25-10: Request of River Cities Development LLC for a Final Plat of Northwest Bank Retail Addition. The 2-lot subdivision is located at 100 East Kimberly Road, on 4.3 acres. [Ward 7]

Staff presented an overview of the subdivision. The subject property consists of the 9-story Northwest Bank Tower and surrounding parking lot. Developed in 1974, the site contains two shared driveways with NorthPark Mall and the adjacent restaurant onto East Kimberly Road. The purpose of the subdivision is to develop a stand-alone commercial building on the southwest corner of the property.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-10 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.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Revise the zoning classification to C-C City Centre District.
4. Remove building setback lines.
5. Include a note stating, "Stormwater detention and water quality treatment will not be required for this subdivision, but will be required upon further development of the property."
6. Add a note stating, "The existing southern driveway on Lot 2 shall be a right-turn only from Fair Avenue.."

A representative of the project was not in attendance.

Commissioners inquired about the proposed commercial development on Lot 2 and its impact on Big Brothers Big Sisters annual plant sale.

Motion by Johnson, second by Tallman, to forward Case F25-10 to City Council with a recommendation for approval in accordance with the listed findings and conditions. Motion to approve was unanimous by a roll call vote (7-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Johnson, second by Eikleberry, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:21 pm.

City of Davenport

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

Action / Date
9/2/2025

Subject:

Case F25-11: Request of Birchwood South LLC for a Final Plat of Birchwood South 4th Addition. The 2-lot subdivision is located at 4551 East 52nd Street, on 3.93 acres. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F25-11 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.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. The Sign Easement shall be revised to be located outside the Utility Easement.

Background:

The subject property consists of Lot 7 within the Birchwood South Second Addition. The undeveloped parcel is bounded by Lakeview Parkway, East 52nd Street, and Ravenwood Lane. The proposed subdivision is intended to support the development of the western portion of the property for a new commercial and office tenant, while the eastern half will be reserved for future development.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

The subject property is currently designated as Regional Commercial in the Davenport +2035 Future Land Use Map.

1. **Regional Commercial (RC)** – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located

within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning:

1. **C-2 Corridor Commercial District:** This zoning district is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterial streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport’s commercial corridors.

Ordinance No. 2021-105:

City Council adopted Ordinance No. 2021-105 rezoning the northern 17.92 acres abutting 53rd Street to C-2 Corridor Commercial District and the southern 20 acres to R-MF Multi-Family Residential District. The following conditions have been placed on the property:

1. The City Council is requested to pass a resolution amending the Regional Commercial (RC) and Residential General (RG) land use boundaries on the Davenport + 2035 Future Land Use Map.
2. A traffic study is required and additional traffic safety measures may be required as development occurs.
3. A traffic signal shall to be required at the intersection of Lakeview Parkway and East 53rd Street.
4. A second ingress/ egress point to East 53rd Street shall be required.
5. Street connections to East 51st Street, Eastbury Estates Drive, and Hawk Drive shall be prohibited.
6. The multi-purpose trail shall be extended to the west property line.
7. A 20-foot setback on the eastern and western-most property lines in the C- 2 zoning district shall be required where abutting commercial zoning districts.
8. A 30-foot landscaped setback shall be required on the eastern, western and southern-most property lines of the subject property where abutting residential districts.
9. The height of structures in the R -MF zoning district shall be no greater than 35 feet.
10. Upon vacation by the City of a portion of Eastbury Estates just to the south of the subject property, Petitioners, jointly and severally, shall be responsible for paying for or executing the work specified by the City of Davenport for reconfiguring/ redesigning/ reconstructing the northern terminus of Eastbury Estates in the area abutting the southern boundary of the subject property. The City is to provide plans, including a site plan and landscaping plan to Petitioners.
11. Townhouses and Multi -Family units shall be prohibited where the property abuts existing single-family residential.
12. The requirement under Section 16. 24. 040C of the City Code stating no cul-de-sac shall

exceed 600 feet in length as measured from the center line of the intersecting street to the termination of the right-of-way shall be waived, if the Petitioner provides secondary access via private ingress/ egress easement to 53rd Street.

13. Car washes and gas stations shall be prohibited west of Lakeview Parkway.
14. The fence associated with the required buffer between residential and commercial shall be installed after final grading has been completed.
15. Buildings within 100 feet of the west property, abutting existing residential line shall be limited to 35 feet in height.

Technical Review:

1. Zoning: The two-lot subdivision complies with the C-2 Corridor Commercial District dimensional standards. Development will be reviewed for compliance with the zoning conditions referenced in Ordinance No. 2021-105. There is a proposed Sign Easement at the northwest corner of Lot 1. The easement does not exempt freestanding signs from setback and visibility requirements.
2. Streets: This subdivision creates two corner lots, with frontages on Lakeview Parkway, East 52nd Street, and Ravenwood Lane. No additional right-of-way is dedicated with this final plat. Sidewalks will be required upon development of each lot or when so ordered by the City.
3. Stormwater: Stormwater detention and water quality treatment will be required upon further development of the property. A provision for stormwater detention for this subdivision has been made in the regional detention facilities located on Outlots A and B of Birchwood South 2nd Addition.
4. Sanitary Sewer: There is an existing 8-inch public sanitary sewer extending along Lakeview Parkway and East 52nd Street. Development of both lots can connect to this existing infrastructure.
5. Storm Sewer: Storm sewer facilities are located within the adjoining public rights-of-way and are connected to the regional detention facilities on Outlots A and B of the Birchwood South Second Addition. This infrastructure is intended to support future development of the site and will provide adequate drainage in accordance with stormwater management requirements.
6. Other Utilities: All standard utility services, including water, sanitary sewer, storm sewer, electricity, natural gas, and telecommunications, are available to the site and provide sufficient capacity to accommodate the proposed development.
7. Parks/Open Space: The proposed subdivision will not impact existing parks or designated open space areas. No parkland dedication or open space improvements are required as part of this request.

Public Input:

Public notification is not required for a Final Plat.

Attachments:

1. Application
2. Final Plat of Birchwood South 4th Addition
3. Maps

4. Ordinance No. 2021-105



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

APPLICANT INFORMATION

Applicant Name

Birchwood South LLC

Address

4700 E. 53rd St.

City | State | Zip

Davenport, IA 52807

Phone

563-459-4600

Secondary Phone

E-Mail Address

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.

In addition to the application fee, I understand I am responsible for all development review costs, including but not limited to a traffic study.

Damen Trebilcock

Print Applicant's Name

Applicant's Signature

Aug 6, 2025

Date

SUBDIVISION NAME

Birchwood South 4th Addition

LOCATION DESCRIPTION

SUBMITTED

NUMBER OF LOTS BY USE TYPE

2 lots of C-2

ACRES

3.93

STREETS ADDED

0

PLAT TYPE SUBMITTED:

PRELIMINARY PLAT: §16.16 Requirements ☐

FINAL PLAT: §16.20 Requirements ☒

PRELIMINARY PLAT REQUIREMENTS:

Preliminary Plat ☐

Contours (2') & Infrastructure (pre/post) ☐

FINAL PLAT REQUIREMENTS:

Platting Certificates per §354.11 State Code ☐

Final Plat ☐

GENERAL REQUIREMENTS:

Authorization to Act as Applicant, if needed ☐

Application Fee (REQUIRED) ☐

Subdivision Platting Fee Schedule

Number of Lots	Fee
1 lot to 10 lots	\$400 plus \$25/lot
11 to 25 lots	\$700 plus \$25/lot
26 or more lots	\$1,000 plus \$25/lot

Submit this form, and any questions, to DNS Planning Division at planning@davenportiowa.com.

DEVELOPMENT TEAM

Developer / Project Manager

Russell Construction

Address

4700 E. 53rd St., Davenport, IA 52807

Phone

563-459-4600

Secondary Phone

E-Mail Address

Owner

Birchwood South LLC

Address

4700 E. 53rd St., Davenport, IA 52807

Phone

563-459-4600

Secondary Phone

E-Mail Address

Engineer

Townsend Engineering

Address

2224 E. 12th St., Davenport, IA 52803

Phone

563-386-4236

Secondary Phone

E-Mail Address

Attorney

Ralph Heninger, 101 W. 2nd St., # 501, Dav. 52801

Address

Ralph Heninger, 101 W. 2nd St., # 501, Dav. 52801

Phone

563-324-0418

Secondary Phone

E-Mail Address

FINAL PLAT
BIRCHWOOD SOUTH 4th ADDITION

TO THE CITY OF DAVENPORT, IOWA
BEING A REPLAT OF LOT 7 IN BIRCHWOOD SOUTH SECOND
ADDITION, LOCATED IN THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH,
RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA



- NOTES:
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
 - COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
 - THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
 - ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
 - BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGE WHICH RESULT IN THE RELOCATION OF THE UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.
 - THE SUBJECT PROPERTY IS ZONED C-2, CORRIDOR COMMERCIAL DISTRICT. AND SUBJECT TO APPLICABLE ZONING CONDITIONS AS OUTLINED IN ORDINANCE 2021-105.
 - ALL EASEMENTS, COVENANTS AND REQUIREMENTS AFFECTING BIRCHWOOD SOUTH SECOND ADDITION SHALL AFFECT THE PROPERTY SUBDIVIDED HEREON.
 - STORMWATER QUALITY TREATMENT AND STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. A PROVISION FOR STORMWATER DETENTION FOR THIS SUBDIVISION HAS BEEN MADE IN THE REGIONAL DETENTION FACILITIES LOCATED ON OUTLOTS A AND B OF BIRCHWOOD SOUTH 2ND ADDITION. WATER QUALITY WILL BE REQUIRED UPON DEVELOPMENT.
 - SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPERS OF INDIVIDUAL LOTS OR WHEN SO ORDERED BY THE CITY. MAINTENANCE OF SIDEWALKS IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS.
 - TOTAL AREA IS 171,106 S.F. OR 3.928

APPROVAL SIGNATURES:

MAYOR _____ DATE: _____

CITY CLERK _____ DATE: _____

CHAIRMAN PLAN & ZONE _____ DATE: _____

CENTURY LINK _____ DATE: _____

IOWA - AMERICAN WATER COMPANY _____ DATE: _____

MEDIACOM _____ DATE: _____

MIDAMERICAN ENERGY _____ DATE: _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

METRONET _____ DATE: _____

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#5 REBAR W/ YELLOW CAP #27071 = ●
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = ○
BOUNDARY LINE = ————
FENCE LINE = —x—x—x—
EASEMENT LINE = - - - - -
SETBACK LINE = - · - · -
SECTION LINE = —+—+—+—

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1" = 30' (24x36)

North arrow pointing up.

- Owner:
Birchwood South LLC
4700 E. 53rd Street
Davenport, Iowa 52807
- Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor:
Jerry D. Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney:
Ralph W. Heninger
Heninger and Heninger P.C.
101 W 2nd Street Ste 501
Davenport, IA 52801-1815

Curve Table					
#	Arc	Radius	Delta	Chord	Chord Brg
C1	32.62'	175.00'	010°40'51"	32.58'	S10° 41' 27"W
C2	74.30'	375.00'	011°21'06"	74.18'	N10° 17' 41"E
C3	35.89'	25.00'	082°14'35"	32.88'	S46° 01' 48"W
C4	30.45'	25.00'	069°47'09"	28.60'	N57° 42' 49"W
C5	173.83'	325.00'	030°38'42"	171.76'	N07° 32' 19"W
C6	59.70'	325.00'	010°31'27"	59.61'	S02° 38' 56"W

	DATE: 7/28/2025	DRAWN BY: KLC	CHECKED BY: JDR	NO.	REVISIONS: DESCRIPTION	DATE	PROJECT FINAL PLAT BIRCHWOOD SOUTH 4th ADDITION DAVENPORT, IOWA	PREPARED FOR S.J. RUSSELL LLC 4700 E. 53RD STREET DAVENPORT, IOWA	SHEET NO. 1 of 1
	563 386.4236 office 386.4231 fax	DRAWING LOCATION							
	2224 East 12th Street, Davenport, IA 52803	S:\RUSSELL\BIRCHWOOD LOT 7							



THE CITY OF DAVENPORT IOWA | USA

Vicinity Map | Case F25-11

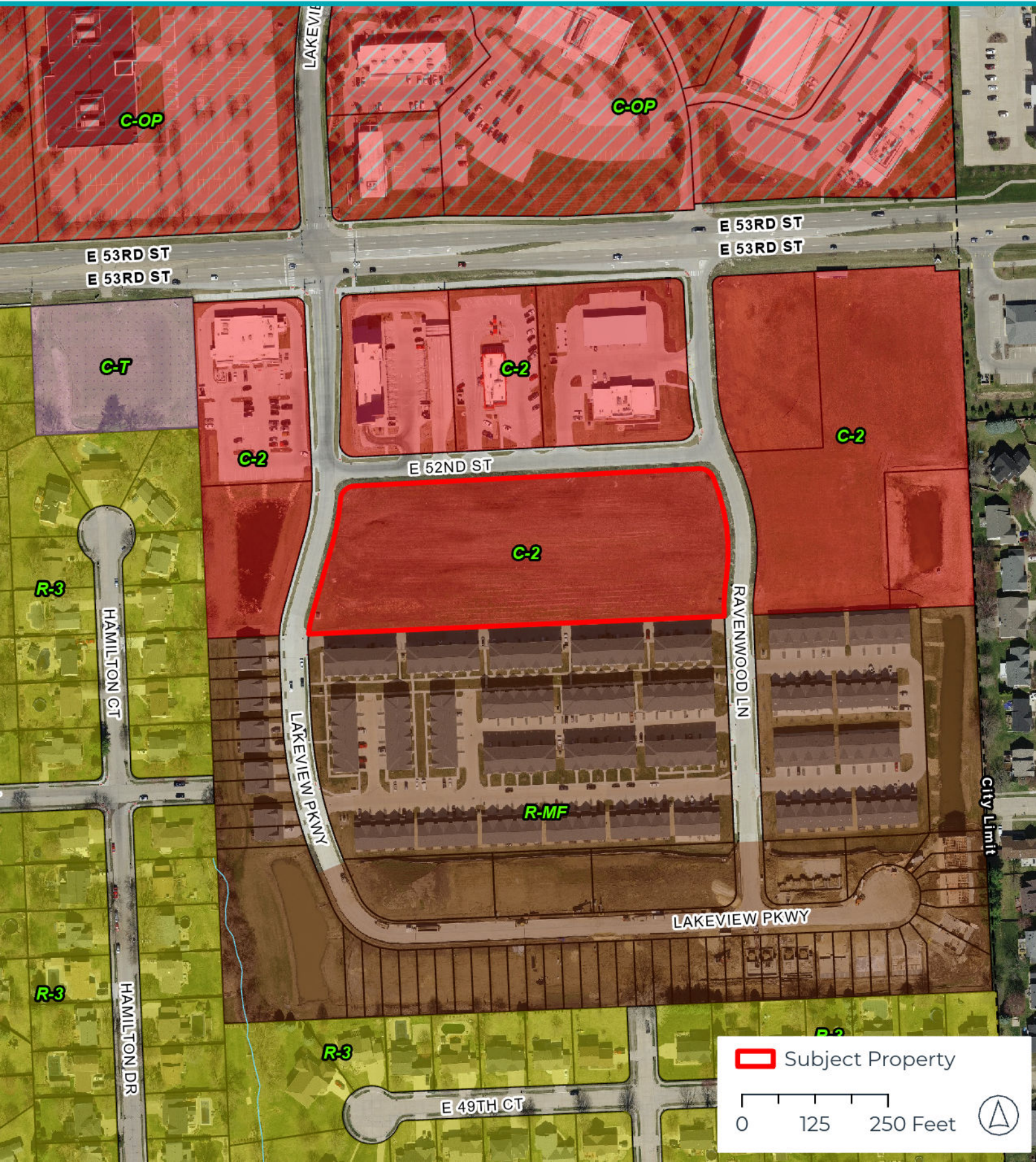
Request of Birchwood South LLC for a Final Plat of Birchwood South 4th Addition. The 2-lot subdivision is located at 4551 East 52nd Street, on 3.93 acres. [Ward 6]





Zoning Map | Case F25-11

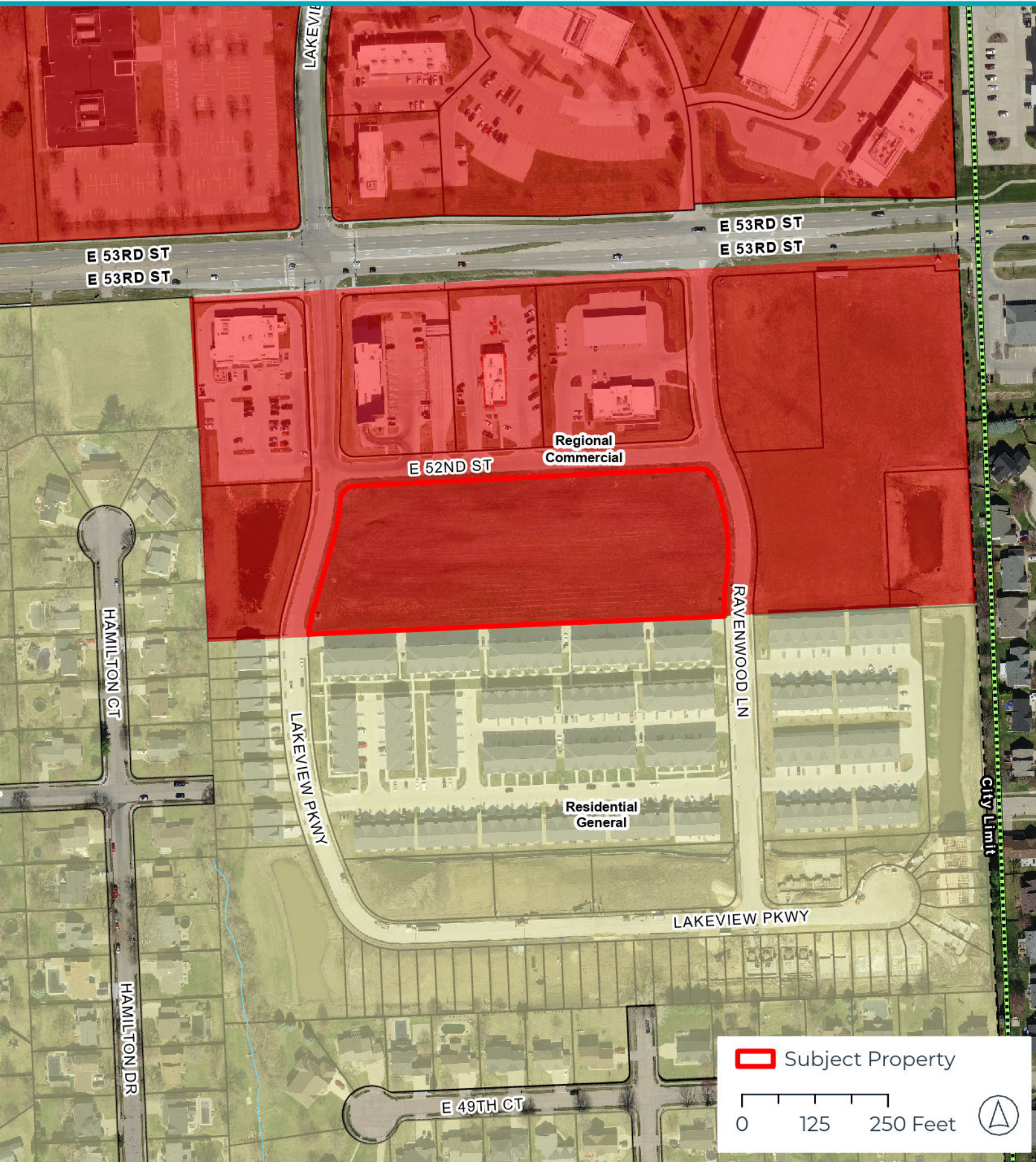
Request of Birchwood South LLC for a Final Plat of Birchwood South 4th Addition. The 2-lot subdivision is located at 4551 East 52nd Street, on 3.93 acres. [Ward 6]





Future Land Use Map | Case F25-11

Request of Birchwood South LLC for a Final Plat of Birchwood South 4th Addition. The 2-lot subdivision is located at 4551 East 52nd Street, on 3.93 acres. [Ward 6]



ORDINANCE NO. 2021-105

ORDINANCE for Case REZ20-09 being the request of S.J. Russell, L.C. on behalf of Sophie Foster Revocable Trust to rezone the property located at 4607 East 53rd Street to C-2 Corridor Commercial District and R-MF Multi-Family Residential District.

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-2 Corridor Commercial District" and "R-MF Multi-Family Residential District."

Legal Description of the C-2 Corridor Commercial District Portion of Property:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST, OF THE 5TH PRINCIPAL MERIDIAN;

THENCE SOUTH 00°09'16" WEST 50.00 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°09'16" WEST 599.44 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 4TH ADDITION TO A LINE PARALLEL TO THE NORTHERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9;

THENCE NORTH 90°00'00" WEST 1314.08 FEET ALONG THE SAID LINE PARALLEL TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE WESTERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION;

THENCE NORTH 00°23'41" EAST 590.30 FEET ALONG THE SAID WESTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET;

THENCE NORTH 90°00'00" EAST 1311.59 FEET ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 17.928 ACRES MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION, THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 IS ASSUMED TO BEAR NORTH 90°00'00" EAST).

Legal Description of the R-MF Multi-Family Residential Portion of Property:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST, OF THE 5TH PRINCIPAL MERIDIAN;

THENCE SOUTH 00°09'16" WEST 50.00 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET; THENCE CONTINUING SOUTH 00°09'16" WEST 599.44 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 4TH ADDITION TO A LINE PARALLEL TO THE NORTHERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°09'16" WEST 662.27 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 3RD AND 4TH ADDITIONS TO THE NORTHERLY LINE OF O'SELL'S ADDITION;

THENCE NORTH 89°36'03" WEST 1316.85 FEET ALONG THE SAID NORTHERLY LINE OF O'SELL'S ADDITION TO THE WESTERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION;

THENCE NORTH 00°23'41" EAST 662.26 FEET ALONG THE SAID WESTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION TO A LINE PARALLEL TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET;

THENCE NORTH 90°00'00" EAST 1314.08 FEET ALONG THE SAID LINE PARALLEL TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 4TH ADDITION AND THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 20.000 ACRES MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION, THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 IS ASSUMED TO BEAR NORTH 90°00'00" EAST).

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

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial (RC) along the 53rd Street corridor and Residential General (RG) on the southern portion of the site.
2. The proposed C-2 Corridor Commercial District is compatible with the zoning of nearby property on 53rd Street. However, the proposed R-MF Multi-Family Residential District creates a higher density than the surrounding neighborhoods, which are zoned R-3 Single-Family and Two-Family Residential District. Therefore, conditions requiring enhanced landscaping buffers and a reduction in the maximum building height are needed to mitigate potential impacts between land uses.
3. Special consideration must be given to the increased density the proposed rezoning petition. A traffic study is required to address increased traffic demand on the major arterial roadway and local streets. Requiring a traffic signal on 53rd Street and a public north-south road through the development site will aid in mitigating traffic and emergency response concerns.
4. Rezoning the property to C-2 Corridor Commercial District and R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:

1. The City Council is requested to pass a resolution amending the Regional Commercial (RC) and Residential General (RG) land use boundaries on the Davenport +2035 Future Land Use Map.
2. A traffic study is required and additional traffic safety measures may be required as development occurs.
3. A traffic signal shall to be required at the intersection of Lakeview Parkway and East 53rd Street.
4. A second ingress/egress point to East 53rd Street shall be required.
5. Street connections to East 51st Street, Eastbury Estates Drive, and Hawk Drive shall be prohibited.
6. The multi-purpose trail shall be extended to the west property line.
7. A 20-foot setback on the eastern and western-most property lines in the C-2 zoning district shall be required where abutting commercial zoning districts.
8. A 30-foot landscaped setback shall be required on the eastern, western and southern-most property lines of the subject property where abutting residential districts.
9. The height of structures in the R-MF zoning district shall be no greater than 35 feet.
10. Upon vacation by the City of a portion of Eastbury Estates just to the south of the subject property, Petitioners, jointly and severally, shall be responsible for paying for or executing the work specified by the City of Davenport for reconfiguring/redesigning/reconstructing the northern terminus of Eastbury Estates in the area abutting the southern boundary of the subject property. The City is to provide plans, including a site plan and landscaping plan to Petitioners.
11. Townhouses and Multi-Family units shall be prohibited where the property abuts existing single-family residential.

12. The requirement under Section 16.24.040C of the City Code stating no cul-de-sac shall exceed 600 feet in length as measured from the center line of the intersecting street to the termination of the right-of-way shall be waived, if the Petitioner provides secondary access via private ingress/egress easement to 53rd Street.
13. Carwashes and gas stations shall be prohibited west of Lakeview Parkway.
14. The fence associated with the required buffer between residential and commercial shall be installed after final grading has been completed.
15. Buildings within 100 feet of the west property, abutting existing residential line shall be limited to 35 feet in height.

Section 3. At its February 2, 2021 meeting, the Plan and Zoning Commission voted to forward the case to the City Council with a recommendation for approval subject to the listed findings and conditions.

Section 4. The approval of this ordinance amends and replaces the prior conditions on the real estate as set forth in Sections 17.17.010G and 17.17.010H from the City Code; per the repealer clause.

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.

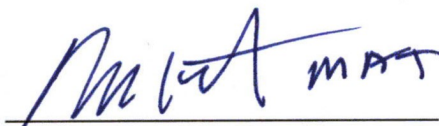
First Consideration February 24, 2021

Second Consideration March 10, 2021

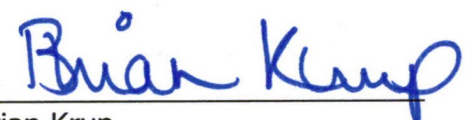
Approved March 24, 2021

Published in the *Quad City Times* on April 1, 2021

Attest:


Mike Matson
Mayor




Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
9/2/2025

Subject:

Case F25-12: Request of Baltic Property Holdings LLC for a Final Plat of Baltic Property. The 4-lot subdivision is located on 118th Avenue (Parcel 720123001). The 21.65-acre tract of land is in unincorporated Scott County. [Adjacent to Ward 1]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F25-12 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The location of the development is outside the urban service area.
2. The final plat prepares the area for future development.
3. The final plat will achieve consistency with subdivision requirements.

Background:

The subject property abuts Davenport's Municipal Limits, which is the right-of-way boundary of 118th Avenue. According to Section 16.08.020 of the Municipal Code, the City has the authority to review subdivisions within two miles of its boundary. This subdivision requires approval from both Scott County and the City. Following review by the City of Davenport, the County Board of Supervisors will make a final vote. It is staff's opinion that the plat would not have adverse effects on the City of Davenport.

Purpose:

The purpose of the final plat is to establish four new developable commercial lots. The property is located in Blue Grass Township and is outside the urban service area.

16.08.020. Submission of subdivision plat — Extraterritorial review — Required.

Pursuant to Iowa Code Section 409A.9, within this chapter. Every owner of any tract or parcel of land lying in the unincorporated area of the county, within two miles of the City limits thereof shall submit a subdivision plat to the City Plan and Zoning Commission in accordance with this chapter.

Davenport's Comprehensive Plan:

1. Within Existing Urban Service Area: No
2. Within Urban Service Area 2035: No

Davenport's Future Land Use Designation:

The most immediately adjacent City of Davenport properties, located east of Interstate 280, are

designated as '**Agricultural Reserve**' in the Davenport +2035 Future Land Use Map. This land use category is defined as "Areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services."

Technical Review:

City departments have reviewed the proposed Final Plat for compliance with subdivision requirements and have no objections.

The existing county zoning classification is most comparable with Davenport's C-3 General Commercial District and I-1 Light Industrial District. Should this property be annexed to Davenport, the proposed lots meet the minimum district dimensional standards of both zoning districts.

The City does not intend to extend sanitary sewer service to the subject property, as the nearest connection is located at the intersection of West River Drive and Ricker Hill Road. Additionally, there is no request for annexation of the property into the City at this time.

Public Input:

No public hearing is required for a Final Plat.

Attachments:

1. Application
2. Final Plat of Baltic Property
3. Maps

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: planning@scottcountyiowa.gov



Minor Subdivision Checklist

*** **All materials must be *complete* at time of submittal for review to proceed.** ***

Date Received 08 / 08 / 2025

Name of Applicant Baltic Property Holdings, LLC (Dan Madden)

Address 3750 W River Drive City Davenport State IA Zip 52802

Phone (563) 607-1188

Subdivision Name Baltic Property Subdivision Township Buffalo

Sketch Plan/Final Plat application must have all of the following:

<u>✓</u>	Legal Description and total acreage
<u>✓</u>	Acreage of each lot minus right of way
<u>N/A</u>	Acreage of right of way
<u>✓</u>	Contour intervals <5', minimum of 2 contours per plat (if applicable)
<u>✓</u>	Existing property lines, surface features, easements, zoning
<u>✓</u>	Proposed property lines, easements, lot areas, contours
<u>✓</u>	Drainage arrows, show direction of surface water flow
<u>✓</u>	Location of existing subdivisions and streets
<u>✓</u>	Title of subdivision
<u>✓</u>	Name and address of owner(s)
<u>✓</u>	Name and address of subdivider(s)
<u>✓</u>	North arrow, scale, date
<u>✓</u>	Location map showing 2 mile radius neighborhood
<u>✓</u>	Full scale plat (scale not less than 1"=100')
<u>N/A</u>	Detailed Engineering Design-Construction Plans and Specifications
<u>N/A</u>	Erosion and Sediment Control Plan
<u>N/A</u>	Percolation Tests
<u>N/A</u>	Performance Bond, if necessary
<u>✓</u>	Certification and name of surveyor that prepared and is responsible for monumentation
<u>✓</u>	Property boundaries
<u>N/A</u>	Proposed street lines and width
<u>N/A</u>	Lines of adjoining roads and streets with widths and names
<u>✓</u>	Lot lines, lot and block numbers, with figures showing dimensions
<u>N/A</u>	Linear (expressed in feet and decimals of a foot) and angular dimensions necessary for locating boundaries of subdivided area, or of the lots, streets, easements and building line setbacks, and any other similar public or private uses.
<u>✓</u>	Radii, arc and chords, points of tangency, central angles for all curvilinear streets, and radii for rounded corners

<u>N/A</u>	Accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and of all property that may be reserved by deed covenant for the common use of the property
<u>✓</u>	Signed statements of telephone and power officials agreeing to the utility easements
<u>N/A</u>	Signed statement of surveyor that plat complies with Chapter 355, <u>Code of Iowa</u>
<u>N/A</u>	Proprietors' statement of consent and dedication of land for public use
<u>N/A</u>	Mortgage or lien holders' statement of consent or substitute affidavit and bond
<u>N/A</u>	Attorney's opinion letter
<u>N/A</u>	Certificate of County Treasurer
<u>N/A</u>	Surveyor's Certificate
<u>N/A</u>	Auditor Certificate of Name Approval
<u>N/A</u>	Restrictive or Protective Covenants/Homeowners' Association documents (if applicable)

Fees

Minor Plats: Prior to the Planning and Zoning Commission considering the Sketch Plan and Final Plat, the subdivider shall deposit with the Planning and Development Department the following fees:

- o Sketch Plan - one hundred dollars (\$100);
- o Final Plat - fifty dollars (\$50).

BALTIC PROPERTY

FINAL PLAT

SCOTT COUNTY, IOWA

REXCO HOLDINGS, LLC
ZONING: C-2

BRUS COMMERCIAL
PARK 2ND ADDITION
ZONING: A-G

CENTURY COMTOWER -
DAVENPORT
ZONING: A-G

KIRKPATRICK, ROGER
ZONING: R-1

30' PROPOSED PUBLIC
UTILITY EASEMENT

1
4.01 AC
174,749 SF

2
5.69 AC
248,099 SF

3
6.15 AC
267,893 SF

4
5.79 AC
252,360 SF

1-280

S87° 35' 00" W 339.28'

N24° 27' 59" W 299.45'

S64° 21' 23" W 513.06'

S54° 24' 52" W 760.60'

N62° 38' 05" E 967.43'

N87° 35' 34" E 1,192.69'

S01° 56' 23" E 1,319.78'

S01° 56' 23" E 1,319.78'

S01° 56' 23" E 1,319.78'

S01° 56' 23" E 1,319.78'

R=1965.00'
L=340.97' 115TH AVE
CB=N30° 36' 52" W
CL=340.54'

R=1965.00'
L=381.17'
CB=N41° 08' 34" W
CL=380.57'

R=900.00'
L=337.34'
CB=N36° 32' 21" W
CL=335.37'

N46° 41' 59" W 182.47'

RECORDED'S INDEX



AXIOM
CONSULTANTS

A RUEKERT & MIELKE COMPANY



FINAL PLAT

DRAFT

LOCATION MAP - NOT TO SCALE

A circular professional seal for a land surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "IOWA" at the bottom, separated by two five-pointed stars. The inner circle contains the text "BRADLEY R. GEATER" and the number "19828" below it.

BRADLEY R. GEATER, P.L.S., P.E. DATE
 LICENSE NUMBER 19828.
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025.
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

BY _____ DATE _____
MEETS SUBDIVISION AND ZONING REQUIREMENTS

1 OF 1



THE CITY OF DAVENPORT IOWA | USA

Vicinity Map | Case F25-12

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 Subject Property

0 300 600 Feet





THE CITY OF DAVENPORT IOWA | USA

Zoning Map | Case F25-12

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 Subject Property

0 300 600 Feet





THE CITY OF DAVENPORT IOWA | USA

Future Land Use Map | Case F25-12

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