

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

Thursday, September 25, 2025; 4:00 PM

City Hall | 226 West 4th Street | Council Chambers

The Zoning Board of Adjustment holds public hearings to consider hardship variances, special uses, and interpretation appeals.

I. Call to Order

II. Secretary's Report

1. Consideration of the September 11th, 2025 ZBA meeting minutes.

III. Old Business

IV. New Business

1. Request SU25-05 of Rebecca Brooke on behalf of Illuminate Healing Studio LLC for a Neighborhood Commercial Establishment for reflexology, yoga and doula services at 3707 Eastern Avenue. Municipal Code 17.08.030.V. allows for Neighborhood Commercial Establishments to be established in nonresidential structures within residential districts R-2 and above with the granting of a Special Use; property is zoned R-MF. [Ward 6]

V. Other Business

VI. Adjourn

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Scott Koops | 563-326-6701

Action / Date

9/25/2025

Subject:

Consideration of the September 11th, 2025 ZBA meeting minutes.

Recommendation:

Background:

Attachments:

None

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Scott Koops | 563-326-6701

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Subject:

Request SU25-05 of Rebecca Brooke on behalf of Illuminate Healing Studio LLC for a Neighborhood Commercial Establishment for reflexology, yoga and doula services at 3707 Eastern Avenue. Municipal Code 17.08.030.V. allows for Neighborhood Commercial Establishments to be established in nonresidential structures within residential districts R-2 and above with the granting of a Special Use; property is zoned R-MF. [Ward 6]

Recommendation:

Background:

Attachments:

1. Staff Report SU25-05 - 3707 Eastern - NCE Neigh Comm Estab - personal service
2. Application
3. Application Attachment - Site Plan
4. Example ZBA Notice Letter - 3707 Eastern Ave 2025 Sept 25
5. SU25-05 Adjacent Owner Notice List - 3707 Eastern AVE



**Zoning Board of Adjustment
Staff Report – Neighborhood Commercial Establishment
September 25, 2025**

Description

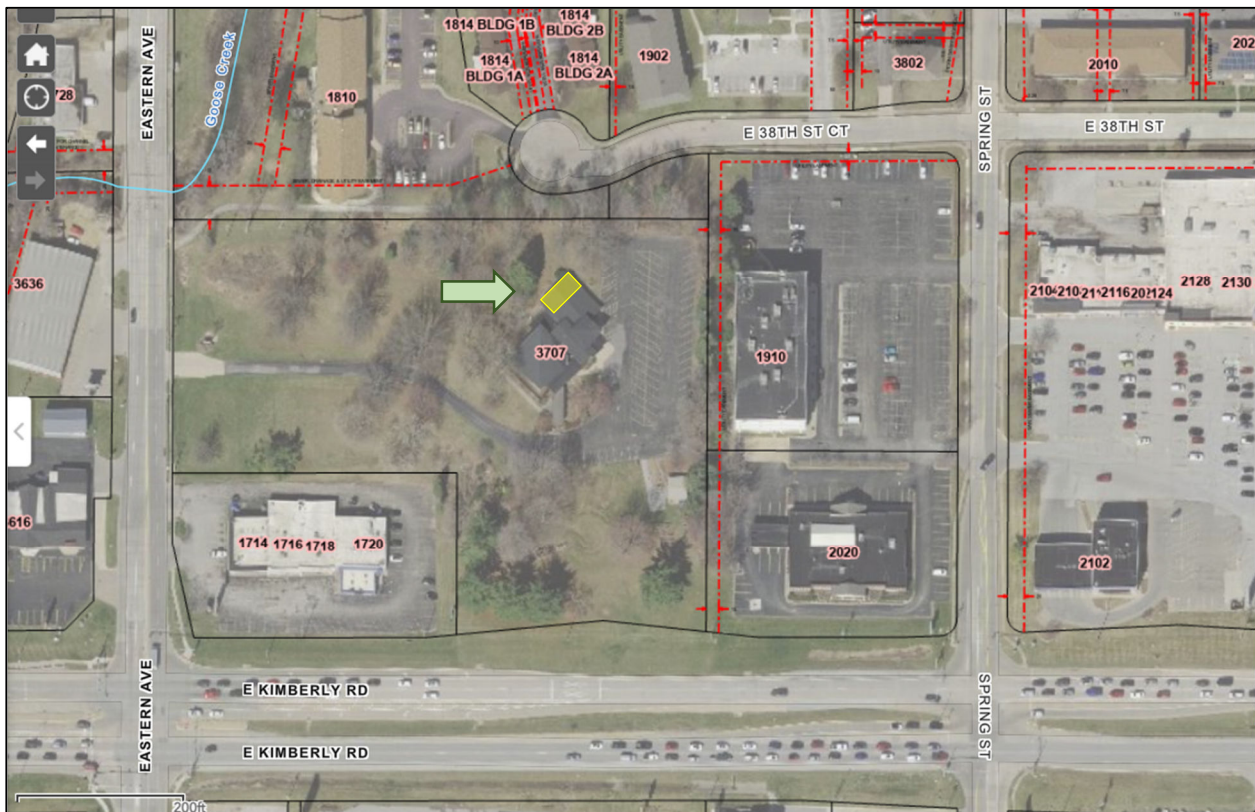
Request SU25-05 of Rebecca Brooke on behalf of Illuminate Healing Studio LLC for a Neighborhood Commercial Establishment for reflexology, yoga and doula services at 3707 Eastern Avenue. Municipal Code 17.08.030.V. allows for Neighborhood Commercial Establishments to be established in nonresidential structures within residential districts R-2 and above with the granting of a Special Use; property is zoned R-MF. [Ward 6]

Background

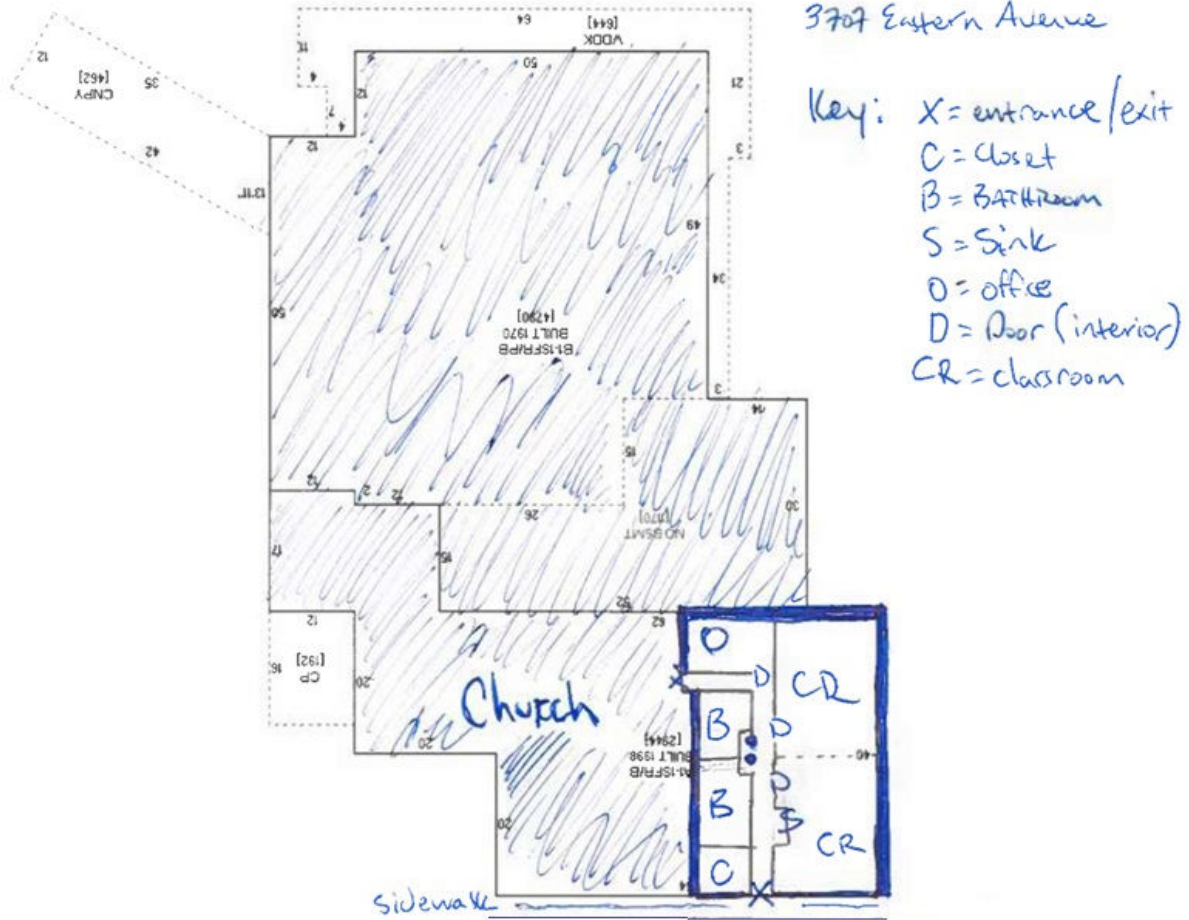
The petitioner is proposing to occupy unused classroom space in this active place of worship. The classrooms are on the north side of the building, with restrooms located across the hall; existing parking is immediately adjacent, including handicap parking. Neighborhood Commercial Establishments are an allowed use in residential districts when located in a non-residential structure. The Principal Use Standards of 17.08.030.V. must be met. No additions or drive-throughs are planned or allowed.

The adjacent properties contain residential senior living private apartments (north), commercial office space (east & southeast), and a commercial shopping center containing retail and an eye doctor (southwest).

Aerial Photo:



Site Plan



Site Plan Overlaid on Aerial Photo



Discussion

Well-managed enterprises generally are welcomed in a neighborhood, especially when there are no adjacent single-family dwellings. Access to the site is directly from Eastern Ave. A neighborhood commercial establishment is compatible with the adjacent properties and the intent and spirit of the Zoning Ordinance. While parking is not required for a neighborhood commercial establishment, existing spaces shall be maintained (as the petitioner has proposed).

Findings/Approval Standards

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

As each business is unique and as each business is operated under different business plans, this Special Use shall be limited to this owner only. Should the business be sold wholly or by more than 50%, a new Special Use shall be required and shall have a public hearing per Davenport Municipal Code requirements for Zoning Board of Adjustment Special Use public hearings.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

Interior use of the existing building as a classroom is compatible with the adjacent neighborhood.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

The proposed use is in keeping with the intent of the neighborhood commercial establishment parameters.

Recommendation & Findings

Findings:

The location/design/construction of the proposed use meets the requirements of a Special Use.

Recommendation:

Staff recommends approval of the request subject to the following conditions:

1. The special use shall be in conformance with all six (6) listed conditions of Section 17.08.030.V. for the duration of the operation of the use;
2. Should the use become noncompliant with any of these conditions or Section 17.08.030.V., and/or if staff is aware of infractions to these conditions or any other code violations, a rehearing of the special use shall be scheduled per Davenport Municipal Code specifications for Zoning Board of Adjustment Special Use public hearings; at which the Special Use may be modified, approved or revoked;
3. The use shall not be expanded or enlarged at any point without a new public hearing;
4. All Building Department, Neighborhood Services Department, and Fire Department codes shall be met prior to occupancy;
5. The site shall conform to all other City, State, and Federal Regulations;
6. The Special Use shall be limited to this owner only; should the business be sold wholly or by more than 50%, a new Special Use shall be required and shall have a public hearing per Zoning Board of Adjustment Special Use public hearing requirements.

Prepared by: Scott Koops, 
Planner II





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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SPECIAL USE
ZONING BOARD OF ADJUSTMENT

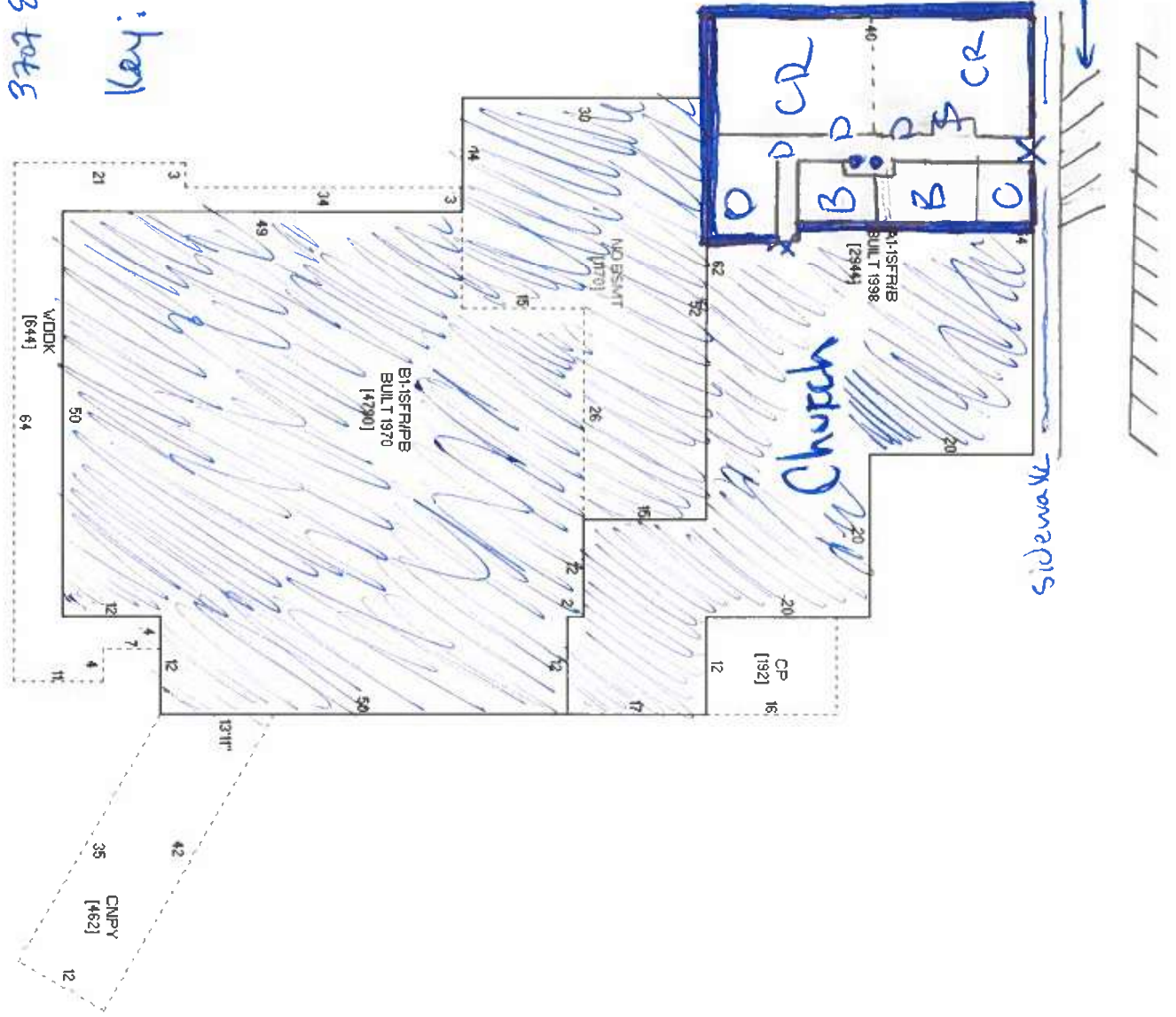
APPLICANT INFORMATION	
Applicant Name (City, State, Zip) Illuminate Healing Studio, LLC	DATES: PRE-APP SUBMITTAL PUBLIC HEARING [Set After Site Plan Review]
Address 3707 Eastern Avenue, Community Room Suite	SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION 3707 Eastern Ave. Community Room Suite Davenport, Iowa
City State Zip Davenport, Iowa, 52807	SPECIAL USES MUST FIRST HAVE AN APPROVED SITE PLAN I, the Applicant, certify understanding that a site plan must be reviewed & approved prior to placement on the Zoning Board of Adjustment calendar. ☒
Phone (563) 505-0476	USE PROPOSED REQUIRING A SPECIAL USE To be used by Rebecca Brooke for her end of life doula services, Reiki, therapeutic sound, Thai bodywork, reflexology, and yoga.
Secondary Phone	COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED
E-Mail Address beckynakabrooke@gmail.com	Site Plan/Concept Plan (to scale)* ☐ *shall show setbacks, height and size dimensions, etc.
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 attendance at the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary. <u>Rebecca Brooke</u> Type Applicant's Name <u>[Signature]</u> 08/21/2025 Applicant's Signature Date	Authorization to Act as Agent Affidavit* ☐ *shall include owner contact information Application Fee*(REQUIRED) \$400 ☒ *fee is required; check payable to 'City of Davenport'
DEMONSTRATE WITH EVIDENCE THE FOLLOWING (3) ITEMS:	
1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare. There is nothing that I provide that will endanger the the public, health, safety, or welfare.	
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity. It is a great space for all of these services.	
3. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies. Yes.	
Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.	

DEVELOPMENT TEAM	
Property Owner Unitarian Universalist Congregation of the Quad City	
Address 3707 Eastern Avenue, Davenport, Ia, 52807	
Phone (563) 359-0816	Secondary Phone
E-Mail Address office@uucsc.org / lori-mccollum@sbccglobal.net	
Project Manager/Other	
Address <u>Lori Odell M. Collum, Chair, UUCQC</u>	
Phone 309-230-2672	Secondary Phone
E-Mail Address	

key: $x = \text{entrance} / \text{exit}$

$$C = \text{Covset}$$
$$\beta = \beta_{\text{ATK}} \text{ bzw.}$$
$$S = S_{\text{ink}}$$
$$0 = 0.43$$
$$D = \text{Door (interior)}$$

$C2 = \text{classroom}$





Public Hearing Notice | Zoning Board of Adjustment

Date: 9/25/2025 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

EXAMPLE LETTER
32 NOTICES SENT

To all property owners within 200' of the subject property **3707 Eastern Ave:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Special Use. The purpose of the Special Use is to authorize certain special/conditional uses of property which are allowed but require special consideration.

Request/Case Description

Request SU25-05 of Rebecca Brooke on behalf of Illuminate Healing Studio LLC for a Neighborhood Commercial Establishment for reflexology, yoga and doula services at 3707 Eastern Avenue. Municipal Code 17.08.030.V. allows for Neighborhood Commercial Establishments to be established in nonresidential structures within residential districts R-2 and above with the granting of a Special Use; property is zoned R-MF. [Ward 6]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

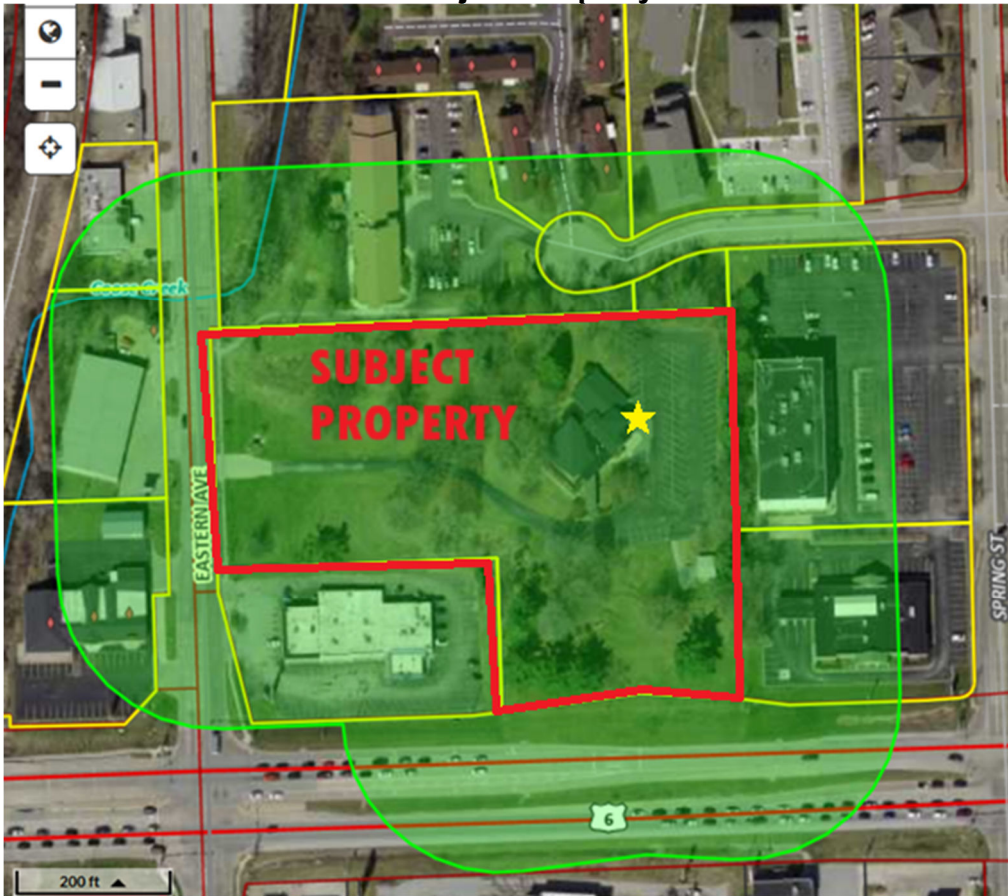
As a property owner/occupant you may have an interest in commenting on the proposed request (either in favor of or opposed to the request). Submit comments via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00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

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property



SU25-05 Adjacent Owner Notice List - 3707 Eastern AVE

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 3707 EASTERN AVE		UNITARIAN CHURCH		
Ward: 6TH WARD		NOTICES SENT: 32		
N1809-19A		LUTHER MANOR OF SCOTT CO	3118 DEVILS GLEN RD	BETTENDORF IA 52722
P1312B07B		DIAMOND VOGEL CORPORATE	1920 ALBANY PL S P O BOX 380	ORANGE CITY IA 51041
N1809-01		ZNN PROPERTIES LLC	PO BOX 262	ELDRIDGE IA 52748
N1809-04G		LINDUFF PROPERTIES L C	PO BOX 4511	DAVENPORT IA 52808
N1809-03C		CCM-IOWA PORTFOLIO II LLC	901 S 70TH ST	WEST ALLIS WI 53214
P1312C01A	6410 38TH ST SW	RIVER LLC	6410 38TH ST SW	DAVENPORT IA 52804
N1809-04A		GREAT SOUTHERN BANK	218 S GLENSTONE AVE	SPRINGFIELD MO 65802
N1809-21	1814 E 38TH ST CT UNIT 1A	CLARK MARY ANN	1814 E 38TH ST CT UNIT 1A	DAVENPORT IA 52807
N1809-22	1814 E 38TH ST #1B	RAES MICHAEL A	1814 E 38TH ST #1B	DAVENPORT IA 52807
N1809-23	1814 E 38TH CT UNIT 2A	MARY J TANK TRUST	1814 E 38TH CT UNIT 2A	DAVENPORT IA 52807
N1809-24	1814 E 38TH ST UNIT 2B	ROBERTS KATHERINE	1814 E 38TH ST UNIT 2B	DAVENPORT IA 52806
N1809-25	1814 E 38TH ST CT UNIT 3A	BEHAN RUTH H	1814 E 38TH ST CT UNIT 3A	DAVENPORT IA 52807
N1809-26	1814 E 38TH ST CT #3B	MARY LOU HUNTINGTON TR	1814 E 38TH ST CT #3B	DAVENPORT IA 52807
N1809-27	1814 E 38TH ST CT UNIT 3C	MARTENS JACQUELINE L	1814 E 38TH ST CT UNIT 3C	DAVENPORT IA 52807
N1809-28	1814 E 38TH ST CT # 4A	LOTSPEICH MARGARET M	1814 E 38TH ST CT # 4A	DAVENPORT IA 52807
N1809-29	1814 E 38TH ST CT #4B	CLAUDIA I JACKSON TRUST	1814 E 38TH ST CT #4B	DAVENPORT IA 52807
N1809-30	1814 E 38TH ST CT #5A	ROME DEBORAH L	1814 E 38TH ST CT #5A	DAVENPORT IA 52807
N1809-31	1814 E 38TH ST CT #5B	ARNOLD JUDITH A	1814 E 38TH ST CT #5B	DAVENPORT IA 52807
N1809-32	1814 E 38TH ST CT #6A	PAVLAK RICHARD W	1814 E 38TH ST CT #6A	DAVENPORT IA 52807
N1809-33	1814 E 38TH ST UNIT 6B	KETELSEN LIVING TRUST	1814 E 38TH ST UNIT 6B	DAVENPORT IA 52807
N1809-34	1814 E 38TH ST UNIT 6C	DURR LARRY R	1814 E 38TH ST UNIT 6C	DAVENPORT IA 52807
N1809-35	1814 E 38TH ST CT UNIT 6D	SCHUMACHER CINDY	1814 E 38TH ST CT UNIT 6D	DAVENPORT IA 52807
N1809-36	1814 E 38TH ST UNIT 7A	GRATHOFF RICHARD K	1814 E 38TH ST UNIT 7A	DAVENPORT IA 52807
N1809-37	1814 E 38TH ST CT B7	LOTSPEICH ANN	1814 E 38TH ST CT B7	DAVENPORT IA 52807
N1809-38	1814 E 38TH ST CT #7C	HUMMEL SHIRLEY	1814 E 38TH ST CT #7C	DAVENPORT IA 52807
N1809-39	1814 E 38TH ST CT #7D	DONNA L BROWN REV TRUST	1814 E 38TH ST CT #7D	DAVENPORT IA 52807
N1809-40	1814 E 38TH ST UNIT 8A	OLSEN WILLIAM C	1814 E 38TH ST UNIT 8A	DAVENPORT IA 52807
N1809-41	1814 E 38TH ST CT UNIT 8B	CORNELL KEVIN R	1814 E 38TH ST CT UNIT 8B	DAVENPORT IA 52807
N1809-42	1814 E 38TH ST CT 8C	WARREN VIRGINIA L	1814 E 38TH ST CT 8C	DAVENPORT IA 52807
N1809-43		LUTHER TERRACE HOA	PO BOX 1402	BETTENDORF IA 52809
P1312-01E		JPA LLC	2720 DUGGLEBY ST	DAVENPORT IA 52803
P1312-01G		LSJ LIMITED LLC	5914 ALEC AVE	DAVENPORT IA 52804