

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, November 4, 2025; 5:00 PM

Police Department | 416 Harrison Street | Community Room

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
 - 1. Consideration of the October 14, 2025 meeting minutes.
- IV. Report of the Comprehensive Plan Committee
- V. Zoning Activity
 - A. Old Business
 - B. New Business
 - 1. Case ORD25-03: Request of Leverage Holdings LLC to amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Wholesale Establishments" as a permitted use in the C-3 General Commercial Zoning District [All Wards].
- VI. Subdivision Activity
 - A. Old Business
 - B. New Business
 - 1. Case F25-13: Request of Elmore Storage LLC for a Final Plat of Jersey Farms Commercial Park Fifth Addition. The 2-lot subdivision is located at 6403 Elmore Avenue, on 13 acres. [Ward 6]
 - 2. Case F25-14: Request of Dan and Sandy Gayman for a Final Plat of D&S Gayman Addition. The 3-lot subdivision is located at 4104 Telegraph Road, on 8.44 acres. [Ward 1]
- 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
11/4/2025

Subject:
Consideration of the October 14, 2025 meeting minutes.

Recommendation:
Approve the Minutes.

Background:
The October 14, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 10-14-25

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, October 14, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Roll Call

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

Staff: Berkley, Reu

II. New Business

1. CASE ORD25-03: Request of Leverage Holdings LLC to amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Wholesale Establishments" as a permitted use in the C-3 General Commercial Zoning District [All Wards].

Staff presented a summary of the request. Commission asked Staff clarifying questions about statements from applicant – that permitting wholesale may increase truck traffic. Commission asked Staff for clarification that avenues for large commercial enterprises were designed for truck traffic – Staff confirmed.

No members of the public were present for comment. Thomas Pastnak spoke on behalf of the petitioner. Stated that wholesale in C-3 will not alter the character of the C-3 District. Wholesale was in the previous zoning code prior to the 2019 update, where C-3 Districts are now. And that the market is changing, commercial real estate development is slowing, pushing businesses to seek out existing and former box stores that may be easily retrofitted for wholesale businesses.

The commission had no questions for Pastnak. Staff will appraise the Commission of any correspondence from the public when the item is brought back for consideration. The public hearing closed.

REGULAR MEETING AGENDA

III. Roll Call

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

Staff: Berkley, Reu

IV. Report of the City Council Activity

V. Secretary's Report

1. Consideration of the September 30, 2025 meeting minutes.

Motion by Hepner, seconded by Tallman, to approve the September 30, 2025 meeting minutes. Motion to approve was unanimous by voice vote (10-0).

VI. Report of the Comprehensive Plan Committee

VII. Zoning Activity

A. Old 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]

Staff provided overview of the revisions to the proposed amendment to the Davenport Zoning Ordinance regarding solar energy installations. The amendment seeks to establish definitions, set location and design standards, and outline appropriate zoning districts for such uses. The intent is to balance the promotion of renewable energy development with compatibility considerations for surrounding land uses.

The commission raised no questions or additional comments regarding the proposed ordinance.

Motion by Inghram, second by Manes, to approve staff recommendations in Case ORD25-02. Motion to approve the case was unanimous by a roll call vote (10-0).

B. New Business

VIII. Subdivision Activity

A. Old Business

B. New Business

IX. Future Business

X. Communications

XI. Other Business

XII. Adjourn

Motion by Johnson, seconded by Tallman, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (10-0).

The meeting was adjourned at 5:31 pm.

City of Davenport

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

Action / Date
11/4/2025

Subject:

Case ORD25-03: Request of Leverage Holdings LLC to amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Wholesale Establishments" as a permitted use in the C-3 General Commercial Zoning District [All Wards].

Recommendation:

Staff recommend the Plan and Zoning Commission accept the listed findings and forward Case ORD25-03 to the City Council with a recommendation for approval subject to the findings and listed conditions.

Findings:

1. The proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes the public health, safety, and welfare of the City.
3. The proposed amendment is consistent with the intent and general regulations of the Zoning Ordinance.
4. The amendment reflects a change in policy and development trends.
5. The amendment may create minor nonconformities.

Conditions:

Create the following principal use standards for Wholesale in Section 17.08.030:

- 1.The principal use and any associated accessory uses shall not emit any dust, odors, gases, or pollution and shall not emit excessive noise or vibrations.
- 2.The storage of aggregate materials shall be prohibited.
- 3.The following additional standards apply to all outdoor storage:
 - a.The storage area must be completely enclosed by a solid fence or wall a minimum of six feet in height including ingress and egress.
 - b.Fences or walls shall meet principal use setback requirements.
 - c.Outdoor storage of any kind is prohibited outside the fence or wall.

Background:

City Staff received an Application for a Zoning Text Amendment from a property owner requesting an amendment to allow "Wholesale" as a permitted use in the C-3 General Commercial Zoning District. The proposed zoning text amendment will impact all properties throughout Davenport zoned C-3 General Commercial Zoning District. The Petitioner has provided initial statements by approval standard as a supplement to the request, which can be seen in the application document. The summary provided by the applicant is below:

As indicated, the Petitioner perceives there are various reasons that a text amendment is

needed to add wholesale use in the C-3 Districts, but the most blatant/obvious include, but are not limited to:

1. Current commercial market conditions have changed as less big-box buildings are being built and those that have been built now need to be retrofitted for alternative uses.
2. Wholesaling, for the most part, will lessen the intensity in these Districts, and while truck/semi-truck traffic could slightly increase, the streets and properties in the C-3 District can easily accommodate such concerns. In essence, while wholesaling is distinguishable from retail, in this stance, it's a distinction without a real difference.
3. Wholesaling is consistent with Davenport's current comprehensive plan and was previously allowed in certain C-Districts under Davenport's prior zoning code, such that to resurrect its use now leaves little to be done and allows market conditions to proceed with redevelopment.

Zoning Ordinance Purpose Statement:

The C-3 General Commercial Zoning District is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

Zoning Ordinance Use Definition:

Wholesale Establishment. A business where goods are sold to either retailers, or to industrial, commercial, institutional, or other professional business users, or to other wholesalers and related subordinated services.

Use Matrix (Table 17.08-1)

The principal use "Wholesale Establishment" is permitted in the following zoning districts:

1. I-1 Light Industrial District
2. I-2 Heavy Industrial District

The principal use "Wholesale Establishment" is permitted as a special use in the following zoning districts:

1. I-MU Industrial Mixed Use District

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.

Upon staff review, the following proposed principal use standards alleviate concerns for future wholesale in C-3.

Proposed Principal Use Standard:

1. The principal use and any associated accessory uses shall not emit any dust, odors, gases, or pollution and shall not emit excessive noise or vibrations.
2. The storage of aggregate materials shall be prohibited.
3. The following additional standards apply to all outdoor storage:
 - a. The storage area must be completely enclosed by a solid fence or wall a minimum of six feet in height including ingress and egress.
 - b. Fences or walls shall meet principal use setback requirements.
 - c. Outdoor storage of any kind is prohibited outside the fence or wall.

Public Input:

A Notice of Public Hearing was published in the Quad City Times informing the community of the October 14, 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 November 04, 2025 Plan and Zoning Commission Meeting.

Attachments:

1. Proposed Principal Use Standards
2. Zoning Text Amendment Application
3. C-3 Zone Overview Map
4. Industrial Zone Overview Map

Proposed Wholesale Establishment Ordinance Amendment

November 4, 2025

*The proposed principal use standard will go as 17.08.030.EE to maintain appropriate alphabetical order.
Following P&Z action, section instructions will be written for amendment proposal.*

Proposed Table 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
Wholesale Establishment										P						P	P	S				Sec. 17.08.030.EE

17.08.030 Principal Use Standard

EE. Wholesale Establishment.

1. The principal use and any associated accessory uses shall not emit any dust, odors, gases, or pollution and shall not emit excessive noise or vibrations.
2. The storage of aggregate materials shall be prohibited.
3. The following additional standards apply to all outdoor storage:
 - a. The storage area must be completely enclosed by a solid fence or wall a minimum of six feet in height including ingress and egress.
 - b. Fences or walls shall meet principal use setback requirements.
 - c. Outdoor storage of any kind is prohibited outside the fence or wall.



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

ZONING TEXT AMENDMENT

(CHANGE TO ZONING ORDINANCE LANGUAGE)

APPLICANT INFORMATION		DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
Applicant Name Company Name Leveraged Holdings LLC			09/18/2025	
Address 5167 Utica Ridge Road		ZONING CODE HEADINGS & SECTION NUMBERS IMPACTED 17.05.020; 17.08; Table 17.08-1; *See Addendum		
City State Zip Davenport IA 52807		REASON FOR ZONING CODE TEXT CHANGE Allow Wholesale Establishment as Permitted Use in C-3 Zoning District		
Phone [REDACTED]		EXISTING ZONING CODE LANGUAGE TO BE CHANGED C-3 zoning appears to restrict Wholesale Establishment		
Secondary Phone [REDACTED]				
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 each meeting on the public hearing/zoning calendar. The City reserves the right to require further studies as necessary. Thad DenHartog Type Applicant's Name [Signature] Applicant's Signature 09/18/2025 Date		PROPOSED ZONING CODE LANGUAGE Permit within the C-3 zoning district Wholesale Establishments as defined in 17.08.050, thereby allowing sale to warehouses and distributors.		
DEVELOPMENT TEAM				
Owner Leveraged Holdings LLC		COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED		
Address 5167 Utica Ridge Road		Existing & Proposed Text, as a .PDF, if preferred ☐		
Phone [REDACTED]		Authorization to Act as Applicant, if necessary ☐		
Secondary Phone [REDACTED]		Application Fee: (REQUIRED) \$400* ☐ * plus Scott County Recording Office fees at a later date		
E-Mail Address [REDACTED]				
Attorney/Other Thomas J. Pastrnak		PROCEDURE SHALL BE AS STATED IN §17.14.040		
Address 313 W. 3rd Street Davenport, IA 52801		Approval Standards: Consistency with the Comprehensive Plan and Future Land Use Map. Promotion of public health, safety, and welfare of the City. Consistency with the general intent and regulations of Title 17. Purpose of the amendment (error correction/omission, or clarification). Extent that the proposed amendment protects against nonconformities.		
Phone [REDACTED]				
Secondary Phone [REDACTED]				
E-Mail Address [REDACTED]		Submit this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.		

Addendum to
Zoning Code Headings & Section Numbers Impacted

*and such other provisions in Davenport's City Code, especially relating to C-3 zoning, that should be included therewith

1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

Not surprisingly and by adding/permitting wholesale (which is merely selling goods and/or services to a limited customer base as defined by Davenport's Code) it lessens the intensity on properties in a C-3 District (although it may increase traffic and/or semi-truck traffic which the arterial roads in the C-3 District are very capable of handling along with the properties thereon which, in most instances, already have load areas) such that:

- A. consistency with the Comprehensive Plan and land use policies are maintained; and
- B. synergy with existing development will also be maintained

Furthermore, as wholesaling was once a permitted use in certain C-Districts based on Davenport's prior zoning code, its reemergence will not impair and/or impact properties in the C-3 District; rather, based on existing market conditions, it enhances development in the C-3 District.

2. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

While the text amendment is somewhat neutral on this issue, Petitioner submits that by allowing wholesale use in the C-3 District, it will provide:

- A. the expansion/development of big box facilities that are vacant/near vacant;
- B. remove/reduce loitering/vagrancy in these affected areas; and
- C. provide enrichment to the tax base

3. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.

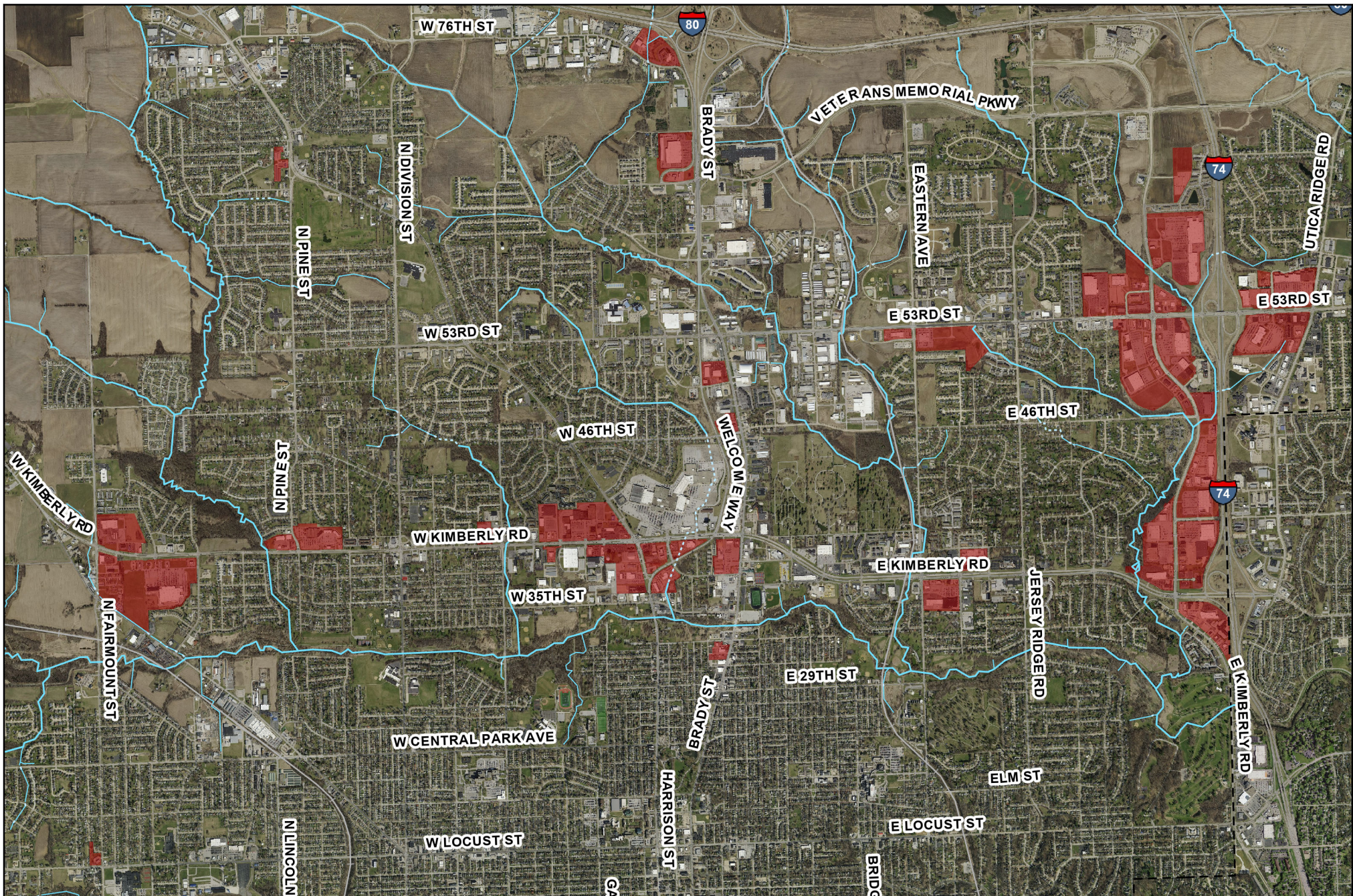
Petitioner reemphasizes that wholesaling was once a permitted use in certain C-Districts based on Davenport's prior zoning code, such that in essence its truly not inconsistent with the concept and general notion of what is or should be in a commercial district.

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.

No, although Petitioner acknowledges that market conditions have changed commercially, such that there are less big-box stores being built and those that have been built need to be retrofitted.

5. The extent to which the proposed amendment creates nonconformities.

Actually, by adding wholesaling, the text amendment renders those properties previously grandfathered under the prior zoning code or currently engaging in wholesaling on an ancillary basis to now be a conforming use once again (in fact, some existing retailers are already engaging in wholesale activities with business customers, for example: Sam's Club, Costco, Best Buy, etc.)



Legend

Zoning Districts

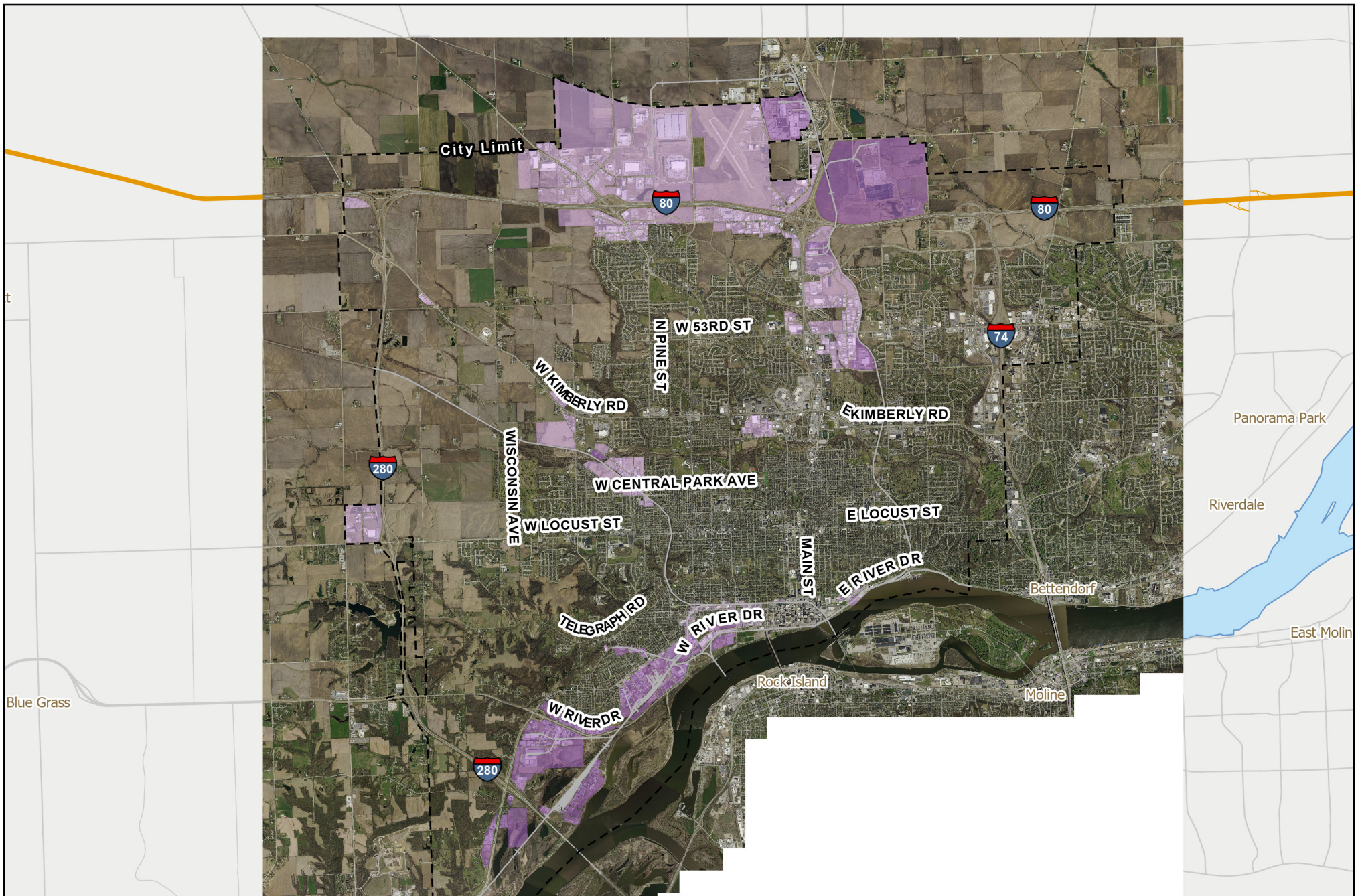
C-3

 C-3 General Commercial
Zoning District

C-3 Zone Overview Map

0 0.5 1
Miles





Legend

- I-1 Light Industrial Zoning District
- I-2 Heavy Industrial Zoning District
- I-MU Industrial Mixed-Use Zoning District

Industrial Zone Overview Map

0 1 2 Miles



City of Davenport

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

Action / Date
11/4/2025

Subject:

Case F25-13: Request of Elmore Storage LLC for a Final Plat of Jersey Farms Commercial Park Fifth Addition. The 2-lot subdivision is located at 6403 Elmore Avenue, on 13 acres. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F25-13 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. Include a note stating, "Stormwater Detention is required for this addition per city code section 13.34 and will be located within the portion of Lot 1, Jersey Farms Commercial Park First Addition Designated as stormwater management, detention, sanitary and bicycle and pedestrian trail as shown on the acquisition plat (Doc. 2014-316558) by the City of Davenport."
4. Add the following note, "Stormwater Quality treatment is required for this subdivision and shall be located within this addition and shall be owned and maintained by the owner or business association."

Background:

The applicant has submitted a request for subdivision of a 13-acre property currently containing an outdoor self-storage facility and an adjacent agricultural field. The intent of the proposed subdivision is to create a separate, developable lot independent of the existing Elmore Storage business. While the site does not have direct frontage on a public street, access to Elmore Avenue is provided through a 50-foot ingress/egress easement across the adjoining property. The subject property is part of the original Jersey Farms Commercial Park Second Addition, which was platted in 2015.

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-3 General Commercial District:** This zoning district is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

Technical Review:

1. Zoning: The two-lot subdivision complies with the C-3 General Commercial District dimensional standards. The existing self-storage facility remains in compliance with building setback and off-street parking requirements. The agricultural field on Lot 1 will remain a legal nonconforming use and may continue until development of the site.
2. Streets: The subdivision does not have frontage on a public roadway, and no additional right-of-way is dedicated with this final plat. However, access is provided to Elmore Avenue via a 50-foot easement. An Ingress/Egress Easement allows for shared vehicular access between both lots and the existing driveways onto Elmore Avenue.
3. Stormwater: Stormwater Detention is required for this addition per city code section 13.34 and will be located within the portion of Lot 1, Jersey Farms Commercial Park First Addition Designated as stormwater management, detention, sanitary and bicycle and pedestrian trail as shown on the acquisition plat (Doc. 2014-316558) by the City of Davenport.
4. Sewer System: There is a 36-inch storm and 8-inch sanitary sewer line spanning the length of Elmore Avenue.
5. Other Utilities: Normal utility services are available on this site.
6. Parks/Open Space: There are no impacts to parks/open space.

Public Input:

Public notification is not required for a Final Plat.

Attachments:

1. Application
2. Final Plat of Jersey Farms Commercial Park Fifth Addition
3. Maps



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

APPLICANT INFORMATION

Applicant Name | Company Name

Elmore Storage, LLC

Address

5167 Utica Ridge Road

City | State | Zip

Bettendorf, Iowa 52722

Phone

563-823-5276

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.

Thad Denhartog

Print Applicant's Name



Applicant's Signature

10-7-25
Date

SUBDIVISION NAME (& PRJ-NUMBER if assigned)

Jersey Farms Commercial Park Fifth Addition

LOCATION DESCRIPTION

6403 Elmore Avenue

SUBMITTAL DATE

NUMBER OF LOTS BY USE TYPE

2 - Zoned Commercial

ACRES

13.00

STREET DISTANCE

no streets, access via easment

SELECT 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:

Plating 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

Thad Denhartog, Elmore Storage LLC

Address

5167 Utica Ridge Road, Bettendorf, IA 52722

Phone

563-823-5276

Secondary Phone

E-Mail Address

Owner

Thad Denhartog, Elmore Storage LLC

Address

5167 Utica Ridge Road, Bettendorf, IA 52722

Phone

563-823-5276

Secondary Phone

E-Mail Address

Engineer

Michael D. Richmond

Address

1717 State Street Bettendorf, IA 52722

Phone

563-823-6080

Secondary Phone

563-650-1693

E-Mail Address

Attorney

LW 220 North Main St, Davenport, IA 52801

Address

LW 220 North Main St, Davenport, IA 52801

Phone

563-333-6630

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

I/We, Thad Denhartog
[as property owner(s)]

authorize Michael Richmond
[the above person(s)]

to act as applicant, representing me/us before the City Plan & Zoning Commission

for the property located at 6403 Elmore Avenue

Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization:

State of Iowa,

County of Scott,

Sworn and subscribed before me

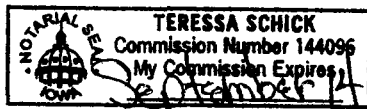
this 7th day of October, 2025

Teresa Schick
Notary Public

My Commission Expires: Sept 14, 2026

10-7-25
Date

Iowa Drivers License
[identification type]



BEING A REPLAT OF LOT 4 IN JERSEY FARMS COMMERCIAL PARK SECOND ADDITION,
IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 4 EAST
OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA



DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	309,130	7.10
LOT 2	256,969	5.90
OVERALL BOUNDARY	566,078	13.00

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	471.18'	2,560.00'	S 03°57'35" W	470.52'
C2	307.53'	2,593.93'	S 02°07'42" W	307.35'
C3	163.65'	2,498.52'	S 07°24'05" W	163.62'

	SUBDIVISION BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	R.O.W. LINE
	SETBACK LINE
	HISTORICAL LINE AS NOTED
UE	UTILITY EASEMENT
BSL	BUILDING SETBACK LINE
100.00'	MEASURED DIMENSION
(100.00')	RECORDED DIMENSION
	5/8" REBAR WITH CAP #23503, SET
	1/2" REBAR WITH CAP # _____ FOUND
	5/8" REBAR

BY: _____

DATE: _____

BY: _____

DATE: _____

BY: _____

ATTEST: _____

DATE: _____

This Final Plat was prepared at the request of Elmore Storage, LLC.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements, drainage areas and roadways that a complete title search would disclose.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this re-survey.

No investigation was made as apart of this re-survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

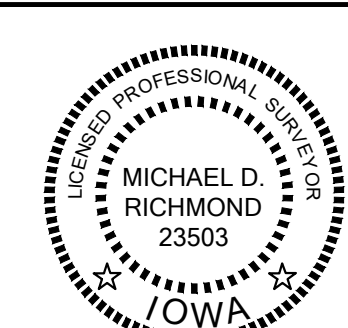
Distances are listed in feet and decimal part of a foot.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0360H Effective Date April 11, 2024

Distances are listed in feet and decimal part of a foot.

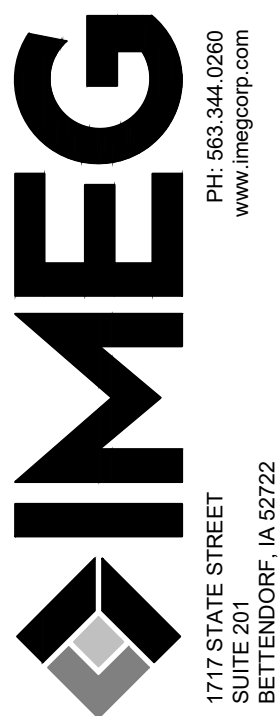
All monuments shown hereon have been found or set as shown on this plat.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

10-03-2025 Date
Michael D. Richmond, PLS No. 2250
My license renewal date is December 31, 2025
No. of sheets covered by this seal: _____

[illegible]

JERSEY FARMS COMMERCIAL PARK 5th ADDITION
DAVENPORT, IOWA

FINAL PLAT

IMEG Project No:
25004102.00

File Name:

25004102.00 Property.dwg

© COPYRIGHT 2025
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Field Book No:

Drawn By: MDR

Checked By: DA

Date: 8/1/2025

Page 10 of 10



Vicinity Map | Case F25-13

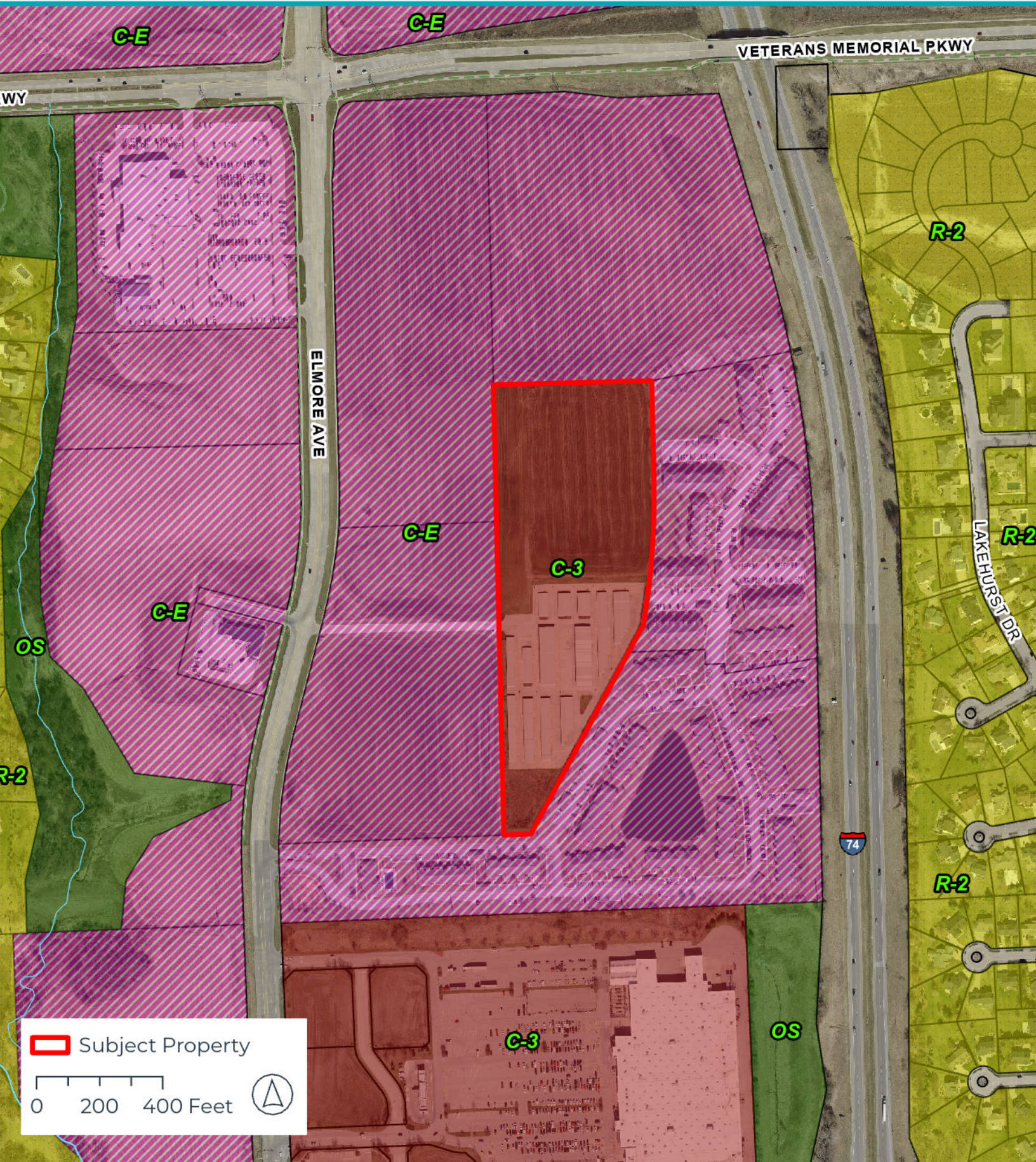
Request of Elmore Storage LLC for a Final Plat of Jersey Farms Commercial Park Fifth Addition. The 2-lot subdivision is located at 6403 Elmore Avenue, on 13 acres. [Ward 6]





Zoning Map | Case F25-13

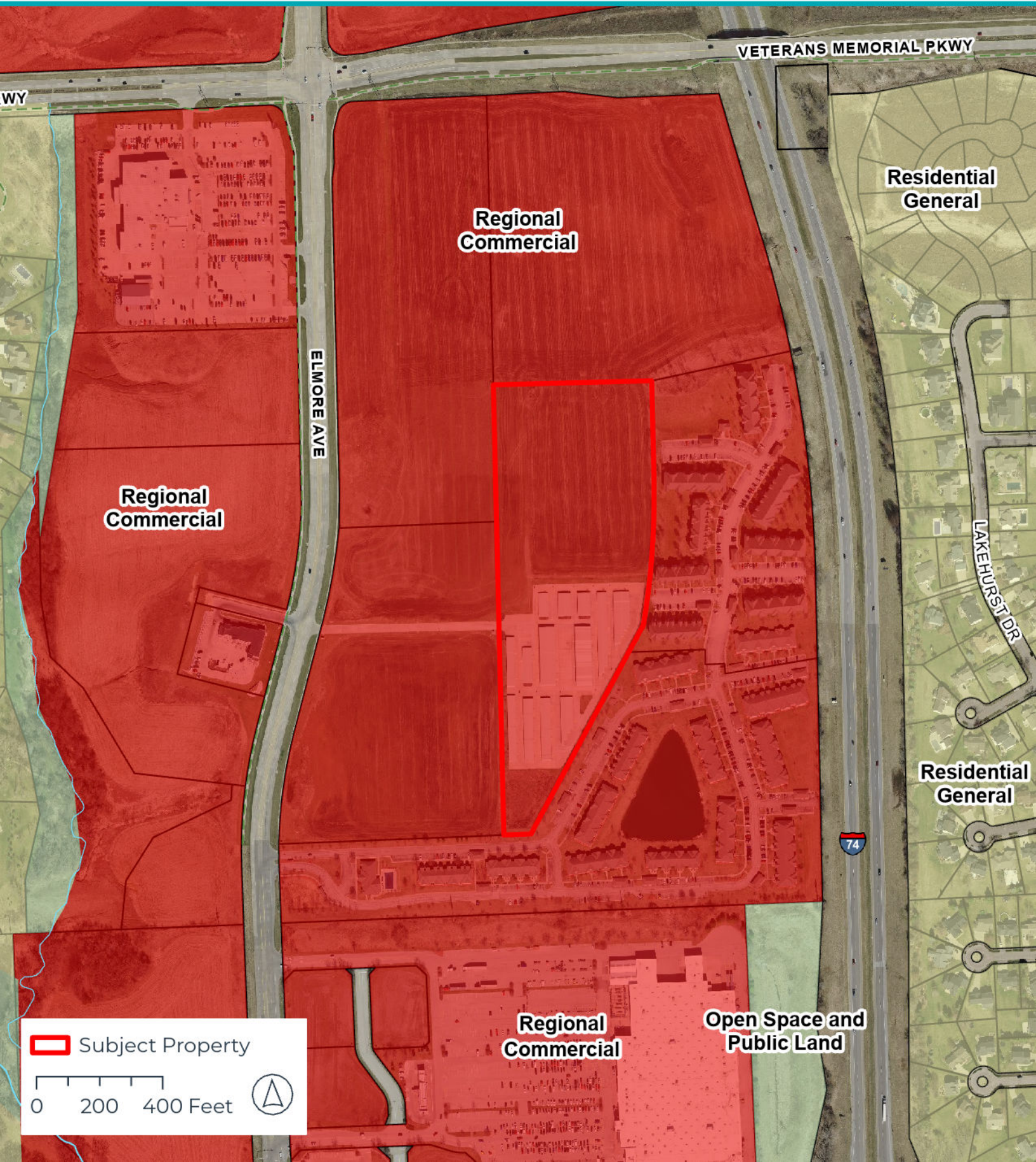
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Future Land Use Map | Case F25-13

Request of Elmore Storage LLC for a Final Plat of Jersey Farms Commercial Park Fifth Addition. The 2-lot subdivision is located at 6403 Elmore Avenue, on 13 acres. [Ward 6]



City of Davenport

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

Action / Date
11/4/2025

Subject:

Case F25-14: Request of Dan and Sandy Gayman for a Final Plat of D&S Gayman Addition. The 3-lot subdivision is located at 4104 Telegraph Road, on 8.44 acres. [Ward 1]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F25-14 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. Add a 15-foot utility easement along Telegraph Road.
4. 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."

Background:

The subject property consists of a single-family home setback approximately 450-feet from Telegraph Road. There is a small agricultural field between the home and street that will be subdivided to create two new residential lots. The purpose of the subdivision is to facilitate the development of additional single-family dwellings. Access to the existing home will be maintained via a flag lot that encompasses the existing driveway.

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 Residential General in the Davenport +2035 Future Land Use Map.

1. **Residential General (RG)** - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-

compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

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. **R-1 Single-Family Residential District:** This zoning district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

Technical Review:

1. Zoning: The three-lot subdivision complies with the R-1 Single-Family Residential District dimensional standards. Farming Lot 2 and 3 can continue as a legal nonconforming use until development of the site occurs.
2. Streets: Each lot of the subdivision maintains frontage and access to Telegraph Road. There are no sidewalks along this portion of the public street to connect into. No additional right-of-way is dedicated with this final plat. Access to Lot 1 will be maintained through the existing driveway on the westside of the property.
3. Stormwater: Stormwater Management will not be required with this subdivision but may be required upon further development.
4. Sanitary & Storm Sewer: There is an existing 27-inch public sanitary sewer south of Telegraph Road, located along Blackhawk Creek. Due to the distance from the sanitary sewer, development of the lots are eligible for septic systems. Storm sewer is not available within the vicinity of the subdivision.
5. Other Utilities: Normal utility services are available on this site. A 15-foot utility easement is requested along Telegraph Road to ensure adequate access to the overhead utility poles and wires.
6. Parks/Open Space: There are no impacts to parks/open space.

Public Input:

Public notification is not required for a Final Plat.

Attachments:

1. Application
2. Final Plat of D&S Gayman Addition
3. Maps



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

SUBDIVISION NAME D & S Gayman												
LOCATION DESCRIPTION 4104 Telegraph		SUBMITTED										
NUMBER OF LOTS BY USE TYPE 3 - SF	ACRES 8.44	STREETS ADDED None										
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) ☒												
<table border="1"><thead><tr><th colspan="2">Subdivision Platting Fee Schedule</th></tr><tr><th>Number of Lots</th><th>Fee</th></tr></thead><tbody><tr><td>1 lot to 10 lots</td><td>\$400 plus \$25/lot</td></tr><tr><td>11 to 25 lots</td><td>\$700 plus \$25/lot</td></tr><tr><td>26 or more lots</td><td>\$1,000 plus \$25/lot</td></tr></tbody></table> \$475.00			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
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 .												

APPLICANT INFORMATION

Applicant Name Dan & Sandy Gayman
Address 4104 Telegraph Road
City State Zip Davenport IA 52804
Phone 563 - 349 - 7009 (Sandy)
Secondary Phone 563 - 349 - 4991 (Dan)
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.

Dan Gayman / Sandy Gayman
Print Applicant's Name

Applicant's Signature

Date

10/8/25

DEVELOPMENT TEAM

Developer / Project Manager Luke Miller		Engineer Klingner & Associates, P.C.	
Address 4111 East 60th St. Dav., IA 52807		Address 4111 East 60th St. Davenport, IA 52807	
Phone 563-359-1348	Secondary Phone	Phone 563-359-1348	Secondary Phone
E-Mail Address		E-Mail Address	
Owner Dan & Sandy Gayman		Attorney Vollertsen, Britt & Gorsline (Mike Gorsline)	
Address 4104 Telegraph Rd. Dav., IA 52804		Address 5119 Utica Ridge Rd., Dav., IA 52807	
Phone 563-349-7009	Secondary Phone 563-349-4991	Phone 563-324-0441	Secondary Phone
E-Mail Address		E-Mail Address	

Authorization to Act as Applicant

I/We, Dan Gayman & Sandy Gayman
[as property owner(s)]

authorize Luke Miller
[the above person(s)]

to act as applicant, representing me/us before the City Plan & Zoning Commission

for the property located at 4104 Telegraph Rd., Dav., IA 52804.

Dan Gayman Sandy Gayman
Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization: _____

10/8/25
Date

State of Iowa,

County of Scott,

Sworn and subscribed before me

this 8th day of October, 2025.

Tracie Penrod
Notary Public

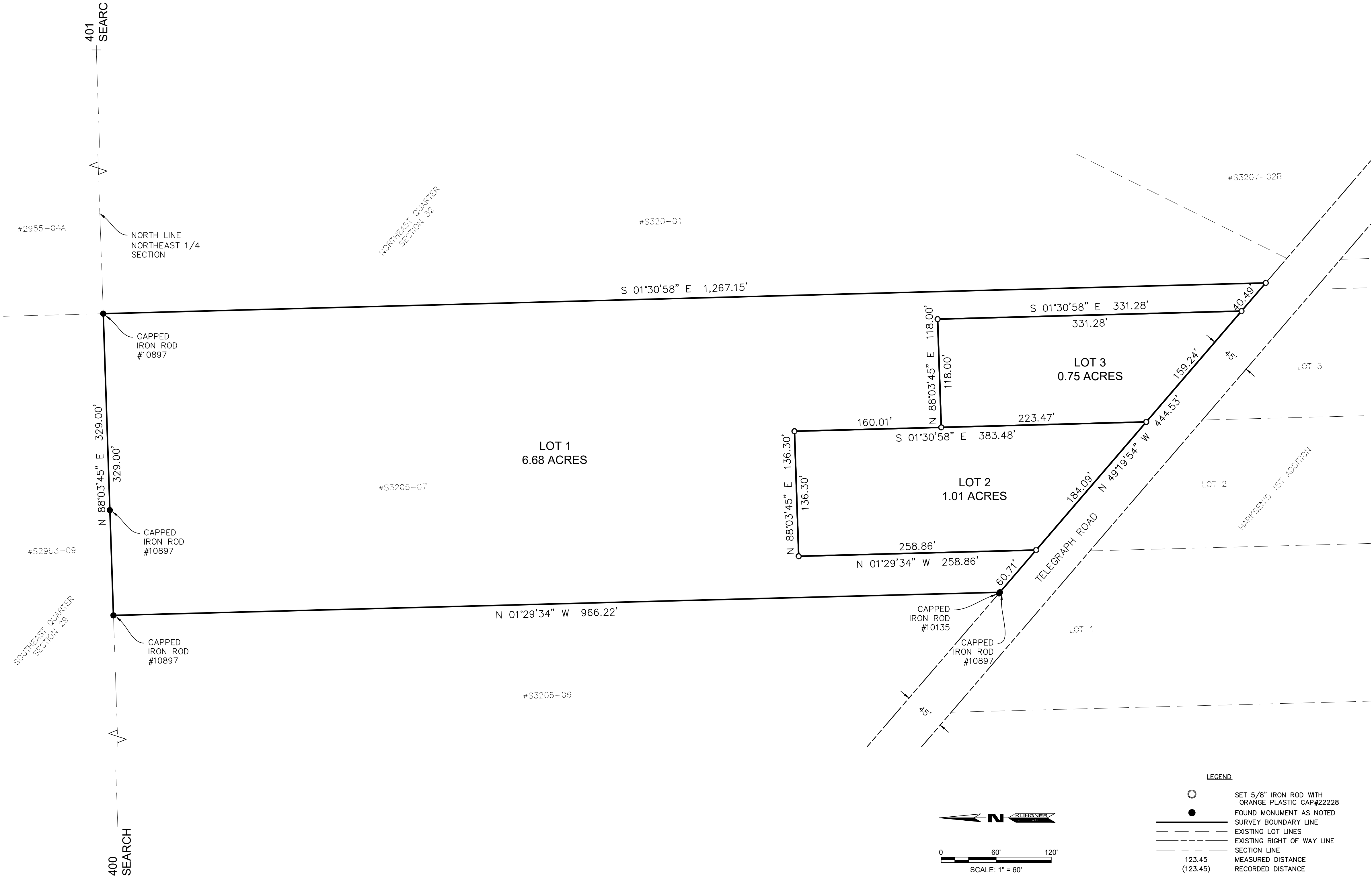
IA Driver Licenses
[identification type]

My Commission Expires:



Description: Part of West Half of the Northeast Quarter Section 32,
Township 78 North, Range 3 East of the 5th Principal Meridian
Requestor: Dan & Sandy Gayman
Proprietor: Dan & Sandy Gayman
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
lmiller@klingner.com (563) 359-1348

FINAL PLAT OF
D & S GAYMAN ADDITION
PART OF WEST HALF OF THE NORTHEAST QUARTER SECTION 32,
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL
MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA



CITY OF DAVENPORT, IOWA

BY _____
ATTEST _____
DATE _____

PLAN & ZONE COMMISSION

BY _____
DATE _____

LEGAL DESCRIPTION:
PER DEED DOC #30907-96

CURRENT ZONE R-1 (SINGLE FAMILY RESIDENTIAL)

MIDAMERICAN ENERGY COMPANY

BY _____
DATE _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

BY _____
DATE _____

MEDIACOM

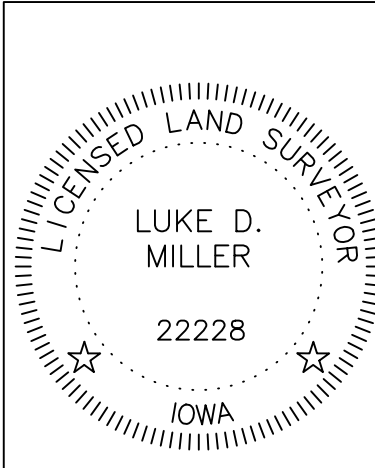
BY _____
DATE _____

CENTURYLINK

BY _____
DATE _____

METRONET

BY _____
DATE _____



BEARINGS BASED ON THE IOWA STATE
PLANE COORDINATE SOUTH ZONE, NAD 83
(2011) EPOCH 2010.00

I hereby certify that this land surveying document was
prepared and the related survey work was performed by
me or under my direct personal supervision and that I
am a duly licensed Land Surveyor under the laws of the
State of Iowa.

DRAFT

Signature: _____
Luke D. Miller

Date _____ Reg. No. 22228

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal:

THIS SHEET ONLY.

FINAL PLAT

DAN & SANDY GAYMAN
4104 TELEGRAPH ROAD
DAVENPORT, IA 52804

PRELIMINARY
DO NOT RECORD

FINAL PLAT

PROJECT NO.
25-6083

10-8-2025

SHEET
1 OF 1

KLINGNER
& ASSOCIATES, P.C.

Engineers • Architects • Surveyors

Davenport, Iowa
4111 East 60th St.
563 359 1348

Quincy, IL
Burlington, IA
Pella, IA
Hannibal, MO
Columbia, MO

www.klingner.com

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REVISION HISTORY

NO.	DESCRIPTION	DATE	APPR.
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THE CITY OF DAVENPORT IOWA | USA

Vicinity Map | Case F25-14

Request of Dan and Sandy Gayman for a Final Plat of D&S Gayman Addition. The 3-lot subdivision is located at 4104 Telegraph Road, on 8.44 acres. [Ward 1]



 Subject Property

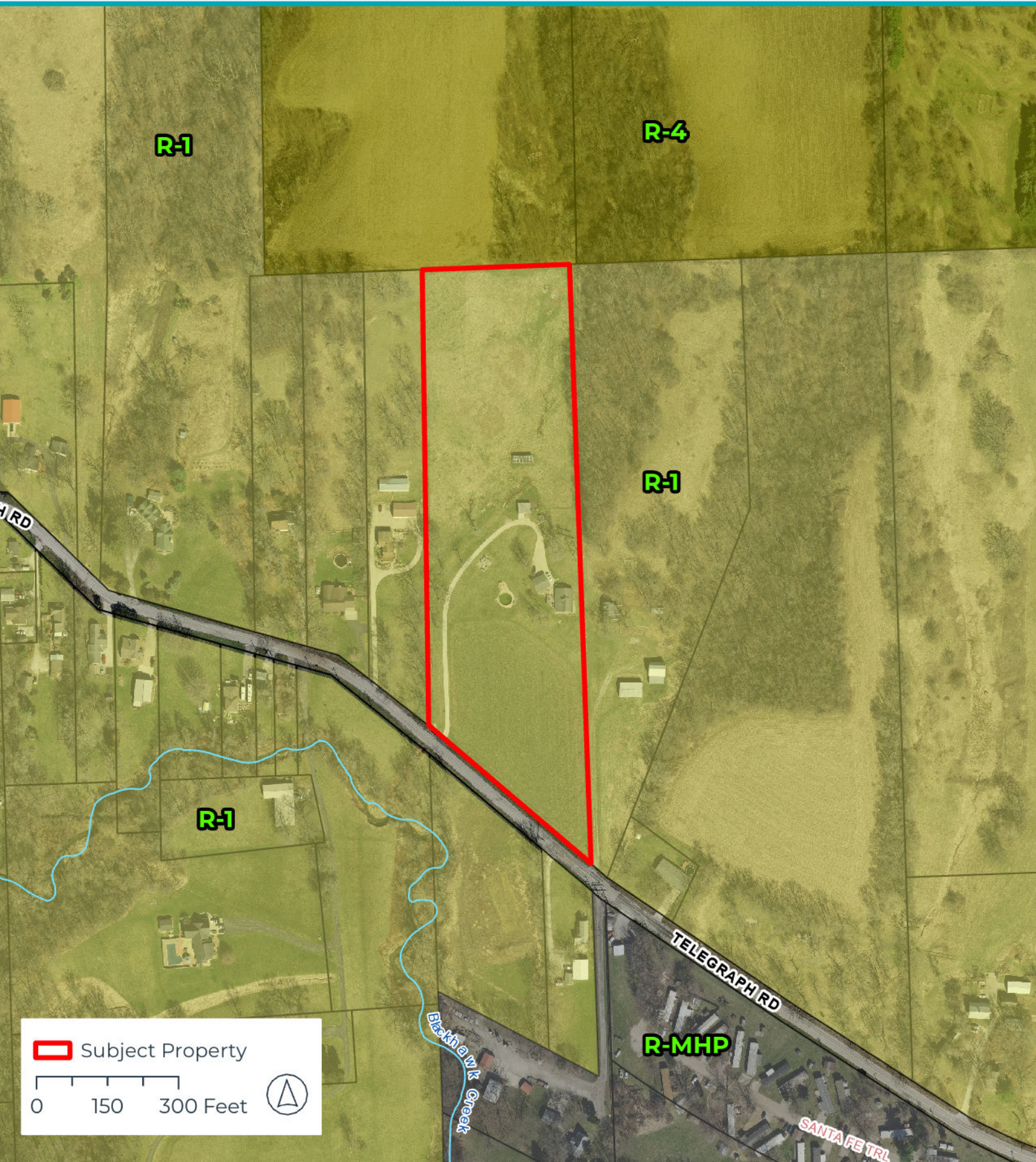
0 150 300 Feet





Zoning Map | Case F25-14

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Future Land Use Map | Case F25-14

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