

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

Thursday, December 11, 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 November 13, 2025 public hearing minutes.
- III. Old Business
- IV. New Business
 1. Case SU25-06: Request of Oakmont Education on behalf of Daniels Investment Limited Co. to establish Great Oaks High School and Career Tech Center at 3562 Brady Street. Table 17.08-1 identifies 'Educational Facility - Vocational' as a Special Use on property zoned C-2 Corridor Commercial District. [Ward 7]
- V. Other Business
- VI. Adjourn

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Laura Berkley | 563-888-3553

Action / Date

12/11/2025

Subject:

Consideration of the November 13, 2025 public hearing minutes.

Recommendation:

Approve the Minutes.

Background:

Attachments:

1. ZBA Minutes 2025-11-13



MINUTES
Zoning Board of Adjustment
November 13, 2025



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.
See the following link: <https://www.youtube.com/user/DavenportToday/videos>

I. Call to Order:

Chairman Darland called the Zoning Board of Adjustment (ZBA) meeting to order in City Hall Council Chambers, Davenport, Iowa at approximately 4:00 p.m.

Members Participating: Boyd-Carlson, Darland, Kleffmann, Galliard
Excused: Crawford
Staff present: Werderitch, Reu

II. Secretary's Report:

Minutes were approved for the 2025-10-23 ZBA Hearing by voice-vote (4-0).

III. Old Business:

- 1. Request HV25-09 of Joe Bindner and Quad City Custom Signs on behalf of Fair Oaks Foods at 2951 Enterprise Way for a second (2nd) freestanding sign. Municipal Code 17.12.060.D. allows only one (1) freestanding sign; property is zoned I-1 Light Industrial. [Ward 8]**

Werderitch presented the staff report to the board.

Findings & Staff Recommendation:

Findings:

Under the strict enforcement of the code, there does not appear to be to be a hardship, however visibility of the separate entrances does create minor difficulties in accessing the site. In contract to that concern, it should be noted that communications with delivery personnel is not limited to signage only, as mapping software and the internet are widely available.

Recommendation:

The requested hardship variance, based on the findings of the staff report, does not support approval of the request, however staff understands that the Board may base their decision on a multitude of factors.

The Petitioner presented their case and the board asked questions about the need for a second sign if the signs are not differentiated. Petitioner stated that signs would be labeled with East and West and that text is appropriate size for a turning vehicle.

Motion:

A motion by Galliard to approve the request as proposed, was seconded by Kleffmann and carried unanimously (4-0).

Boyd-Carlson, yes; Darland, yes; Kleffman, yes; Galliard, yes.

IV. New Business:

- 1. Request HV25-11 of Kyle Carter on behalf of the Downtown Davenport Partnership at 324 East River Drive for a refuse container in the front yard along Iowa Street. Refuse and recycling containers are prohibited in front yards under Davenport Municipal Code 17.09.030.Q. [Ward 3]**

Werderitch presented the staff report to the Board.

Findings & Staff Recommendation:

Findings:

- Item #1 zoning code does result in hardship as applied for the proposed use;
- Item #2 physical and topographical conditions of the site do limit the use;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

Staff recommends that Board adopt staff's findings and approve request HV25-11 as proposed.

Motion:

A motion was made by Kleffmann, seconded by Boyd-Carlson, to approve request as proposed and carried unanimously (4-0).

Boyd-Carlson, yes; Darland, yes; Kleffman, yes; Galliard, yes.

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:22 p.m.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Laura Berkley | 563-888-3553

Action / Date
12/11/2025

Subject:

Case SU25-06: Request of Oakmont Education on behalf of Daniels Investment Limited Co. to establish Great Oaks High School and Career Tech Center at 3562 Brady Street. Table 17.08-1 identifies 'Educational Facility - Vocational' as a Special Use on property zoned C-2 Corridor Commercial District. [Ward 7]

Recommendation:

Staff Recommends approval as proposed.

Background:

Please see attached Staff Report and supporting documentation.

Attachments:

1. Staff Report
2. Maps
3. Application
4. Public Hearing Notice



**Zoning Board of Adjustment
 Staff Report – Educational Facility - Vocational
 3562 Brady Street
 December 11, 2025**

Description

Case SU25-06: Request of Oakmont Education on behalf of Daniels Investment Limited Co. to establish Great Oaks High School and Career Tech Center at 3562 Brady Street. Table 17.08-1 identifies 'Educational Facility - Vocational' as a Special Use on property zoned C-2 Corridor Commercial District. [Ward 7]

Background

The subject property is in a commercial corridor consisting of a mix of retail, personal service, office, recreational, educational, and auto-oriented businesses. The Zoning Board of Adjustment is to evaluate whether this use would have a detrimental impact to adjacent properties.

Use Table 17.08-1: Educational Facility - Vocational (as a Principal Use) in C-2

TABLE 17.08-1: USE MATRIX													
PRINCIPAL USE	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	IC
Educational Facility - Vocational	S	S	S	P	P	P	P	S	P	P	P	P	P

An "S" indicates that the use is a special use in the district and requires special use approval.

Definition of Educational Facility - Vocational

A facility that offers instruction in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), or commercial skills, or a business conducted as a commercial enterprise, such as a school for general educational development or driving school. Educational facility – vocational also applies to privately operated schools that do not offer a complete educational curriculum.

Street View Photo



Discussion

The applicant, Oakmont Education, requests a Special Use Permit to operate Great Oaks High School and Career Center, a daytime dropout-recovery and career-technical education program serving students ages 16–21. The program provides accredited academic instruction, workforce training, and industry-recognized credentials, with students attending morning or afternoon sessions between 7:30 a.m. and 4:00 p.m. Great Oaks partners with local employers to offer work-based learning in fields such as construction, manufacturing, and healthcare, and provides individualized support plans to help students overcome barriers to graduation and employment. The applicant notes that similar facilities operated in other communities have integrated successfully into commercial settings and that the proposed use will generate traffic levels comparable to or lower than surrounding retail uses.

Findings/Approval Standards

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

Applicant's Response:

"Great Oaks is committed to the health, safety, and welfare of the public. We aim to achieve this through thoughtful collaboration with city municipalities, community residents, and business partners. Our intention is to be an active participant in the growth of the communities we serve by supporting students in need of career training and certifications. This will enable them to become qualified and successful employees in Davenport and its surrounding areas, ultimately re-engaging them in a successful future."

Staff Response:

The plans meet code requirements for this use. The site is properly designed to have minimal, if any, impact on adjacent property and public facilities if constructed per required zoning code as has been proposed by the applicant.

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

Applicant's Response:

"Great Oaks aims to be a valuable asset to its surroundings, and its use aligns with the land use of adjacent properties. The traffic activity and patterns will be lower than retail stores and our students will be on our campus between the hours of 7:30a.m. and 4:00p.m. avoiding any additional traffic to the neighborhood in the evening hours. We currently operate in a retail center in Des Moines, Iowa and have great experience working closely with neighboring retailers to ensure our use supports their flow of business and their business model."

Staff Response:

As proposed, staff concur. The plans meet code requirements and the site is properly designed to have minimal, if any, impact on adjacent property. Neighboring properties are zoned for, or already have, commercial and institutional land uses.

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

Applicant's Response:

"Great Oaks offers career technical training for students aged 16-21. Each student receives a personalized learning plan to help them achieve their career goals. The program includes both morning and afternoon sessions, as well as onsite and offsite workplace

experience, to ensure students earn the certifications needed for successful employment after graduation. Onsite program activities will adhere to all local ordinances and land use policies.”

Staff Response:

Land use policy has been met along with all code requirements.

Recommendation

Finding: The location, design, and construction of the proposed use meets the requirements for a Special Use.

Recommendation:

Staff recommends approval of SU25-06 as proposed.



Vicinity Map | Case SU25-06

Request of Oakmont Education on behalf of Daniels Investment Limited Co. to establish Great Oaks High School and Career Tech Center at 3562 Brady Street. Table 17.08-1 identifies 'Educational Facility-Vocational' as a Special Use on property zoned C-2 Corridor Commercial District. [Ward 7]



 Subject Property

0 125 250 Feet

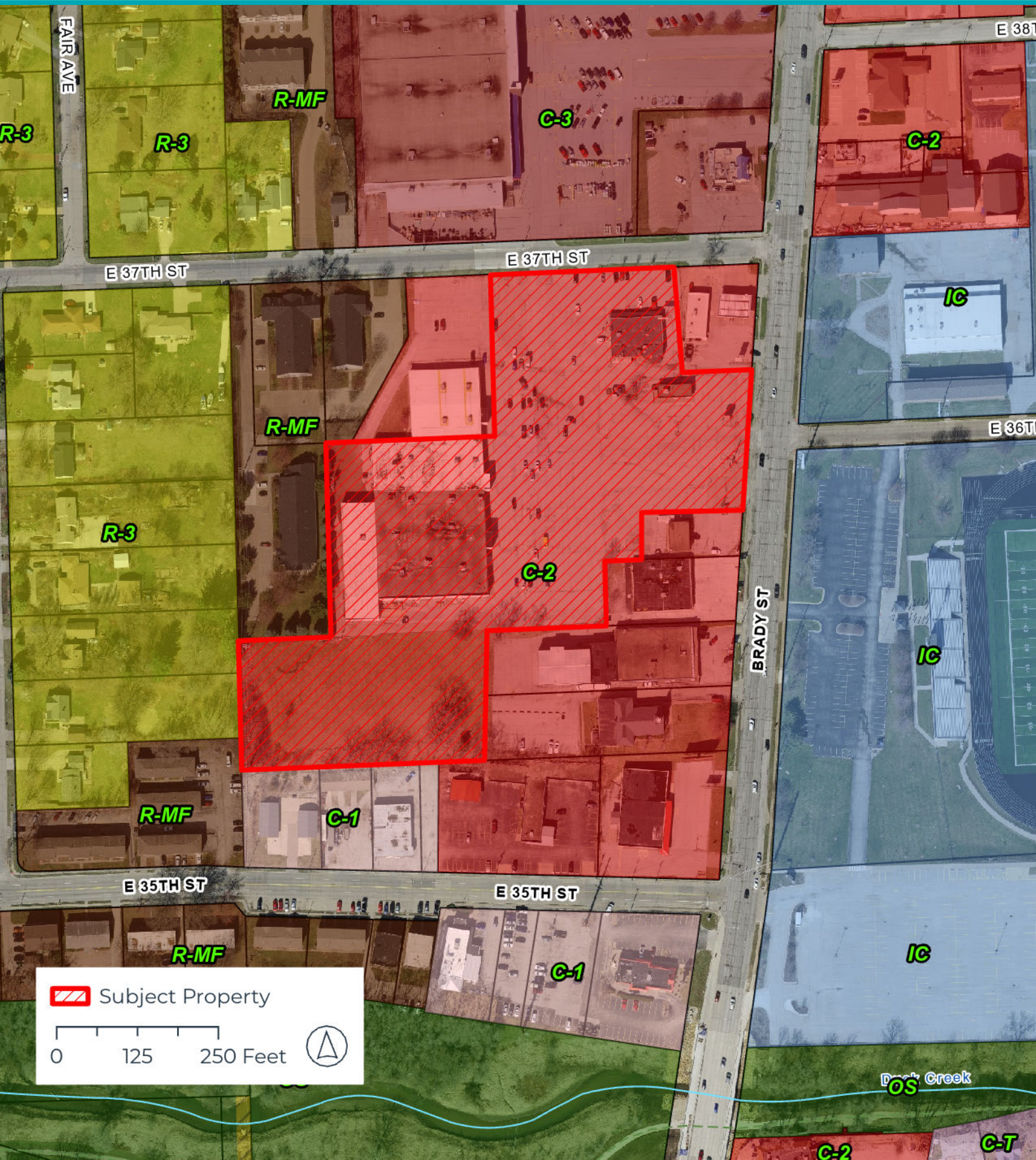


Duck Creek



Zoning Map | Case SU25-06

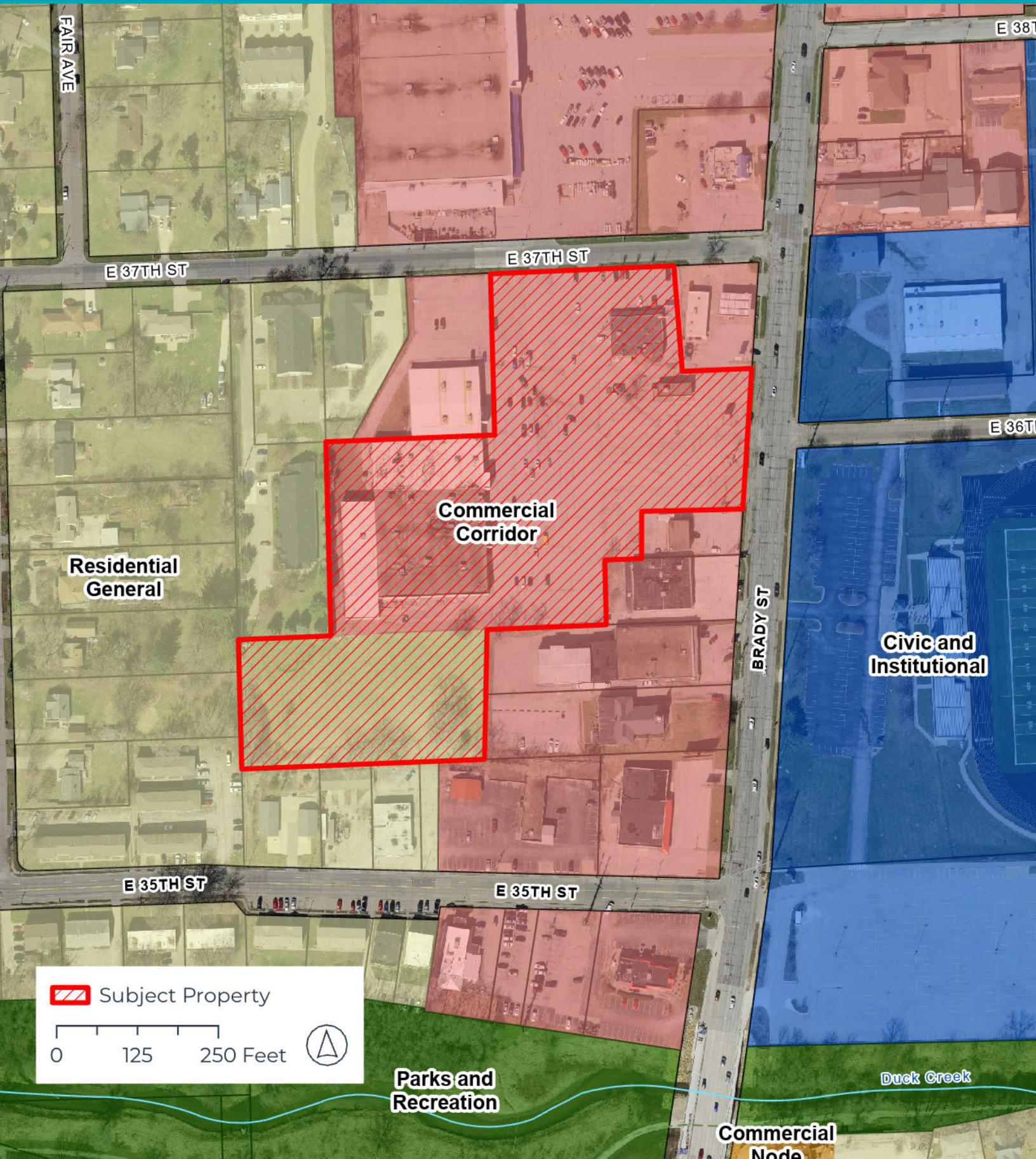
Request of Oakmont Education on behalf of Daniels Investment Limited Co. to establish Great Oaks High School and Career Tech Center at 3562 Brady Street. Table 17.08-1 identifies 'Educational Facility-Vocational' as a Special Use on property zoned C-2 Corridor Commercial District. [Ward 7]





Future Land Use Map | Case SU25-06

Request of Oakmont Education on behalf of Daniels Investment Limited Co. to establish Great Oaks High School and Career Tech Center at 3562 Brady Street. Table 17.08-1 identifies 'Educational Facility-Vocational' as a Special Use on property zoned C-2 Corridor Commercial District. [Ward 7]



 Subject Property

0 125 250 Feet



Parks and Recreation

Duck Creek

Commercial Node



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

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING [Set After Site Plan Review]
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SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION
 3562 N Brady Street, Davenport, IA, 52806 P#1309-01C

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.

USE PROPOSED REQUIRING A SPECIAL USE
 Vocational Education Facility

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Site Plan/Concept Plan (to scale)* *shall show setbacks, height and size dimensions, etc.	<input checked="" type="checkbox"/>
Authorization to Act as Agent Affidavit* *shall include owner contact information	<input checked="" type="checkbox"/>
Application Fee*(REQUIRED) \$400 *fee is required; check payable to 'City of Davenport'	<input checked="" type="checkbox"/>

APPLICANT INFORMATION

Applicant Name | Company Name
 Great Oaks High School And Career Tech Center

Address
 3562 N Brady Street

City | State | Zip
 Davenport, IA, 52806

Phone
(330) 476-4114

Secondary Phone
(216) 214-0020

E-Mail Address
 [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 the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary.

Paulette Hare
 Type Applicant's Name

[Signature] 11-14-25
 Applicant's Signature Date

DEVELOPMENT TEAM

Property Owner
 Daniels Investment

Address
 4350 Westown Pkwy, Suite 100, WDM, IA, 50266

Phone
(515) 277-4000

Secondary Phone
(515) 556-5656

E-Mail Address
 [Redacted]

Project Manager/Other
 Estes Construction

Address
 131 W.2nd Street #400, Davenport, IA, 52801

Phone
(563) 322-7301

Secondary Phone
(515) 339-7955

E-Mail Address
 [Redacted]

DEMONSTRATE WITH EVIDENCE THE FOLLOWING (3) ITEMS:

- The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.
 Please see additional attachment, Questions and Answers document.
- The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
 Please see additional attachment, Questions and Answers document.
- The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies.
 Please see additional attachment, Questions and Answers document.

Contact Development & Neighborhood Services (DNS)
 Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.

Authorization to Act as Applicant

I/We, DANEOM / DANIEL'S INVESTMENT
[as property owner(s)]

authorize Oakmont Education
[the above person(s)]

to act as applicant, representing me/us before the Zoning Board of Adjustment

for the property located at 3562 N. Brady St DANEMONT

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

Notarization: _____

11/7/25
Date

State of Iowa,

County of Polk,

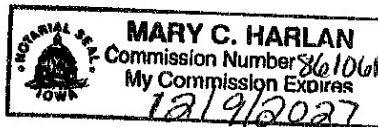
Sworn and subscribed before me

Drivers License
[Identification type]

this 7th day of November, 2025

Mary C Harlan
Notary Public

My Commission Expires:





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

Great Oaks is committed to the health, safety, and welfare of the public. We aim to achieve this through thoughtful collaboration with city municipalities, community residents, and business partners. Our intention is to be an active participant in the growth of the communities we serve by supporting students in need of career training and certifications. This will enable them to become qualified and successful employees in Davenport and its surrounding areas, ultimately re-engaging them in a successful future.

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

Great Oaks aims to be a valuable asset to its surroundings, and its use aligns with the land use of adjacent properties. The traffic activity and patterns will be lower than retail stores and our students will be on our campus between the hours of 7:30a.m. and 4:00p.m. avoiding any additional traffic to the neighborhood in the evening hours. We currently operate in a retail center in Des Moines, Iowa and have great experience working closely with neighboring retailers to ensure our use supports their flow of business and their business model.

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

Great Oaks offers career technical training for students aged 16-21. Each student receives a personalized learning plan to help them achieve their career goals. The program includes both morning and afternoon sessions, as well as onsite and offsite workplace experience, to ensure students earn the certifications needed for successful employment after graduation. Onsite program activities will adhere to all local ordinances and land use policies.

*Please see additional information regarding Great Oaks High School And Career Tech Center included with the application.



October 17,2025

Great Oaks High School and Career Center, is a Dropout Recovery program that focuses on equipping at-risk youth with the skills and credentials needed to enter the workforce, earn a sustainable living wage, and break generational poverty. Students also receive assistance with job placement and job retention.

Oakmont Education, the Educational Management Organization for the school, is committed to providing valuable educational opportunities to under-resourced youth who have dropped out of traditional high schools in the Davenport area. The vision is to establish a vocational program dedicated to serving students who have dropped out of high school or have not experienced success in their previous educational environments. These students represent a segment of the community that is in need of alternative, supportive pathways to finish school and be adequately prepared to enter the workforce.

Great Oaks will offer a comprehensive program that includes work-based learning opportunities with business partners in Construction, Advanced Manufacturing, and Healthcare while utilizing an online-based academic curriculum that will provide students with credit recovery opportunities to earn a nationally accredited high school diploma. This is done in tandem with vocational training that results in students earning stackable Industry Recognized Credentials, facilitating successful, long-term employment post-completion.

We firmly believe that this initiative will be a transformative force within the community.

Addressing the Needs of Opportunity Youth: Our program will target and serve at-risk youth who have dropped out of high school and are not required to attend school due to their age. Research suggests that each high school dropout costs their community an estimated \$300,000 over their lifetime. Our program offers a personalized educational experience and the opportunity to gain the necessary career skills, experience, and knowledge to have a quality life after high school.

Community Skill Development: By providing specialized career and technical programs, we will directly contribute to a skilled and job-ready workforce aligned with the city of Davenport's economic development goals. The placement of skilled entry-level employees into the local workforce should positively contribute to the local economy and contribute to a reduction in unemployment rates.

Nationally and Regionally Industry-Recognized Credentials: Graduates from our programs will be earning Nationally and Regionally recognized certifications and credentials that will make them competitive in the job market, ensuring economic freedom and mobility while also meeting the needs of the local workforce.



Students pathway through the program

Upon enrollment, each student's current academic and personal needs are reviewed, barriers are identified and plans are developed to help students select a career pathway that aligns with their interest and unique goals for life after high school.

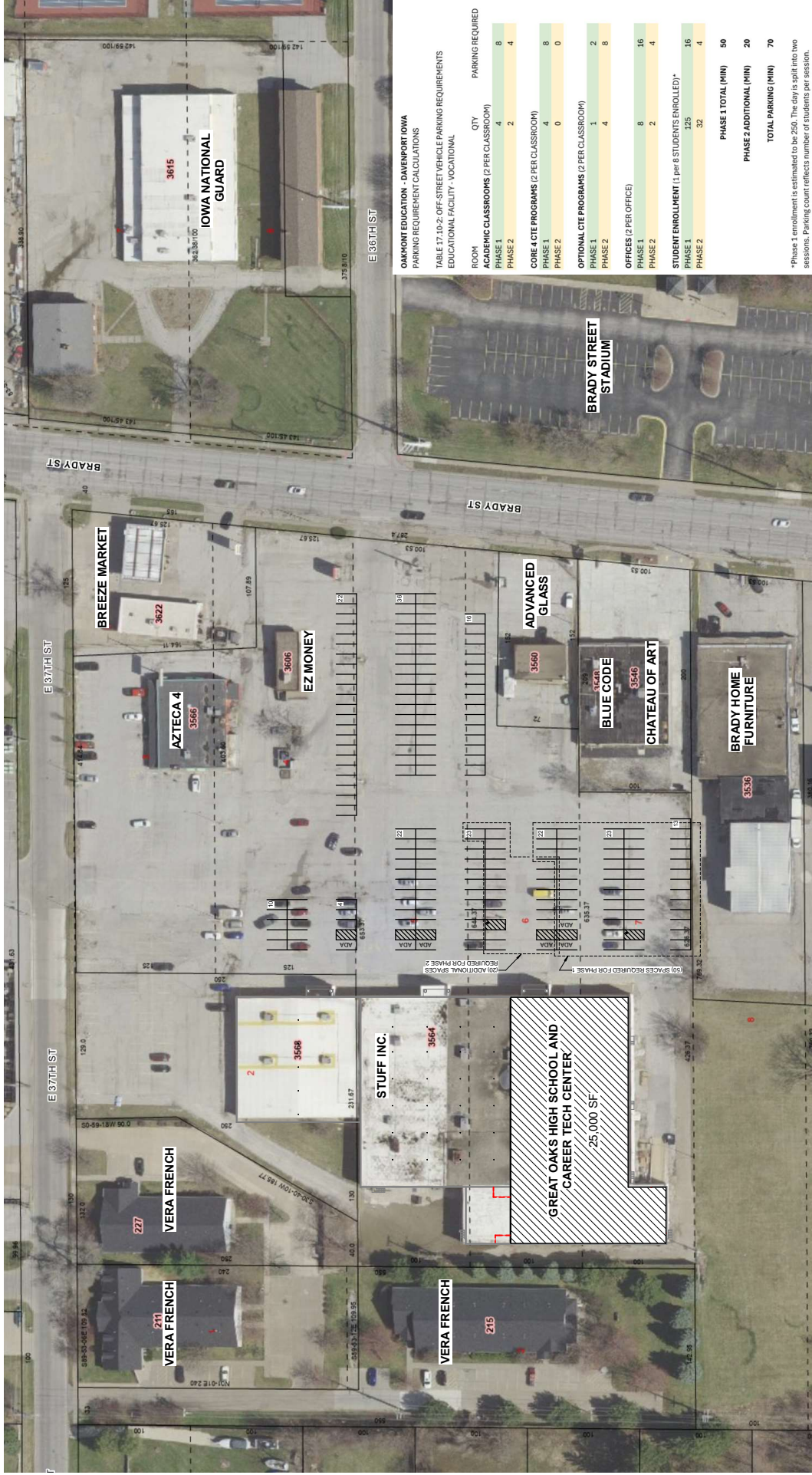
An individualized academic and career plan is created to ensure students are appropriately supported along their journey to graduate and secure employment in the career field of their choice. This plan includes strategies to mitigate employment barriers and achieve the necessary work-based experience and Industry Credentials sought after by employers for entry-level workers. The goal is to establish a pipeline for our graduates into jobs that result in well-paying jobs and break the cycle of generational poverty many of our students experience.

Once this plan is created the student will attend the designated session, morning or afternoon to complete the necessary steps. This includes time in work-based learning at their job-specific training partner agency as well as time to receive support completing the required online-based programming for their high school diploma with qualified teachers and school support staff as needed.

Example Schedule per 2 weeks based on a student attending a morning schedule from 7:30 am to 12:00 pm.

Week 1: Report to their Career Technical program for skills training, attend resiliency training (aka "Soft Skills Training"), participate in work-based learning experiences in the community, and earn industry-recognized credentials.

Week 2: Work on academic recovery as needed, meet with school support staff, including qualified teachers, as needed, participate in work-based learning experiences, and volunteer hours required off site.



OAKMONT EDUCATION - DAVENPORT IOWA
PARKING REQUIREMENT CALCULATIONS

TABLE 17.10-2: OFF-STREET VEHICLE PARKING REQUIREMENTS
 EDUCATIONAL FACILITY - VOCATIONAL

ROOM	QTY	PARKING REQUIRED
ACADEMIC CLASSROOMS (2 PER CLASSROOM)		
PHASE 1	4	8
PHASE 2	2	4

CORE 4 CTE PROGRAMS (2 PER CLASSROOM)		
PHASE 1	4	8
PHASE 2	0	0

OPTIONAL CTE PROGRAMS (2 PER CLASSROOM)		
PHASE 1	1	2
PHASE 2	4	8

OFFICES (2 PER OFFICE)		
PHASE 1	8	16
PHASE 2	2	4

STUDENT ENROLLMENT (1 per 8 STUDENTS ENROLLED)*		
PHASE 1	125	16
PHASE 2	32	4

PHASE 1 TOTAL (MIN) 50

PHASE 2 ADDITIONAL (MIN) 20

TOTAL PARKING (MIN) 70

*Phase 1 enrollment is estimated to be 250. The day is split into two sessions. Parking count reflects number of students per session.



At Oakmont Education, we believe transformation begins with understanding.

Our network of 18 campuses across Ohio and Iowa serves over 4,500 students who have faced significant barriers to educational success. We see beyond the labels of students' pasts and see young people with unlimited potential, waiting for the right combination of support, opportunity, and belief in their capabilities to have a quality life after high school.

Our success is built on four foundational pillars that differentiate our work:

Heal

We recognize that many of our students have experienced significant trauma and adverse childhood experiences. Before academic progress can begin, we create a stable, supportive environment where healing is possible and trust with educators is reestablished. Our comprehensive support services help students move from survival mode to a place where learning can flourish.

Hope

We systematically build our students' belief that tomorrow can be better than today. Through small victories and consistent support, we help students develop the resilience needed to overcome setbacks and persist toward their goals. This foundation of hope becomes the catalyst for lasting change.

Workforce Development

Our students earn industry-recognized credentials that are both stackable and transferable across state lines. Through strategic partnerships with employers, we provide real-world work experiences that bridge the gap between education and employment. This practical approach ensures our students graduate with both skills and experience, meeting the expectations that employers have for their entry level workforce.

Placement

We don't just prepare students for jobs; we secure their future success through strong employer partnerships across multiple industries. Our graduates typically command wages \$2-4 per hour above market rate for entry-level positions, and our ongoing support staff helps them maintain stable employment even through personal challenges.

Our innovative model produces consistent, measurable outcomes:

- Strong graduation rates among previously disconnected youth
- Above-market starting wages for graduates
- High employment retention rates
- Positive community impact through workforce development

Our success is amplified through collaborative partnerships:

- Local school districts, including Hamilton City Schools and Parma City Schools
- Regional and statewide employers across multiple industries
- Government agencies and policymakers
- Community support organizations
- Workforce development boards

Transforming Lives Through Education

At Oakmont Education, our mission remains the same: to transform lives by providing healing, hope, and real opportunities for success. Our model proves that—with the right support—every student can overcome barriers and achieve their potential.

Explore Our Digital Resources:

- [Forbes article by Mike McShane](#)
- [Oakmont Education Newsletters](#)
- [Oakmont Impact](#)
- [School Partnership Testimonials](#)
- [Tour our Schools](#)

Discover how Oakmont is redefining what's possible in alternative education and workforce development—creating new pathways to success for opportunity youth.





PUBLIC HEARING NOTICE | ZONING BOARD OF ADJUSTMENT

To: All property owners within 200 feet of the subject property located at 3562 Brady Street.

Date: 12/11/2025

Location: City Hall | 226 W 4th ST | Council Chambers

Time: 4:00 PM

Subject: Hearing for Special Use | Zoning Board of Adjustment

SAMPLE LETTER

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 principal land uses at a property which are allowed but require further consideration.

Request/Case Description:

Case SU25-06: Request of Oakmont Education on behalf of Daniels Investment Limited Co. to establish Great Oaks High School and Career Tech Center at 3562 Brady Street. Table 17.08-1 identifies 'Educational Facility-Vocational' as a Special Use on property zoned C-2 Corridor Commercial District. [Ward 7]

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.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas":

https://www.davenportiowa.com/government/meeting_minutes_agendas

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.



Public Notice Map | Case SU25-06

Request of Oakmont Education on behalf of Daniels Investment Limited Co. to establish Great Oaks High School and Career Tech Center at 3562 Brady Street. Table 17.08-1 identifies 'Educational Facility-Vocational' as a Special Use on property zoned C-2 Corridor Commercial District. [Ward 7]

