

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, March 3, 2026; 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 REZ26-02: Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R -1 Single -Family Residential District. [Ward 1].

REGULAR MEETING AGENDA

- II. Roll Call
- III. Report of the City Council Activity
- IV. Secretary's Report
 - 1. Consideration of the February 17, 2026 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
- 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
3/3/2026

Subject:

Case REZ26-02: Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R -1 Single -Family Residential District. [Ward 1].

Recommendation:

Hold the public hearing.

Formal staff recommendation will be provided at the March 17th Plan & Zoning Commission meeting.

Background:

The petitioner is requesting a rezoning from S-AG Agricultural District to R-1 Single-Family Residential District. The purpose of the rezoning request is to create a new single-family lot. The site is currently being used for farming and open space. The land also contains wooded areas and steep topography changes along the creek, making the eastern portion of the property difficult to navigate. The most developable area is the ground adjacent to South Utah Avenue.

The property consists of one parcel encompassing approximately 10 acres. The owner intends to subdivide the land into one new single-family lot along South Utah Avenue. The remainder of the property will remain undeveloped and zoned S-AG Agricultural District. A survey of the property has been provided by the applicant delineating the land to be rezoned. Following the rezoning, the applicant intends to subdivide the land to separate the R-1 and S-AG property.

Why is a Zoning Map Amendment Required? The Zoning Ordinance does not permit single-family dwellings in an agricultural district, which are under 38 acres in area. A rezoning to R-1 Single-Family Residential District is the least intensive zoning classification and is consistent with similar land uses on South Utah Avenue.

Comprehensive Plan:

Within Existing Urban Service Area: No
Urban Service Area 2035: Yes

Future Land Use Designations: The property is designated Agricultural Reserve (AR) in the Davenport +2035 Land Use Plan. Agricultural Reserve (AR) — 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.

Zoning: The property is currently zoned S-AG Agricultural District. This district is intended to

address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming and protect agricultural land uses from the encroachment of incompatible developments. The applicant is requesting a rezoning of the property to R-1 Single-Family Residential District. This 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: City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the March 17, 2026 Plan and Zoning Commission meeting.

Public Input: Letters were sent to property owners within 200 feet of the proposed request notifying them of the March 3, 2026 Plan and Zoning Commission Public Hearing. To date, staff has not received any responses from adjacent property owners. Staff will apprise the Commission of any correspondence at the March 17, 2026 Plan and Zoning Commission meeting.

Attachments:

1. Application
2. PLAT OF SUBDIVISION
3. Maps
4. Public Hearing Notice



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR
REZONING
 (MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
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PROJECT TITLE
FENNELLY'S SOUTH UTAH 2ND ADDITION

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
PART OF THE NW 1/4, S31T78NR3E

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	AR	R-1	2712

APPLICANT INFORMATION

Applicant Name | Company Name
PATRICK FENNELLY

Address
2313 W. LOMBARD STREET

City | State | Zip
DAVENPORT, IA 52804

Phone
 [REDACTED]

Secondary Phone

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 each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

PATRICK FENNELLY

Type Applicant's Name

Patrick Fenelly

Applicant's Signature

02/03/2026

Date

DEVELOPMENT TEAM

Property Owner
PATRICK FENNELLY

Address
2313 W. LOMBARD STREET

Phone
 [REDACTED]

Secondary Phone

E-Mail Address
 [REDACTED]

Project Manager/Other

Address

Phone

Secondary Phone

E-Mail Address

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan	<input type="checkbox"/>
Authorization to Act as Applicant* *only needed if the Applicant is different than the owner	<input type="checkbox"/>
Legal Description* (bearing & distance) * shall include a MS Word or Text file	<input checked="" type="checkbox"/>
Legal Description Dimensioned Sketch	<input checked="" type="checkbox"/>
Application Fee* (REQUIRED) *(check payable to 'City of Davenport')	<input checked="" type="checkbox"/>

Land Area	Fee
Less than 1 acre	\$400
1 to less than 10 acres	\$750 plus \$25/acre
10 acres or more	\$1,000 plus \$25/acre

1 to 3 site notice signs are required based on lot size; \$10 each

PROJECT NARRATIVE: (submit separate sheet if needed)

\$825 REZONING APPLICATION FEE

PLAT IS SUBMITTED FOR DIMENSIONED SKETCH

Submit the first two pages of this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.

PLAT OF SUBDIVISION

FENNELLY'S SOUTH UTAH 2ND ADDITION TO THE CITY OF DAVENPORT, IOWA

PART OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST
OF THE 5TH P.M., DAVENPORT, SCOTT COUNTY, IOWA

INDEX LEGEND

LOCATION: PART OF THE NW 1/4,
S31-78N-3E, DAVENPORT, IA
REQUESTOR: PAT FENNELLY
PROPRIETOR: PAT FENNELLY
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY &
DEVELOPMENT, PLLC
826 16TH AVE
EAST MOLINE, IL 61244
RETURN TO: JAMES ABBITT, PER ABOVE
ADDRESS

ZONING & LOT INFORMATION:

CURRENT ZONING: AR
PROPOSED ZONING: RESIDENTIAL, R-1
TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE OF LOTS: 2.71
TOTAL R.O.W. ACREAGE: 0.00
TOTAL SITE ACREAGE: 2.71
FRONT YARD BUILDING SETBACK: 30'

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31, PER CORNER CERTIFICATE 01803-96;
THENCE NORTH 01°30'35" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1129.84 FEET;
THENCE NORTH 88°03'42" EAST, A DISTANCE OF 52.42 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH UTAH AVENUE;
THENCE NORTH 02°57'58" EAST ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 150.06 FEET TO A POINT THAT IS SOUTH 50 FEET AND PERPENDICULAR TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31;
THENCE NORTH 87°57'50" EAST ALONG A LINE RUNNING PARALLEL WITH THE SAID NORTH LINE, A DISTANCE OF 780.45 FEET;
THENCE SOUTH 01°39'49" EAST, A DISTANCE OF 150.85 FEET;
THENCE SOUTH 88°03'42" WEST, A DISTANCE OF 792.56 FEET TO THE POINT OF BEGINNING.

SAID REAL ESTATE CONTAINS AN AREA OF 118,113 SQUARE FEET, 2.712 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THE ABOVE DESCRIPTION, THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, HAS AN OBSERVED BEARING OF NORTH 01°30'35" WEST

THE FOLLOWING AS LISTED HAVE REVIEWED AND APPROVED THIS FINAL PLAT AND FOUND THAT SAID PLAT DOES MEET ALL THE MINIMUM UTILITY REQUIREMENTS.

BY: _____ DATE: _____
MID-AMERICAN ENERGY COMPANY APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

BY: _____ DATE: _____
IOWA AMERICAN WATER CO.

BY: _____ DATE: _____
CENTURYLINK

BY: _____ DATE: _____
MEDIACOM

BY: _____ DATE: _____
METRONET

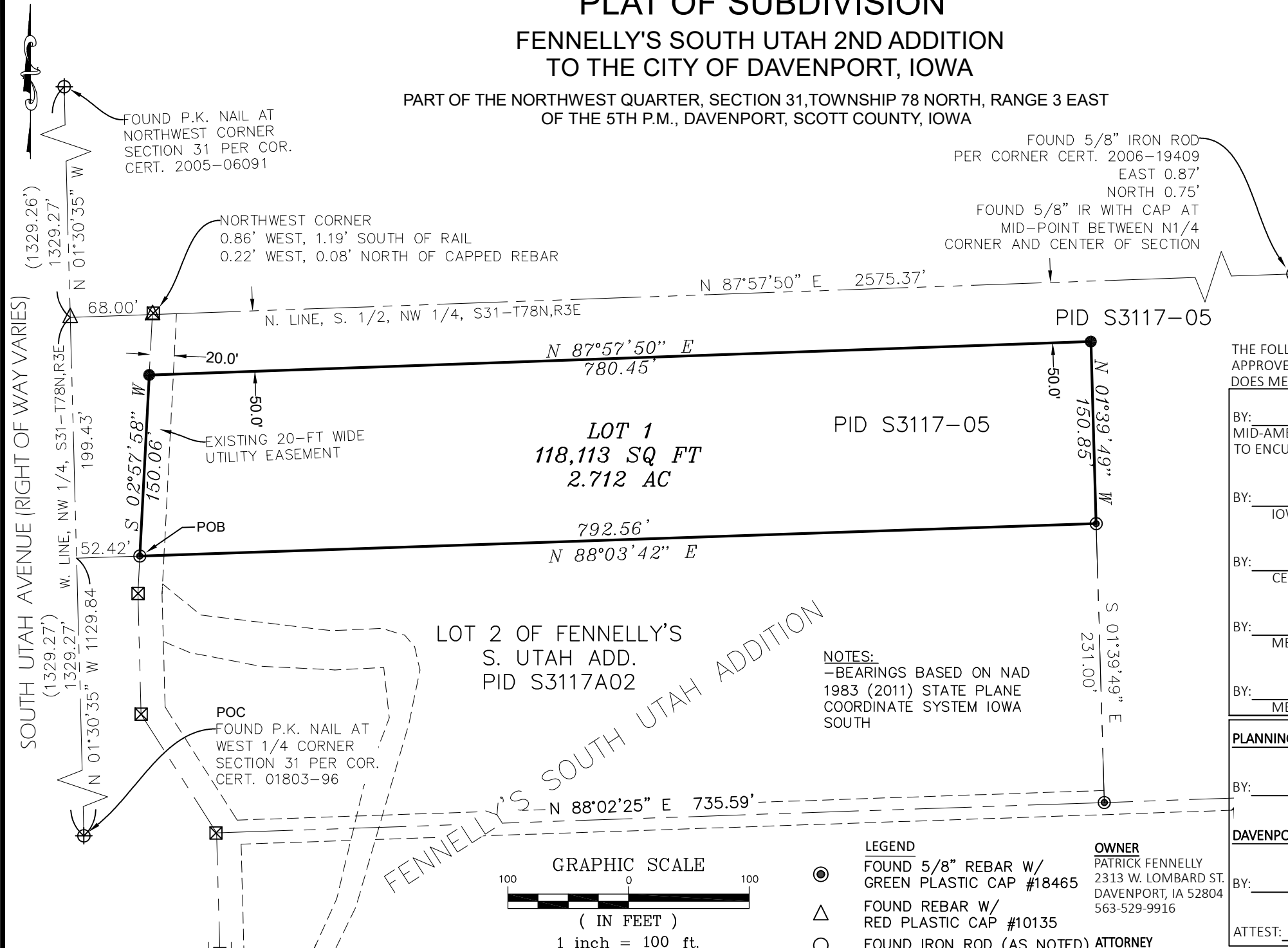
PLANNING & ZONING COMMISSION

BY: _____ DATE: _____

DAVENPORT CITY COUNCIL

BY: _____ DATE: _____

ATTEST: _____ DATE: _____



NOTES:
-BEARINGS BASED ON NAD 1983 (2011) STATE PLANE COORDINATE SYSTEM IOWA SOUTH

LEGEND

- FOUND 5/8" REBAR W/ GREEN PLASTIC CAP #18465
- △ FOUND REBAR W/ RED PLASTIC CAP #10135
- FOUND IRON ROD (AS NOTED)
- ⊕ FOUND P.K. NAIL
- ⊠ FOUND ROW RAIL
- SET 5/8" REBAR W/ GREEN PLASTIC CAP #18465
- BOUNDARY LINE
- - - LOT OR ROW LINE
- · - SECTION LINE
- · - EASEMENT LINE
- (100') DEED OR PLATTED
- 100' MEASURED

OWNER

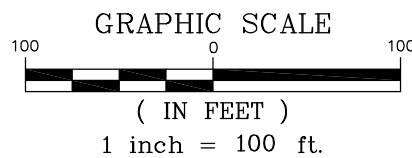
PATRICK FENNELLY
2313 W. LOMBARD ST.
DAVENPORT, IA 52804
563-529-9916

ATTORNEY

VOLLERSTEN BRITT & GORSLINE
MIKE GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807
563-324-0441

LAND SURVEYOR

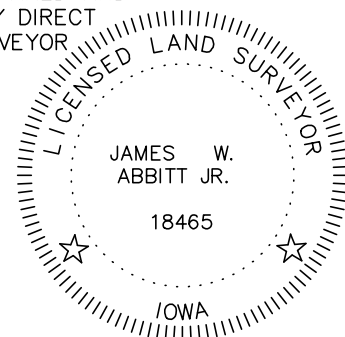
ABBITT SURVEY & DEVELOPMENT, PLLC
CONTACT: JIM ABBITT
826 16TH AVENUE
EAST MOLINE, ILLINOIS 61244
309-755-9003



I HEREBY VERIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY BE OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JAMES W. ABBITT, JR. _____ DATE _____

REG. NO. 18465
MY LICENSE EXPIRES DECEMBER 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

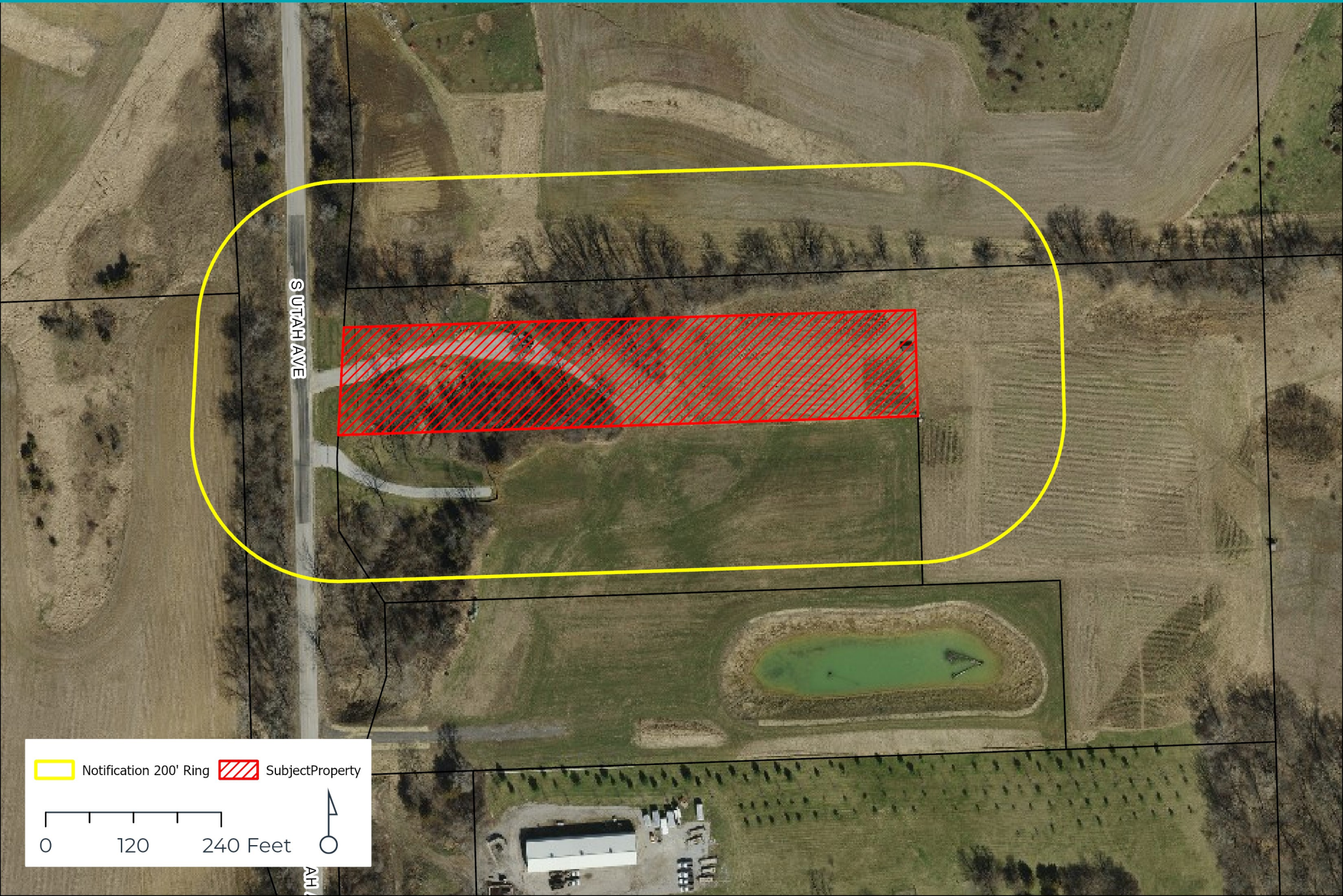


ABBITT SURVEY & DEVELOPMENT, PLLC.
826 16TH AVE
EAST MOLINE, ILLINOIS 61244
PH. 309-755-9003

DATE: 01-15-2026	SCALE: 1" = 100'	DRAWN BY: JADB	CHECKED BY: JWA
PREPARED FOR: PATRICK FENNELLY 2313 W. LOMBARD STREET DAVENPORT, IA 52804		PAGE: 1 OF 1	
DRAWING TITLE: PLAT OF SUBDIVISION		PROJECT No.: 26-034-IADA-B-FENNELLY	

Vicinity Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



Zoning Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



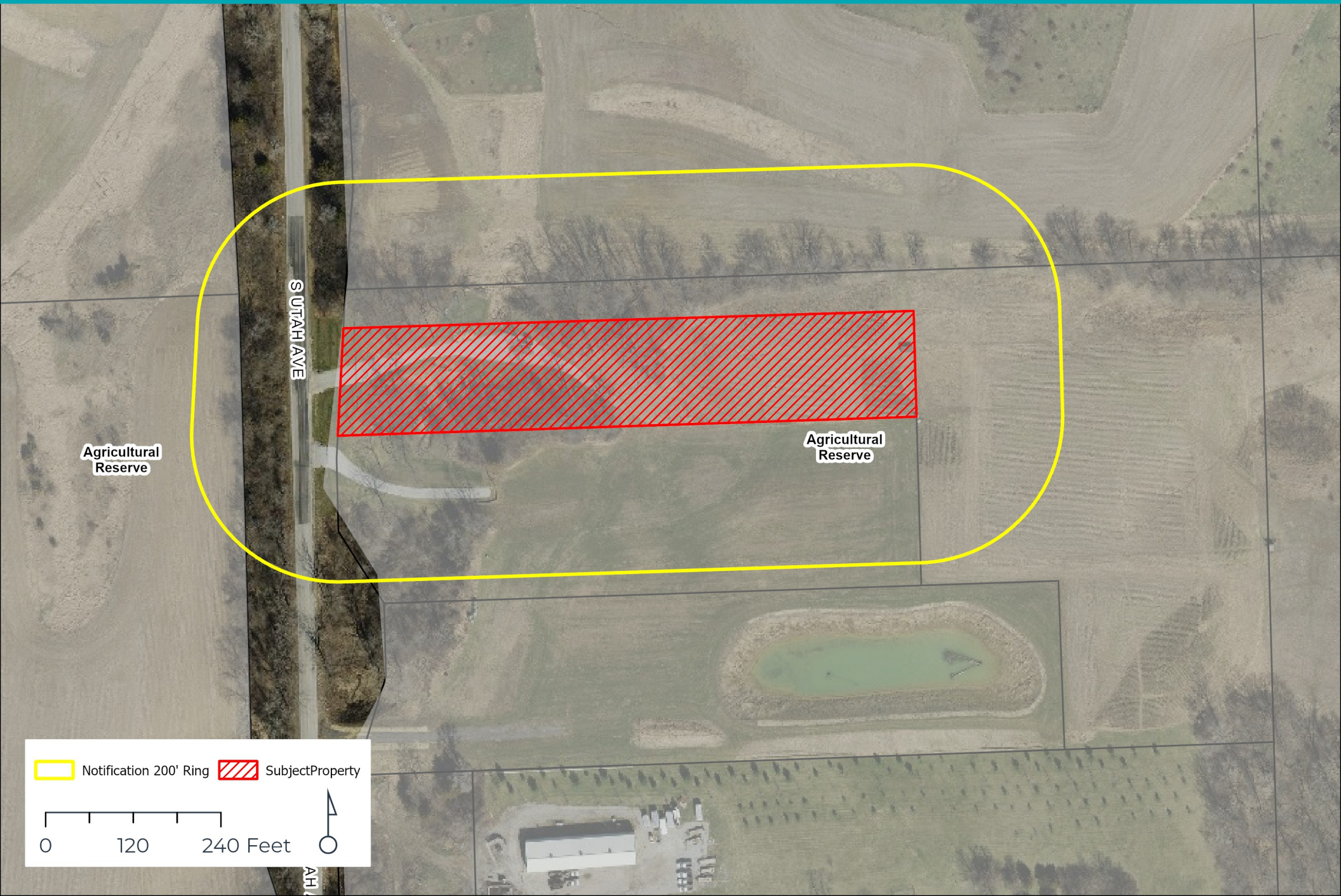
 Notification 200' Ring  Subject Property

0 120 240 Feet



Future Land Use Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located south of Telegraph Road and east of South Utah Avenue (Parcel # S3117-05).

Plan & Zoning Commission Public Hearing Meeting

Date: 3/3/2026 | Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The purpose of the Rezoning Request is to create one new single-family residential parcel.

Request/Case Description

Case REZ26-02: Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on March 3, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on March 17, 2026. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments 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?

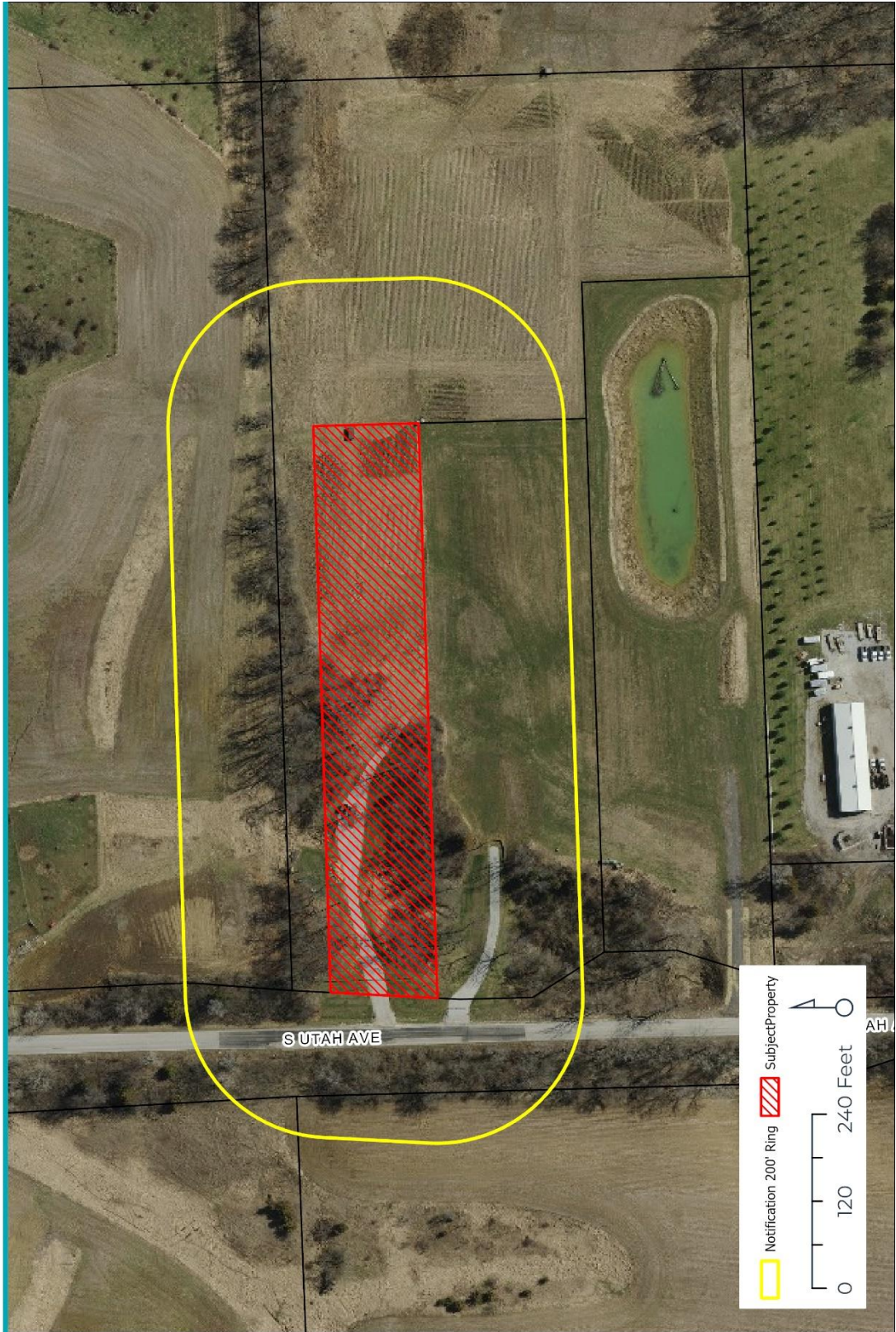
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Reu) at matt.werderitch@davenportiowa.com or 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 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.



Vicinity Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #53117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]





Zoning Map | Case REZ26-02

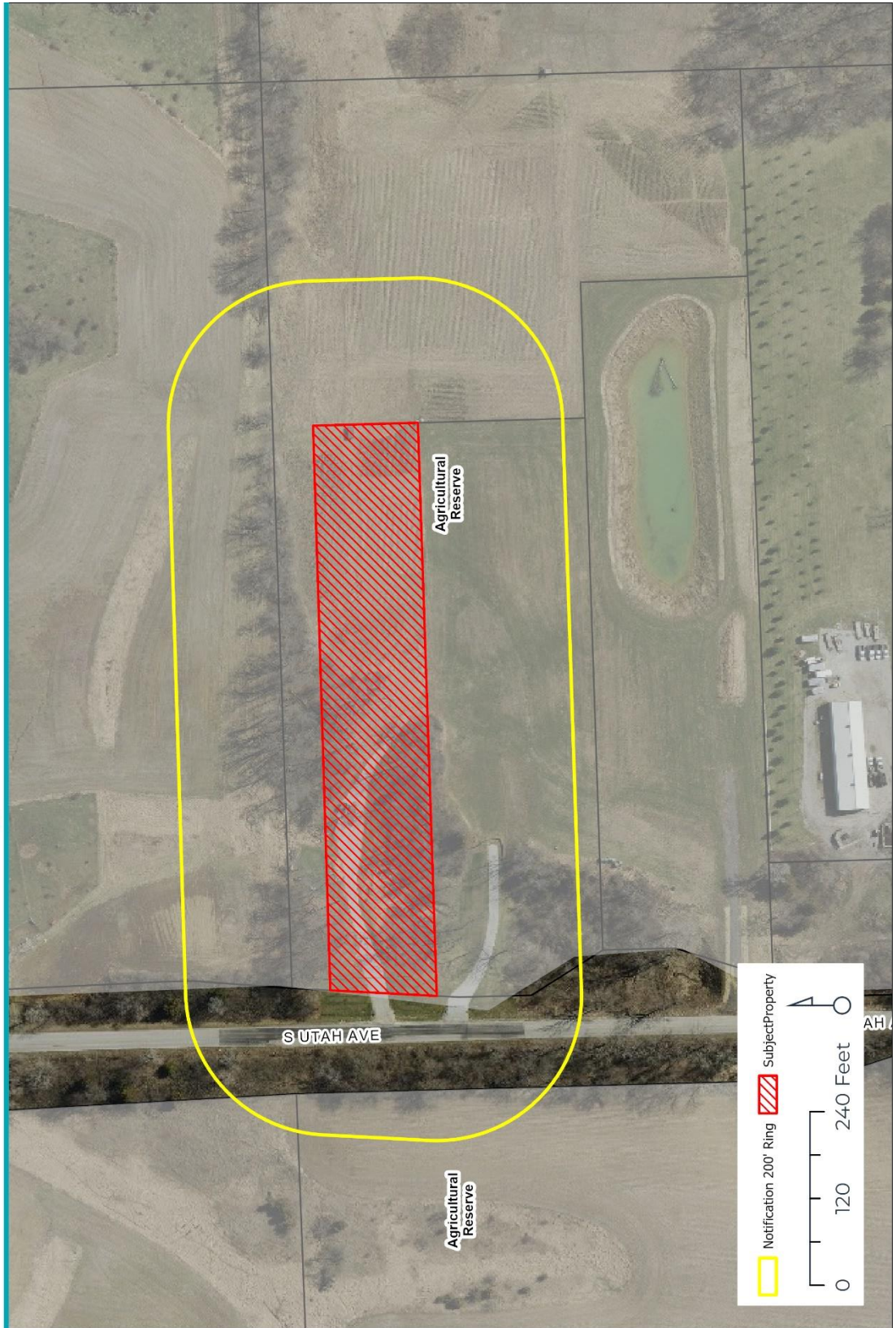
Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]





Future Land Use Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



City of Davenport

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

Action / Date
3/3/2026

Subject:
Consideration of the February 17, 2026 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The February 17, 2026 meeting minutes are attached.

Attachments:
1. P&Z Minutes 2-17-26

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, February 17, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Roll Call

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

Excused: Johnson

Staff: Berkley, Werderitch, Reu

II. Report of the City Council Activity

Staff member Berkley stated that DNS Gamen subdivision was approved by Council on February 11, 2026.

III. Secretary's Report

1. Consideration of the February 3, 2026 meeting minutes.

Motion by Hepner, seconded by Maness, to approve the February 3, 2026 meeting minutes. Motion to approve was unanimous by voice vote (9-0).

IV. Report of the Comprehensive Plan Committee

Staff reports that the consultant for the West Davenport Land Use and Infrastructure study will visit around March 17th to present the project.

V. Zoning Activity

A. Old Business

B. New Business

1. Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]

Commissioner Maness will abstain during the proceedings with Palmer College due to a conflict of interest. Staff presented an overview of the proposed ordinance. Staff recommended Case ORD26-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.

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 and residential character of the area.
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.

Tallman asked if staff followed up with neighboring property owners who objected to the ordinance. Staff stated that Palmer did reach out with truck turning exhibits for their review, as well as language for ingress/egress language.

Representative for the applicant, Denny Marchiori, CEO and Chancellor of Palmer College, was in attendance. Garrington asked if the College is removing parking and converting it into green space? And if the College will be addressing parking issues? Denny stated that parking totals will be increased. Palmer College is moving and consolidating parking.

Motion by Inghram, and seconded by Eikleberry, to approve staff recommendation and findings in Case ORD26-01. Motion to approve was unanimous by roll call vote (8 yes - 0 no - 1 abstain).

2. Case REZ26-01: Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]

Maness continues to abstain. Staff presented an overview of the proposed rezoning. Staff recommend Case REZ26-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Representative for the applicant, Denny Marchiori, CEO and Chancellor of Palmer College was in attendance.

Motion by Inghram, and seconded by Tallman, to approve staff recommendation

and findings in Case REZ26-01. Motion to approve was unanimous by roll call vote (8 yes - 0 no - 1 abstain).

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case ROW26-01: Request of Palmer College of Chiropractic to vacate Palmer Drive, between Brady Street and Perry Street, and the southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition. [Ward 3]

Maness continues to abstain. Staff presented an overview of the proposed vacation. Staff recommended the Plan and Zoning Commission accept the listed findings to vacate Palmer Drive, between Brady Street and Perry Street, and the southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition in Case ROW26-01 to the City Council with a recommendation for approval, subject to the following conditions:

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Conditions:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Representative for the applicant, Denny Marchiori, CEO and Chancellor of Palmer College was in attendance.

Motion by Hepner, seconded by Garrington, to approve staff recommendation and conditions in Case ROW26-01. Motion to approve was unanimous by roll call vote (8 yes - 0 no - 1 abstain).

2. Case ROW26-02: Request of Palmer College of Chiropractic to vacate East 10th Street, between Perry Street and Pershing Avenue, and the adjacent public alley rights-of-way located north and south of East 10th Street in Outlots 30 and 31 of LeClaire's 2nd Addition. [Ward 3]

Maness continues to abstain. Staff presented an overview of the proposed vacation. Staff recommended the City Plan and Zoning Commission accept the listed findings to vacate East 10th Street, between Perry Street and Pershing Avenue, and the adjacent public alley rights-of-way located north and south of East 10th Street in Outlots 30 and 31 of LeClaire's 2nd Addition in Case ROW26-02 to the City Council with a recommendation for approval, subject to the following conditions:

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Conditions:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Representative for the applicant, Denny Marchiori, CEO and Chancellor of Palmer College was in attendance.

Motion by Hepner, seconded by Garrington, to approve staff recommendation and conditions in Case ROW26-02. Motion to approve was unanimous by roll call vote (8 yes - 0 no - 1 abstain).

3. Case F26-01: Request of Blowing Up LLC for a Final Plat of Knight Nation Addition. The 2-lot subdivision is located at 743 Schmidt Road, on 4.715 acres. [Ward 3]

Staff presented an overview of the proposed final plat. Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F26-01 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 Note 8 to read as follows, "A portion of Lot 2 is located within the Special Flood Hazard Area and is subject to inundation by the 1% annual chance flood as shown on Flood Insurance Rate Map #191630C0365H Effective Date April 11, 2024." Include the Base Flood Elevation in the Note.

Commissioner Eikleberry asked staff where the notes and conditions are on Plats and why staff request a note for this subdivision. Berkely stated it goes on the plat and this note is correcting a note currently on the plat.

Representative of the applicant, Greg Condon, stated that this subdivision is for land sale to a business partner.

Motion by Hepner, seconded by Tallman, to approve staff recommendation and conditions in Case F26-01. Motion to approve was unanimous by roll call vote (9-0).

VII. Future Business

March 3rd meeting will have a public hearing for a subdivision.

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:45 pm