

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, March 17, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
  1. Consideration of the March 03, 2026 meeting minutes.
- IV. Report of the Comprehensive Plan Committee
- V. Zoning Activity
  - A. Old Business
  - B. 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].
- VI. Subdivision Activity
  - A. Old Business
  - B. New Business
    1. Case F26-02: Request of MGNS LLC for a Final Plat of Resale Estates. The 2-lot subdivision is located at 6105 Elmore Avenue, on 14 acres. [Ward 6]
- VII. Future Business
- VIII. Communications
- IX. Other Business
  1. West Davenport Land Use and Infrastructure Study Presentation.
- X. Adjourn



City of Davenport

Department: Development & Neighborhood Services  
Contact Info: |

**Action / Date**  
**3/17/2026**

Subject:  
Consideration of the March 03, 2026 meeting minutes.

Recommendation:  
Approve the minutes.

Background:  
The March 03, 2026 meeting minutes are attached.

Attachments:  
1. P&Z Minutes 03-03-26

# MINUTES

## 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. Roll Call

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

Excused: Garrington

Staff: Berkley, Reu

##### II. 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].

Staff presented an overview of the request to rezone the property. Commissioner Mannes asked Staff if the applicant can build a single-family house without rezoning. Staff stated that they would need more land to do so and discussed the ordinance.

The applicant was in attendance and explained their plans. No additional questions or comments were made. The public hearing closed.

#### REGULAR MEETING AGENDA

##### III. Roll Call

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

Excused: Garrington

Staff: Berkley, Reu

##### IV. Report of the City Council Activity

##### V. Secretary's Report

1. Consideration of the February 17, 2026 meeting minutes.

Motion by Hepner, seconded by Johnson, to approve the February 17, 2026 meeting

minutes. Motion to approve was unanimous by voice vote (9-0).

VI. Report of the Comprehensive Plan Committee

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

VII. Zoning Activity

A. Old Business

B. New Business

VIII. Subdivision Activity

A. Old Business

B. New Business

IX. Future Business

Staff stated that a subdivision for the property discussed tonight will be coming next meeting.

X. Communications

XI. Other Business

XII. Adjourn

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

The meeting was adjourned at 5:15 pm.

City of Davenport

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

**Action / Date**  
**3/17/2026**

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:

Staff recommends Case REZ26-02 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 property as Agricultural Reserve.
2. The proposed zoning map amendment to R-1 Single Family Residential District is compatible with the zoning of nearby developed property.
3. The zoning map amendment will enable the vacant site to be developed in a manner consistent with the surrounding area.
4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single Family Residential District does not create any nonconformities.

Background:

The petitioner is requesting a rezoning from 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. The land 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 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 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 AG Agricultural District. This district is intended to address existing agricultural land uses. The standards of the 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.

Approval Standards for Map Amendments (Chapter 17.14.040):

The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

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

Staff Response: The property is designated Agricultural Reserve (AR) in the Davenport +2035 Land Use Plan. This land use category is designated for areas located outside of the Urban Service Boundary, which are unlikely to develop in the foreseeable future. Uses should be restricted to agriculture and open space, with only limited residential development needing minimal urban services.

**b. The compatibility with the zoning of nearby property.**

Staff Response: South Utah Avenue, north of West River Drive and South of Telegraph Road, consists of a mix of properties zoned either R-1 Single-Family Residential District or AG Agricultural District. Rezoning 2.7 acres to residential is compatible with the existing zoning districts along the South Utah Avenue corridor. The petitioner's remaining 7.3 acres of land will remain under the AG zoning, thereby retaining the low density housing, farming, and open space character of the neighborhood. It is staff's opinion that the proposed amendment is compatible with the zoning of nearby property.

**c. The compatibility with established neighborhood character.**

Staff Response: There are fifteen continuous lots along the east side of Utah Avenue, south of the subject property, containing single-family dwellings. Rezoning the site for the establishment of two new single-family lots is consistent with the development of the surrounding area. The

low density creates a balance between residential and agriculturally zoned property. It is staff's opinion that the proposed amendment is compatible with the established neighborhood character.

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

Staff Response: Rezoning the property to R-1 Single-Family Residential District will not be detrimental to the surrounding area, which is predominantly single-family dwellings, agriculture, and open space. It is staff's opinion that owners of agriculturally zoned property will not be negatively impacted if the rezoning request is approved. In addition, the R-1 District is the most comparable zoning district to the AG Agricultural District in terms of dimensional standards and principal uses. The use restrictions imposed on the surrounding neighborhood will remain consistent should the property be rezoned to R-1. It is staff's opinion that the proposed zoning map amendment will develop in a manner that promotes the public health, safety, and welfare of the City.

**e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.**

Staff Response: A residence on an agricultural site may be established if the property is a minimum of 38 acres. Given the petitioner owns 10 acres, no single-family home may currently be developed on the property. Based on the plat of subdivision submitted by the applicant, a total of one home can be constructed on the proposed 2.7 acre property. It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding neighborhood.

**f. The extent to which the proposed amendment creates nonconformities.**

Staff Response: The proposed single-family lot, which has necessitated the zoning map amendment, far exceed the minimum standards of the R-1 Residential Single-Family Zoning District. The minimum lot area in the R-1 District is 20,000 square feet (0.46 acres) while the proposed lot is 118,22 square feet (2.7 acres). It is staff's opinion that the proposed zoning map amendment will not create any nonconformities.

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.

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

**COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED**

- Concept/Development Plan
- Authorization to Act as Applicant\*   
 \*only needed if the Applicant is different than the owner
- Legal Description\* (bearing & distance)   
 \* shall include a MS Word or Text file
- Legal Description Dimensioned Sketch
- Application Fee\* (REQUIRED)   
 \*(check payable to 'City of Davenport')

**Rezoning Fee Schedule**

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

**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

**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](mailto: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

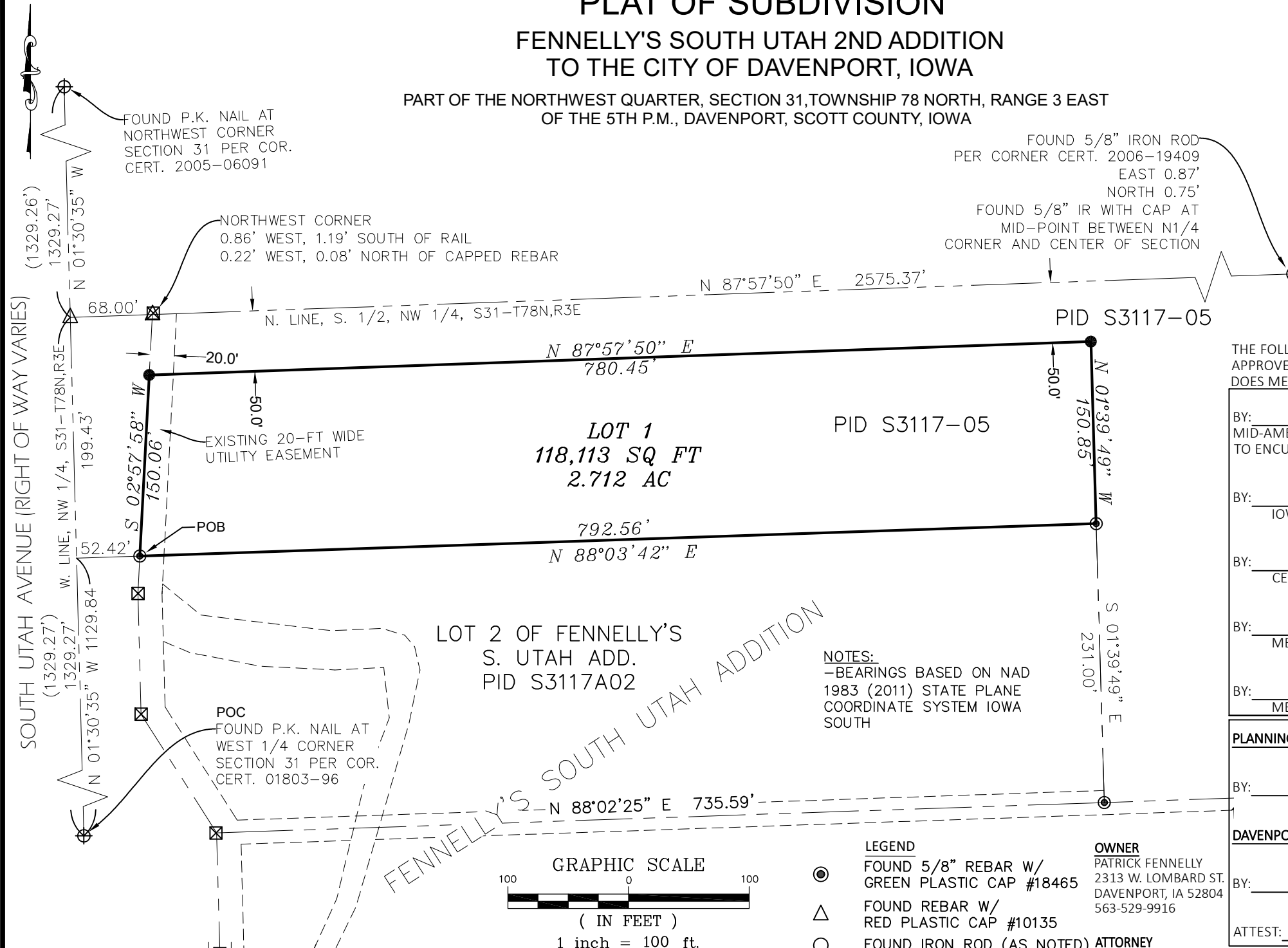
**PLANNING & ZONING COMMISSION**

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**

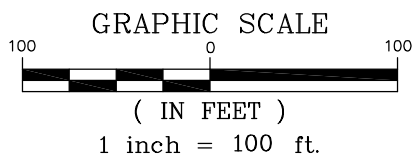
PATRICK FENNELLY  
2313 W. LOMBARD ST.  
DAVENPORT, IA 52804  
563-529-9916

**ATTORNEY**

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

**LAND SURVEYOR**

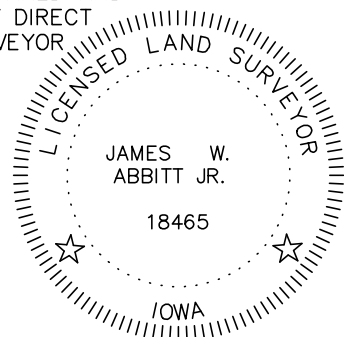
ABBITT SURVEY & DEVELOPMENT, PLLC  
CONTACT: JIM ABBITT  
826 16TH AVENUE  
EAST MOLINE, ILLINOIS 61244  
309-755-9003



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

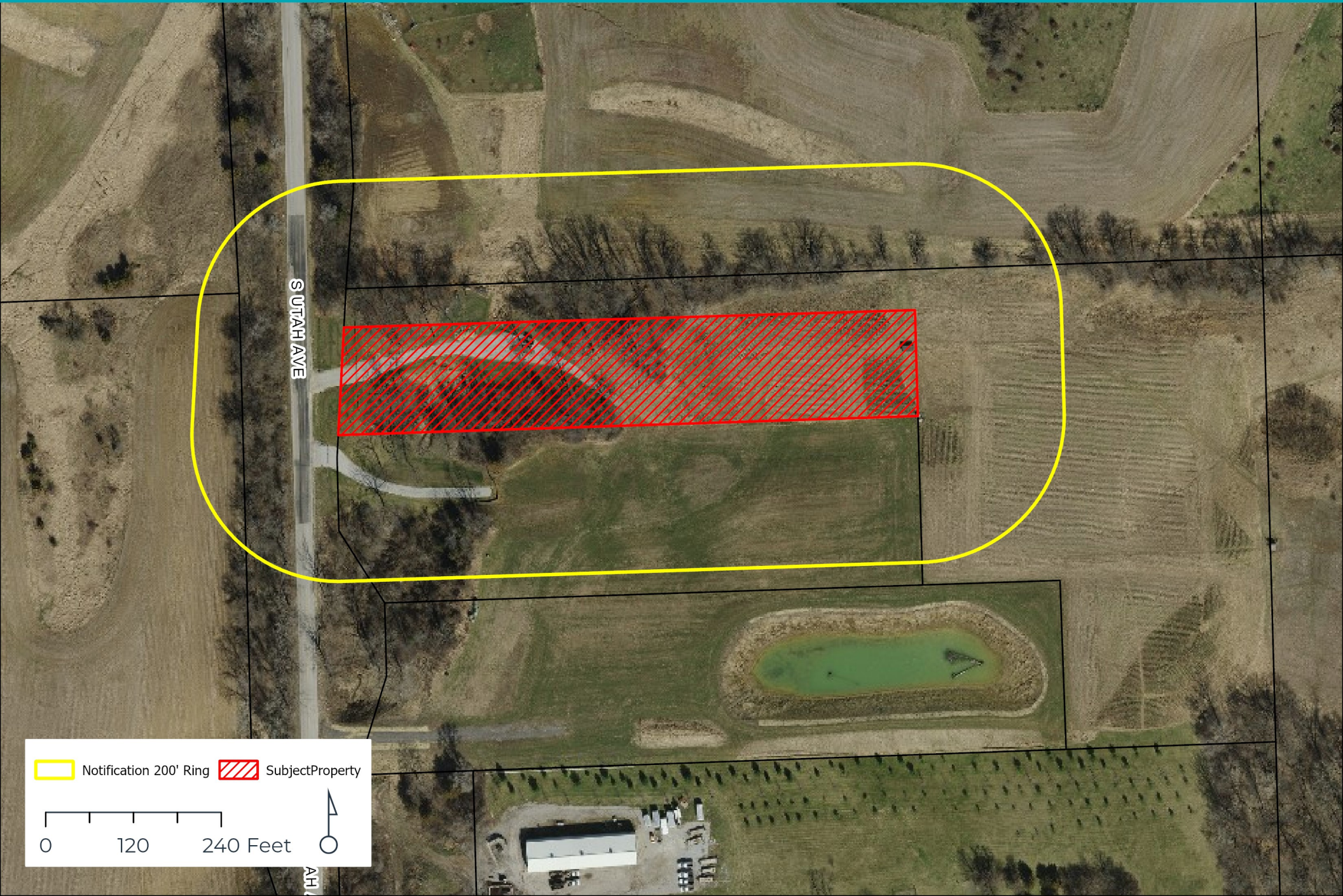


ABBITT SURVEY & DEVELOPMENT, PLLC.  
826 16TH AVE  
EAST MOLINE, ILLINOIS 61244  
PH. 309-755-9003

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: <b>PLAT OF SUBDIVISION</b>		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]



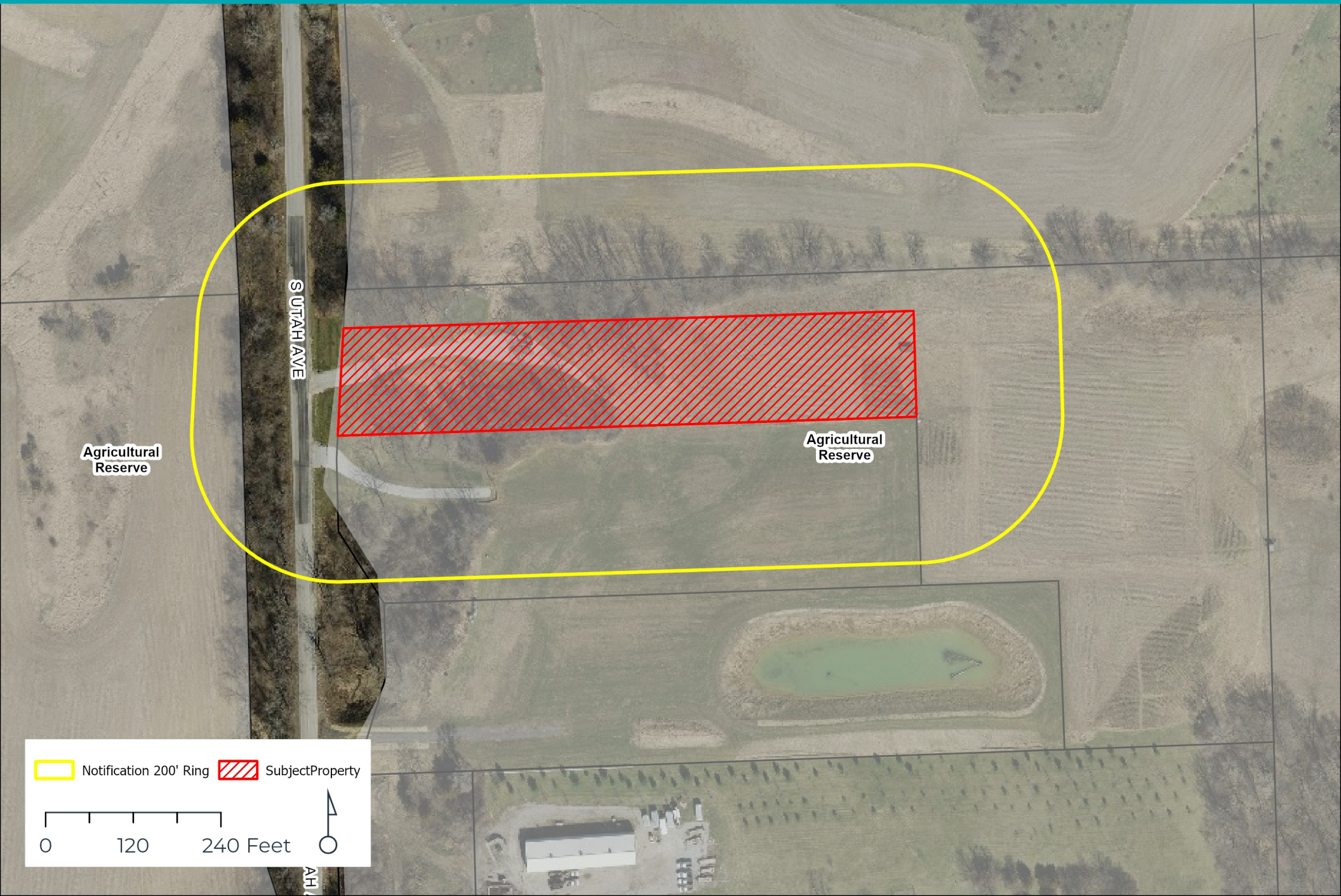
## Zoning Map | Case REZ26-02

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]



## 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]



 Notification 200' Ring  Subject Property

0 120 240 Feet





## **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 4<sup>th</sup> 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](mailto:planning@davenportiowa.com) (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46<sup>th</sup> 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](https://www.davenportiowa.com/government/meeting_minutes_agendas)

### **Do You Have Any Questions?**

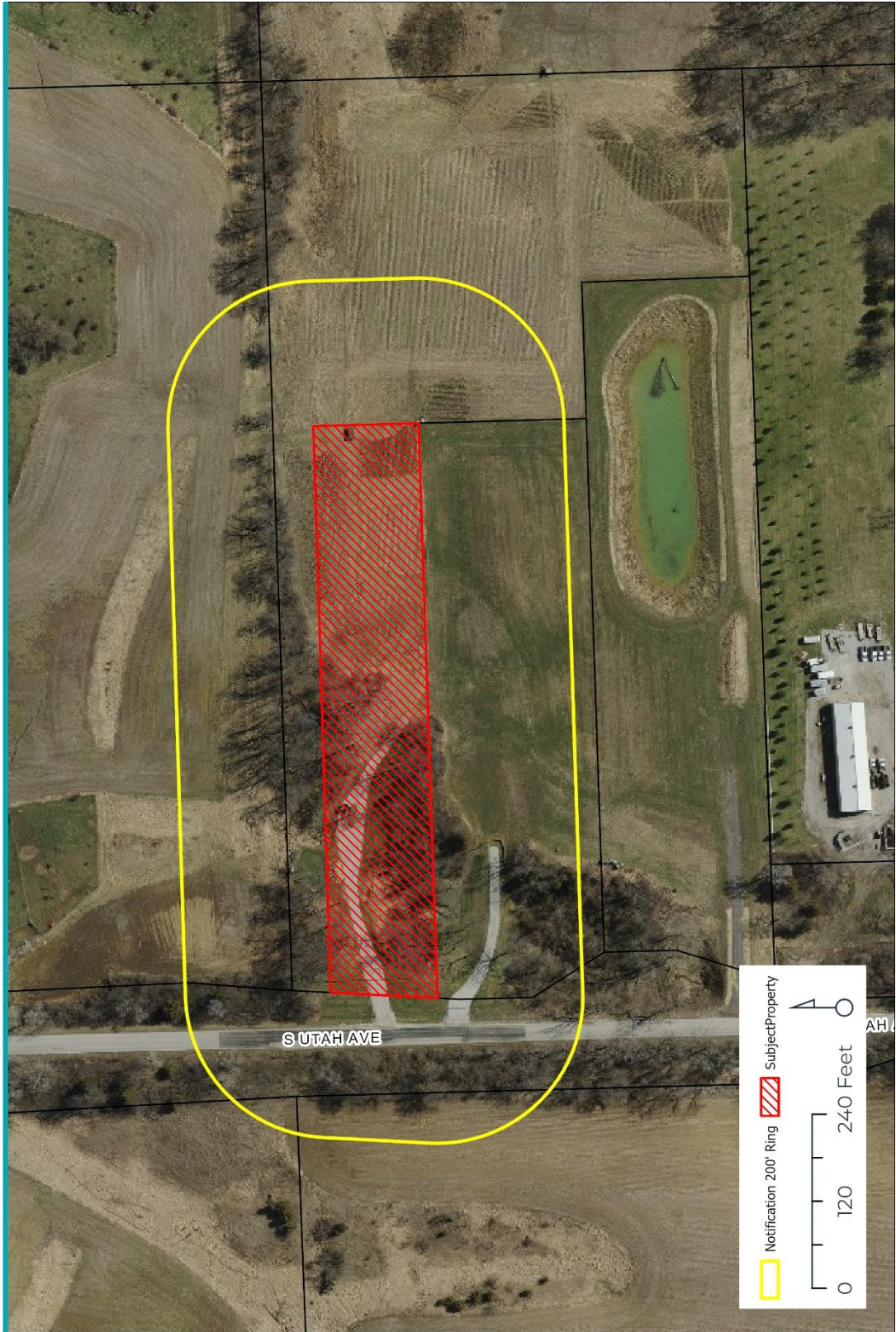
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Reu) at matt.werderitch@davenportiowa.com or 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563)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



### Vicinity Map | Case REZ26-02

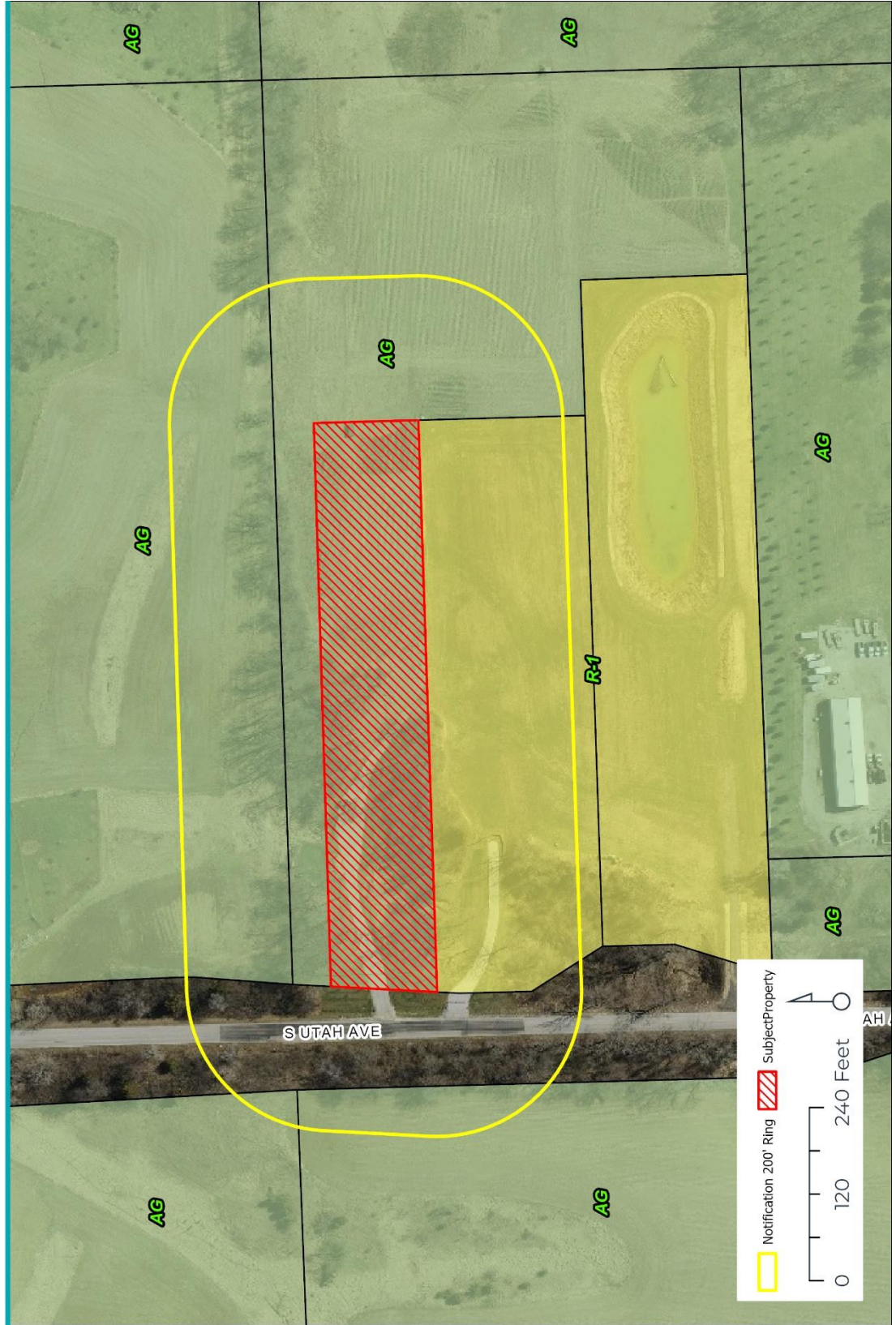
Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #53117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]





### Zoning Map | Case REZ26-02

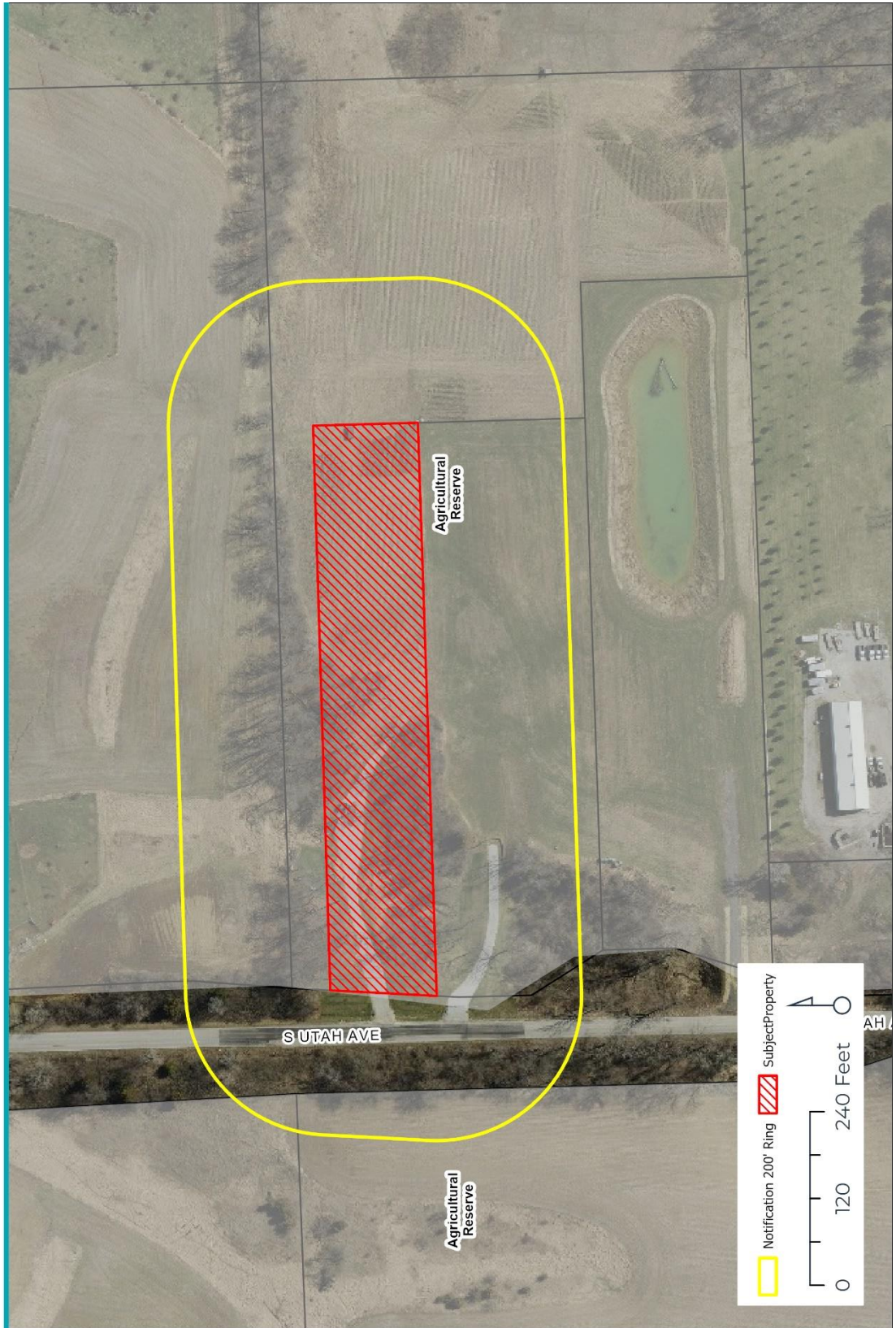
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### Future Land Use Map | Case REZ26-02

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**  
**3/17/2026**

Subject:

Case F26-02: Request of MGNS LLC for a Final Plat of Resale Estates. The 2-lot subdivision is located at 6105 Elmore Avenue, on 14 acres. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F26-02 to 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 note to the plat stating that the land within the subdivision is not located within the Special Flood Hazard Area as identified on Flood Insurance Rate Map #19163C0360H Effective Date April 11, 2024.
4. Add a note stating "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."
5. Add a sign easement for Elmore Storage's sign on Lot 3 or present the recorded agreement with the recording number.
6. Add a note clarifying access rights to and from Resale Estates subdivision and the Jersey Farms Commercial Park 5th Addition.
7. Include a note stating that no additional access to Elmore Avenue is permitted.
8. Include a 10-foot easement to cover the existing water main to the south of the 50' ingress/egress easement.

Background:

The applicant has submitted a request for subdivision of a 14-acre property currently containing an agricultural field and an adjacent outdoor self-storage facility. The intent of the proposed subdivision is to create a separate developable lot. The site is bisected by 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-E Elmore Corners Zoning District: The C-E Elmore Corners Zoning District is intended to implement the vision contained in the Elmore Corners Area Plan through the application of site and building design standards that ensure quality, compatible, and coordinated development within the area.

Technical Review:

1. Zoning: The two-lot subdivision complies with the C-E Elmore Corners Commercial District dimensional standards. The purpose is to develop a proposed retail establishment on Lot 1. The development will be subject to review of a design guideline and will come before the Design Review Board. The agricultural field on Lot 2 will remain a legal nonconforming use and may continue until development of the site.
2. Streets: The subdivision does have frontage on a public roadway and shares a private access road separating Lot 1 and 2.
3. Stormwater: Stormwater Detention and water quality is required for this addition per city code section 13.34.
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. Final Plat
2. Application
3. Maps

# RESALE ESTATES FINAL PLAT CITY OF DAVENPORT, IOWA

## UTILITY APPROVALS

IOWA AMERICAN WATER \_\_\_\_\_ DATE \_\_\_\_\_

AUREON \_\_\_\_\_ DATE \_\_\_\_\_

LUMEN \_\_\_\_\_ DATE \_\_\_\_\_

MID AMERICAN ENERGY \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

VERIZON \_\_\_\_\_ DATE \_\_\_\_\_

WINDSTREAM \_\_\_\_\_ DATE \_\_\_\_\_

MEDIACOM \_\_\_\_\_ DATE \_\_\_\_\_

METRONET \_\_\_\_\_ DATE \_\_\_\_\_

CENTURYLINK \_\_\_\_\_ DATE \_\_\_\_\_

## CITY APPROVALS

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

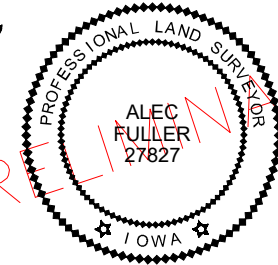
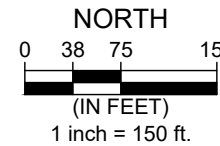
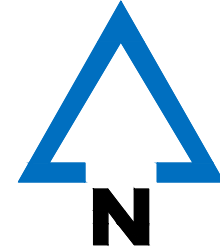
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY PLAN & ZONE COMMISSION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

ALEC FULLER  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026 \_\_\_\_\_ DATE \_\_\_\_\_  
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET  
DATE SURVEYED: XXXX



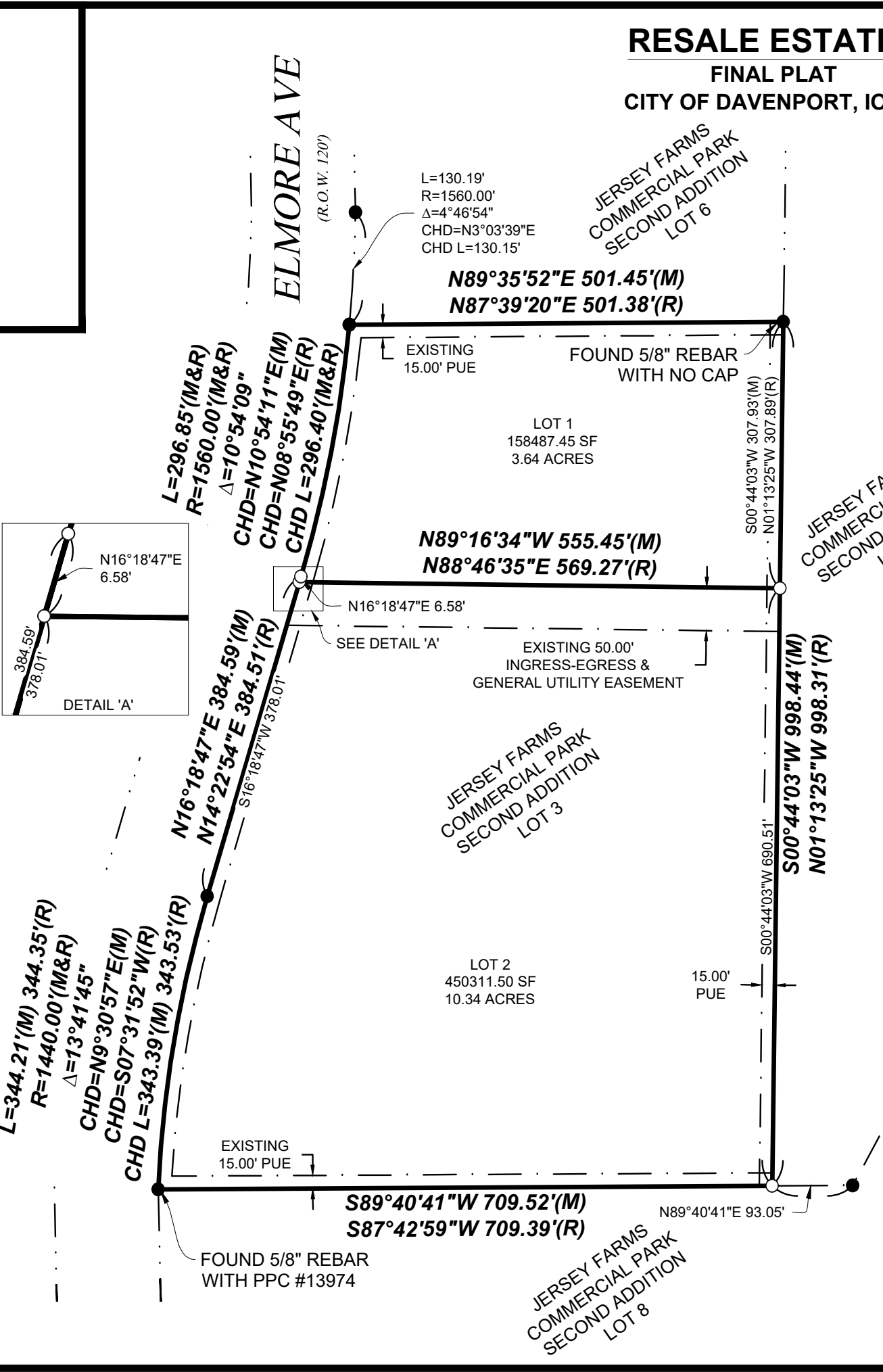
INDEX LEGEND	
CITY: DAVENPORT	
COUNTY: SCOTT COUNTY	
SUB: JERSEY FARMS COMMERCIAL PARK 2ND ADD.	
LOT: LOT 3	
PROPRIETOR: JCO PROPERTIES INC	
REQUESTED BY:	
SURVEYOR: ALEC FULLER	
COMPANY: MCCLURE	
PREPARED BY & RETURN TO: ALEC FULLER 2229 E GRANTVIEW LANE, SUITE 2 CORALVILLE, IOWA 52241 / 319-626-9090	

**LEGAL DESCRIPTION:**  
LOT 3, JERSEY FARMS COMMERCIAL PARK SECOND ADDITION, DOCUMENT NUMBER 2015-00002182, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

DESCRIBED AREA CONTAINS 13.98 ACRES AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**SURVEY NOTES:**  
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS RELATIVE TO GPS OBSERVATIONS UTILIZING IOWA REGIONAL COORDINATE SYSTEM, ZONE 11  
2. UNITS ARE US SURVEY FEET  
3. LOT 3 IS PART OF JERSEY FARMS COMMERCIAL PARK SECOND ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA. BOOK 2015, PAGE 00002182

GENERAL LEGEND	
	SURVEY BOUNDARY
	EXIST PROPERTY LINE
	PROPOSED EASEMENT
	EXIST EASEMENT
MONUMENTS FOUND:	
	5/8" REBAR W/OPC #22228 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
	1/2" REBAR W/ YPC #27827
FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



RESALE ESTATES FINAL PLAT		
ENGINEER L. CLEARY	DRAWN BY K. HART	REVISIONS
SURVEYOR A. FULLER	CREW CHIEF	
SHEET NO. <b>01/01</b>		DAVENPORT, IOWA SCOTT COUNTY SEC. 05-T78N-R04E 2025002122-000 2/16/2026

**McCLURE™**  
making lives better.  
2229 E Grantview Lane, STE 2  
Coralville, Iowa 52241  
319-626-9090

DRAWING PATH: P:\2025002122-000104-Drawings\Survey\2025002122-000-FP.dwg PLOT DATE: 02/19/2026 9:44 AM PLOTTED BY: KATHRYN BIDERMAN HART



**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  
**Nate Sundblad MGNS LLC**

Address  
**3878 Locust Ridge Rd NE**

City | State | Zip  
**North Liberty, IA 52317**

Phone  
**3195305314**

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.

**Nate Sundblad**

Print Applicant's Name  
 Signed by: Nate Sundblad Date: 2/5/2026

Applicant's Signature Date

SUBDIVISION NAME (& PRJ-NUMBER if assigned)

LOCATION DESCRIPTION SUBMITTAL DATE  
**Jersey Farms Commercial Park 2nd A 02/05/2026**

NUMBER OF LOTS BY USE TYPE ACRES STREET DISTANCE  
**2 13.97**

**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:**

Platting Certificates per §354.11 State Code   
 Final Plat

**GENERAL REQUIREMENTS:**

Authorization to Act as Applicant, if needed   
 Application Fee (REQUIRED)

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

Submit this form, and any questions, to DNS Planning Division at [planning@davenportiowa.com](mailto:planning@davenportiowa.com).

**DEVELOPMENT TEAM**

**Developer / Project Manager**  
**Toby Humes - Milestone Construction Group**

Address  
**75 Commercial Drive, Unit 768 North Libery, IA 52317**

Phone Secondary Phone  
**3109031367**

E-Mail Address

**Engineer**  
**Landon Cleary - McClure Engineering Company**

Address  
**215 E 4th Street Waterloo, IA 50703**

Phone Secondary Phone  
**3192313127 5159641229**

E-Mail Address

**Owner**  
**Jeffry M. O'Rourke - JCO Properties Inc.**

Address  
**3885 Elmore Avenue, Ste. 100 Davenport, IA 52807**

Phone Secondary Phone  
**563-823-1501**

E-Mail Address

**Attorney**  
**Thomas J. Pastrnak - Pastrnak Law Firm, P.C.**

Address  
**313 W. Third Street Davenport, IA 52801**

Phone Secondary Phone  
**5633237737 ext 210**

E-Mail Address

# Authorization to Act as Applicant

I/We, JCO Properties Inc.  
[as property owner(s)]

authorize MGNS LLC  
[the above person(s)]

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

for the property located at Parcel No. Y0549A03

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

Notarization: \_\_\_\_\_

2/5/26  
Date

State of Iowa,

County of Scott,

Sworn and subscribed before me

Known personally  
[ identification type ]

this 11 day of February, 2026.

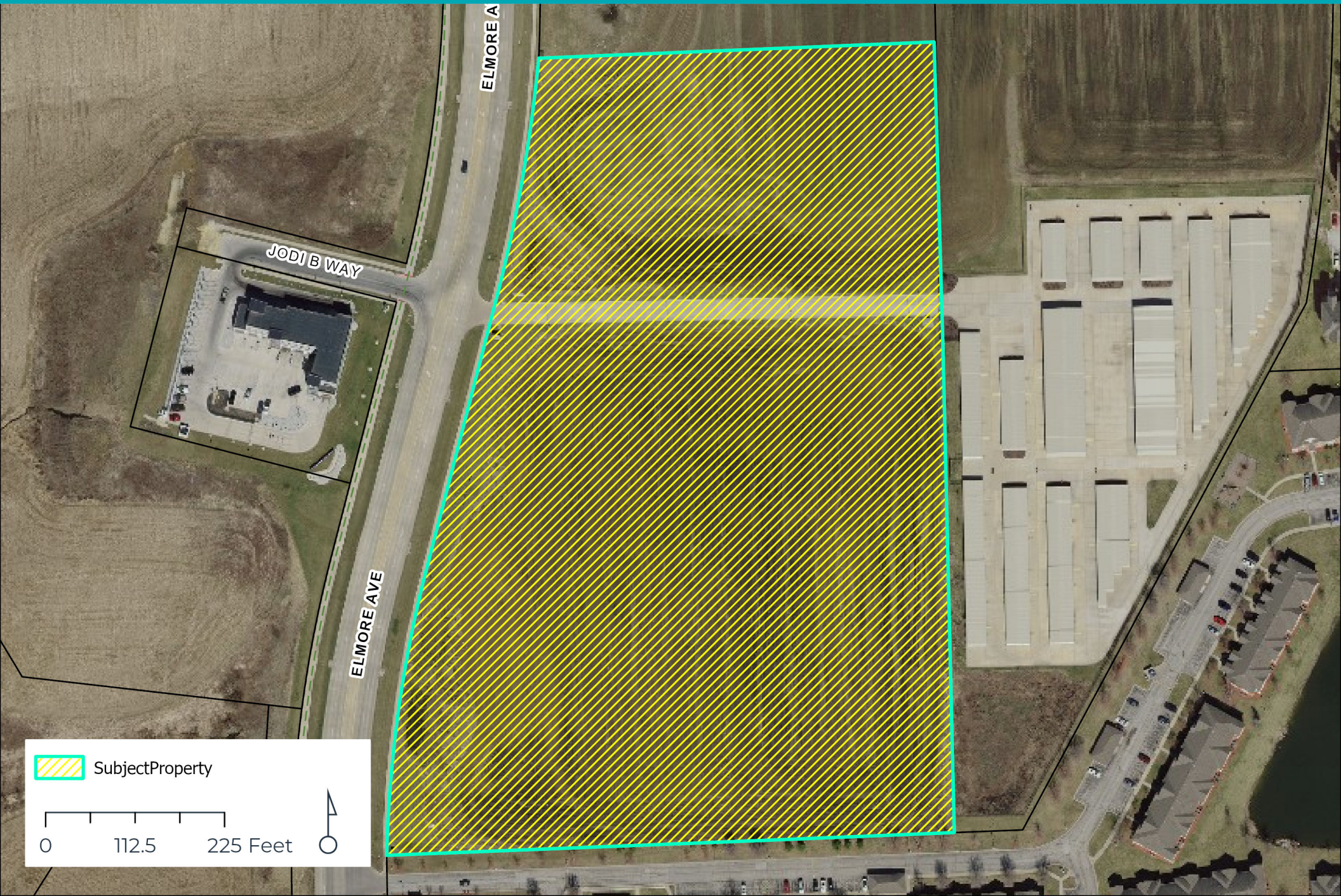
[Signature]  
Notary Public

My Commission Expires:



## Vicinity Map | Case F26-02

Request of MGNS LLC for a Final Plat of Resale Estates. The 2-lot subdivision is located at 6105 Elmore Avenue, on 14 acres.  
[Ward 6]



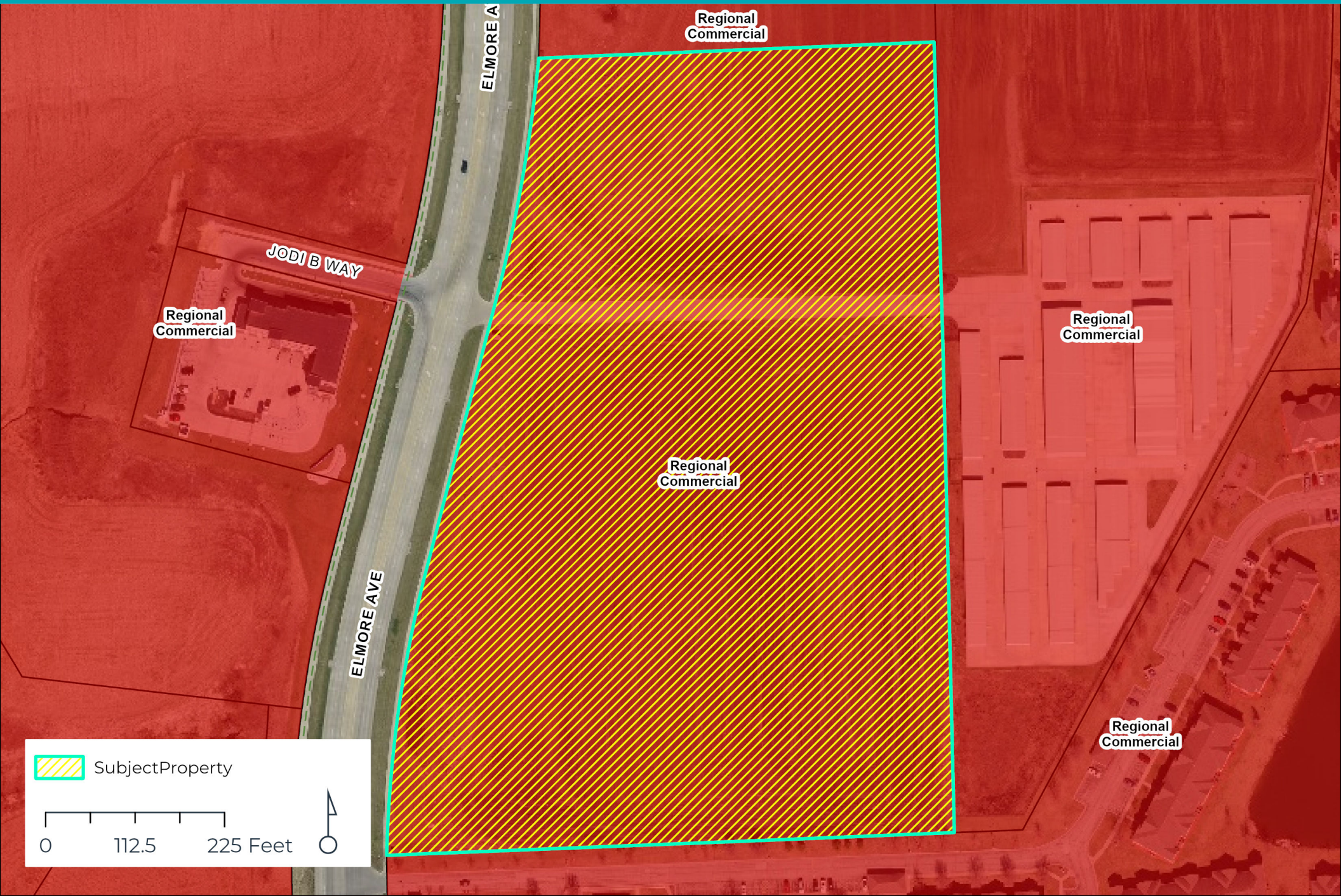
 Subject Property

0 112.5 225 Feet



## Future Land Use Map | Case F26-02

Request of MGNS LLC for a Final Plat of Resale Estates. The 2-lot subdivision is located at 6105 Elmore Avenue, on 14 acres.  
[Ward 6]



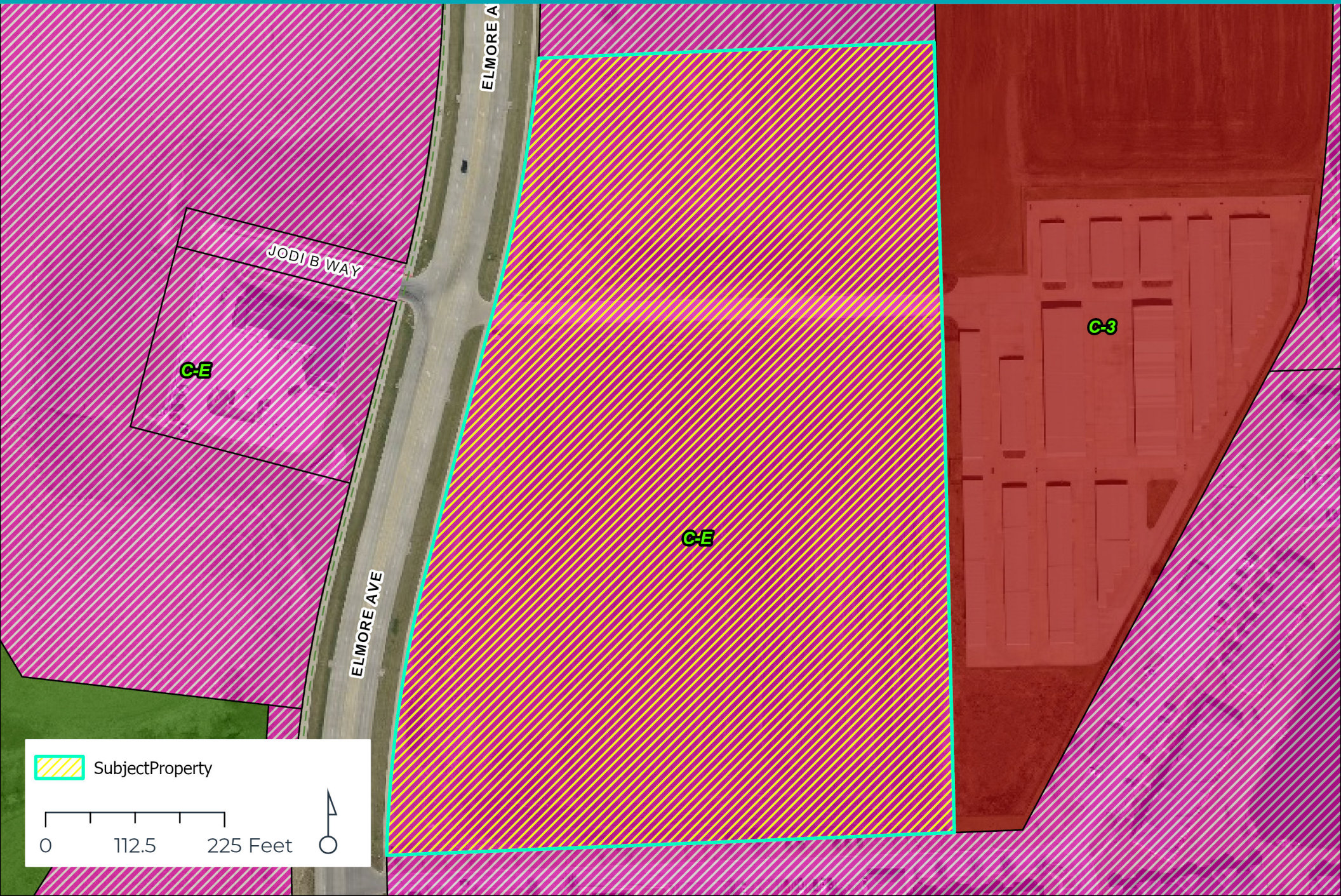
 SubjectProperty

0 112.5 225 Feet



## Zoning Map | Case F26-02

Request of MGNS LLC for a Final Plat of Resale Estates. The 2-lot subdivision is located at 6105 Elmore Avenue, on 14 acres.  
[Ward 6]



City of Davenport

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

**Action / Date**  
**3/17/2026**

Subject:

West Davenport Land Use and Infrastructure Study Presentation.

Recommendation:

Discuss and Provide Feedback.

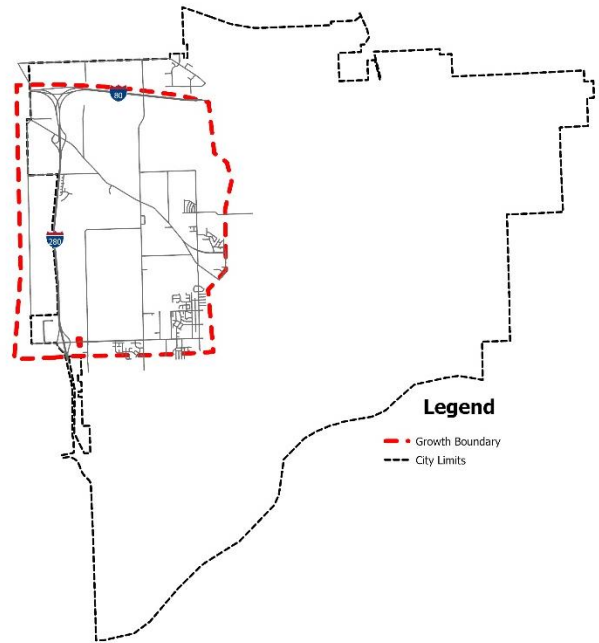
Background:

The City is making a significant investment in West Davenport sanitary sewer infrastructure along Duck Creek. With the sewer project nearing completion, a significant amount of land will be more open to development in the near future. However, additional infrastructure investment in sewer, roads and other utilities is necessary to support future development. The City selected McClure and HKGi to facilitate the West Davenport Land Use and Infrastructure Study to initiate planning of this area. McClure and HKGi will present background information on the planning process and the proposed concept plans. The goal is to solicit feedback from the Commission so that the plans can be refined. The study will help guide both future infrastructure improvements and Comprehensive Plan amendments.

Attachments:

1. West Davenport Land Use and Infrastructure Background Information

Since May 2025, McClure and HKGi have been working with City staff to advance the West Davenport Land Use and Infrastructure Plan. This effort was prompted by the Duck Creek Sewer Interceptor Project, which is close to completion. This major infrastructure investment has created an opportunity for future development in this area and a need for a coordinated, long-range growth area plan. This plan is intended to guide future land use decisions, shape development patterns, support infrastructure planning, enable capital budgeting, and position the area for sustainable, long-term growth. The project area consists primarily of greenfield agricultural land, covering more than 10,000 acres. The boundaries extend from the north at I-80 and west at 110<sup>th</sup> Avenue to Locust Street on the south and Silver Creek on the east.



An initial City visit in May allowed the consulting team to tour the community and conduct listening sessions with a wide range of stakeholders, including City staff, utility companies, the County, the Greater Davenport Redevelopment Corporation (GDRC), the Chamber, and elected and appointed officials. These conversations highlighted key issues and opportunities related to infrastructure, land use, and economic development that have been a focus throughout the planning process. The conversations also highlighted the importance of balancing land use to support Davenport's strong industrial base, while also incorporating a complementary development pattern of housing, mixed use, and commercial uses. Discussions also highlighted opportunities for greenways/open space corridors and trail connections that strengthen connectivity to both regional and community destinations.

Following the City visit, the consulting team held an internal concept development workshop and prepared draft concepts. In the process of developing these concepts, the consulting team has been working through the input from the stakeholder discussions to understand the physical and regulatory constraints, including:

- » Addressing the spacing concern between the existing I-80 interchange and north I-280 interchange, which are located too close together, creating long-term safety and circulation concerns. Discussions with staff and stakeholders indicate that the Iowa Department of Transportation (IA-DOT) is aware of this issue and has expressed openness to exploring alternative interchange configurations and potential relocation options.
- » Developing an efficient future road network must take into consideration multiple environmentally sensitive features such as floodplains, creeks, and tributaries. There is

also the Iowa Interstate Railroad, which bisects the growth area. The consulting team has been intentional about locating future crossings to reduce impacts and costs.

- » Planning around the high-tension transmission lines and natural gas infrastructure which influence future development opportunities. These utilities affect site design, circulation, and consideration of which land uses may or may not be appropriate near the substation and utility corridors.
- » Addressing access management for the scattered pockets of existing residential and commercial development which currently have undesirable access from major thoroughfares.

Using these considerations and the existing conditions, a draft future land use plan with a proposed transportation network has been prepared and refined with input from City Staff. The concepts that will be shared at the meeting include the following elements:

- » Land Use
  - Priority areas of industrial land use adjacent to I-280 and I-80.
  - Commercial and mixed-use development along major transportation corridors and at key intersections / nodes.
  - Residential development with townhomes and apartments planned for mixed-use nodes and along major transportation corridors.
  - Residential development with single-family, two-family, and lower density townhomes in remaining areas.
- » Transportation
  - The future roadway network includes proposed alignments, extensions, improved access management, and circulation needs.
  - The problematic I-80 interchange is being proposed to be removed and replaced farther south closer to Duck Creek.
  - The former US Hwy 60 / Kimberly Road interchange area is proposed to have an overpass to maintain connectivity to the northwest.

At this stage, the consulting team is seeking feedback on the direction and priorities from the City Council and Planning Commission. As the concepts are refined, it will shape the draft plan, which is intended to include a framework of recommendations and best planning practices to ensure the City is equipped with the tools it needs for the long-term growth and development of the study area.