

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, April 14, 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 REZ26-03: Request of Be Tran to rezone 1703 N. Division St., from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4]
  2. Case REZ26-04: Request of Piggott Properties, LLC to rezone Piggott Properties 1st Addition 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 March 31, 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
    1. Case F26-06: Request of Daniels Investment Limited Company for a Final Plat of Brady Plaza First Addition. The 4-lot subdivision is located at 3562 Brady Street., on 8.47 acres. [Ward 7]

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**  
**4/14/2026**

**Subject:**

Case REZ26-03: Request of Be Tran to rezone 1703 N. Division St., from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4]

**Recommendation:**

Hold the Public Hearing.

A formal staff recommendation will be provided at the 05 May, 2026 Plan and Zoning Commission meeting.

**Background:**

The subject property is zoned R-4C Single Family and Two-Family Central Residential District. The site is currently a single-family home. The purpose of the rezoning to C-1 Neighborhood Commercial District is to open a nail salon in the existing structure and install signage for the proposed business. The applicant is proposing a Zoning Map Amendment because their plan exceeds the regulations for home-based businesses.

**Why is a Zoning Map Amendment Required?**

The City does not allow commercial business to operate in a residential district unless it can comply with the City's and State's regulations for home-based business. State of Iowa Code 414.33 states that a city shall not prohibit a no-impact home-based business. However, the city can establish reasonable regulations for home-based businesses (aka zoning and licensing regulations). Staff believe that the applicant does not meet the standards for home-based business or no-impact home-based business due to the applicant's desire for a sign and the structure will not be a home for the applicant. The following briefly describes the State's regulations for home-based business and the City's ordinance.

IA Code 414.33: No-impact home-based business applies to businesses of the following traits:

1. Total number of onsite employees and clients do not exceed occupancy limit for the residential property
2. The activities are characterized as:
  - a. Limited to the sale of lawful goods and services
  - b. Activities do not generate on-street parking or a substantial increase in traffic through the residential area.
  - c. Activities occur inside the residential dwelling or in the yard of the residential property
  - d. The activities are not visible from the an adjacent property or street.

Staff believe the proposed nail salon will not meet no-impact home-based business. The

proposed nail salon will increase traffic through the residential area, generate on-street parking, and a sign will be visible from the street.

The City of Davenport permits and regulates home businesses through Title 17 Zoning, 17.09.030.L Home Occupation. The following list some of the ordinances that would hamper the proposal should it be a home-based business.

1. Home occupations are permitted in any dwelling unit as an accessory use provided that this use is clearly incidental and secondary to the primary use of the dwelling for residential purposes and does not change the character of the dwelling unit or adversely affect the surrounding residential district of which it is a part.
  2. A member or members of the immediate family occupying the dwelling and no more than one person who is not a resident member of the immediate family may be in the home at any given time to work in connection with the home occupation.
  3. Home occupations of an office or service-related businesses with client visits are limited to one client at a time per home occupation in the structure.
    - a. For purposes of this section, client means one or more persons meeting with for the office or service-related business home occupation.
    - b. For the purposes of this section, client does not mean regular meetings of sales associates or a similar category of employee.No alteration of the principal building may be made that changes the residential character of that dwelling.
  4. No alteration of the principal building may be made that changes the residential character of that dwelling. Displays or activities that indicate from the exterior that the structure is being used, in part, for any purpose other than that of a residence are prohibited.
8. The home occupation cannot create greater vehicular or pedestrian traffic than is average for a residential area. The home occupation and any related activity must not create any traffic hazards or nuisances in public rights-of-way.

In summary, the Applicant's proposal do not fit the character of a home-based business and are therefore proposing a Zoning Map Amendment to C-1. The applicant does not fit the character because of their desire for a sign and to have the primary use as a business and not a home.

### **Comprehensive Plan:**

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

### **Future Land Use Designation:**

The subject property is currently designated as a part of a Commercial Node along a Urban Corridor in the Davenport +2035 Future Land Use Map.

1. Commercial Node (CN): Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within

1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

2. Urban Corridor (UC): Generally established corridors along major streets marked by mixed-use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.

### **Zoning:**

1. R-4C Single Family and Two-Family Central Residential District: The R-4C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.
2. C-1 Neighborhood Commercial District: The C-1 Neighborhood Commercial Zoning District is intended to provide for commercial uses that predominantly serve the needs of nearby residential neighborhoods, and that are compatible in scale and character with the surrounding residential area. Low intensity mixed-use is encouraged.

### **Technical Review:**

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the May 5, 2026 Plan and Zoning Commission meeting.

### **Public Input:**

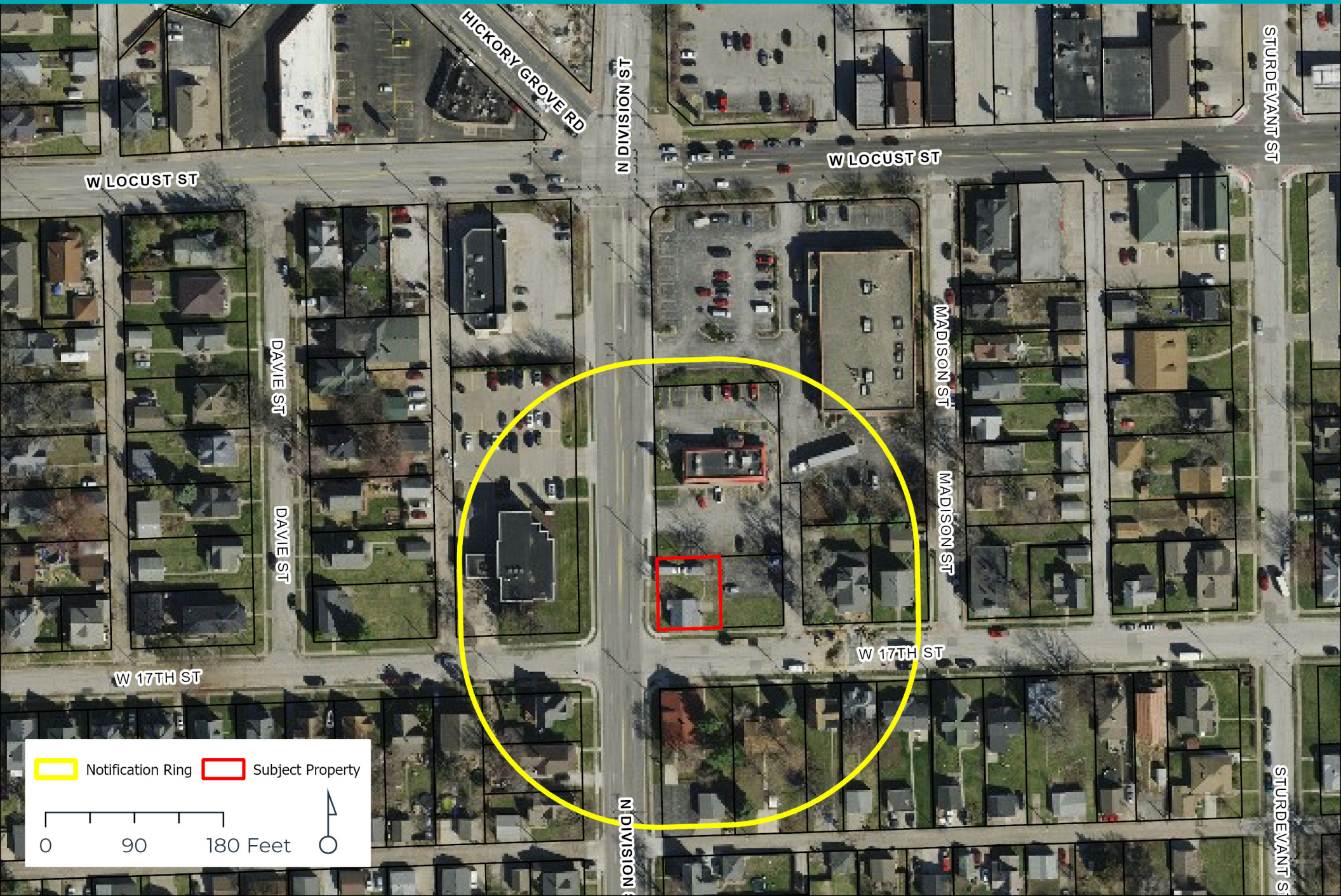
Letters were sent to property owners within 200 feet of the proposed request notifying them of the April 13th neighborhood meeting and the April 14th Plan and Zoning Commission Public Hearing. The neighborhood meeting will be held at the subject property. To date, no written comments or formal protest petitions have been submitted. Staff will apprise the Commission of any additional correspondence at the May 5th Plan and Zoning Commission meeting.

### **Attachments:**

1. Maps
2. Application

## Public Notification | Case REZ26-03

Case REZ26-03: Request of Be Tran to rezone 1703 N. Division St., from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District.



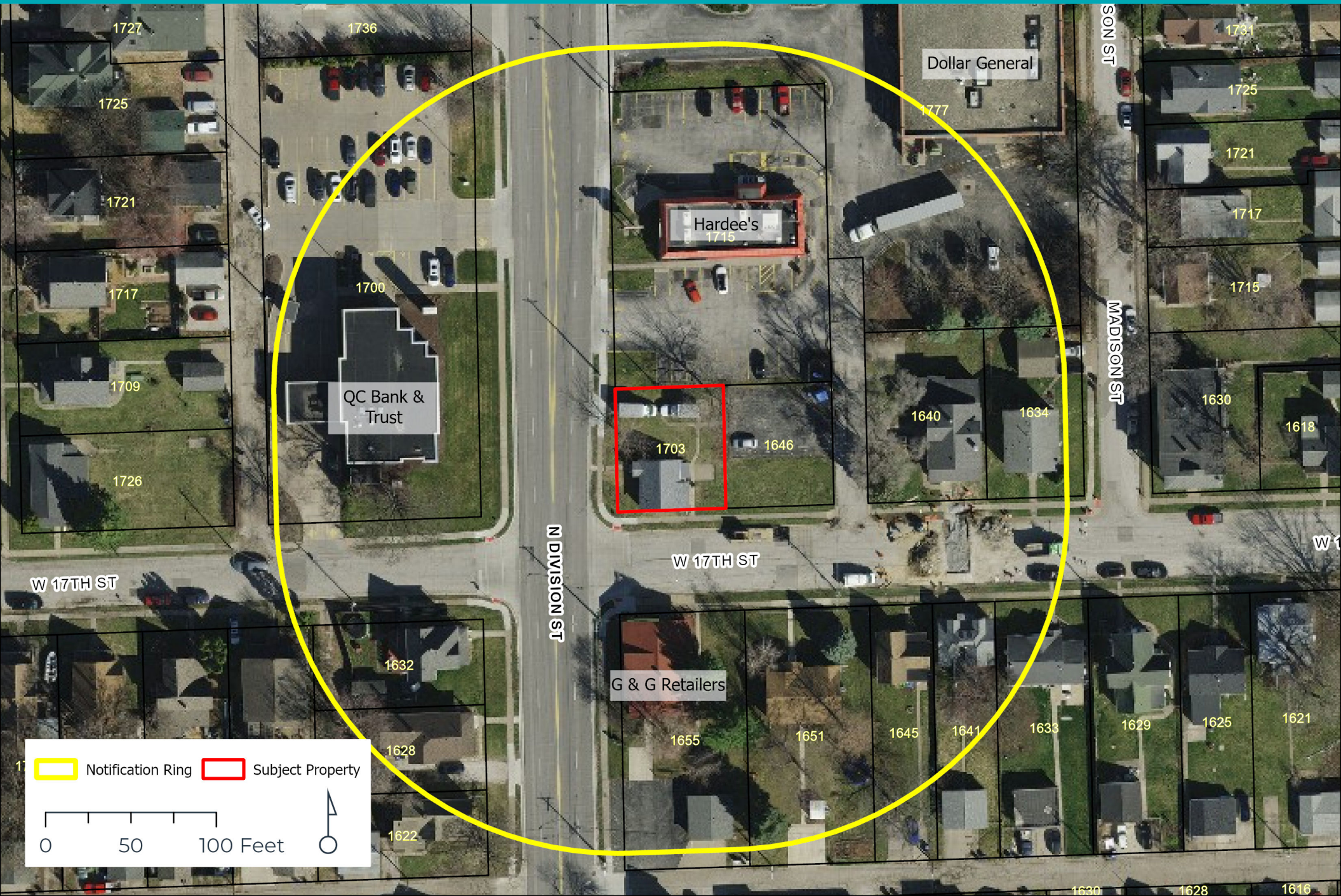
 Notification Ring  Subject Property



0 90 180 Feet




### Vicinity Map | Case REZ26-03

Case REZ26-03: Request of Be Tran to rezone 1703 N. Division St., from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District.



 Notification Ring  Subject Property

0 50 100 Feet 

## Future Land Use Map | Case REZ26-03

Case REZ26-03: Request of Be Tran to rezone 1703 N. Division St., from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District.



## Zoning Map | Case REZ26-03

Case REZ26-03: Request of Be Tran to rezone 1703 N. Division St., from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District.





**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
3/17/26	3/17/26	4/14/26

PROJECT TITLE

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION  
 1703 N Division St

NEIGHBORHOOD MEETING DATE / TIME / LOCATION  
 4/13 1703 N DIVISION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	R-4C	C-1	

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 type="checkbox"/>
Legal Description Dimensioned Sketch	<input type="checkbox"/>
Application Fee* (REQUIRED) * (check payable to 'City of Davenport')	<input 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)

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.

**APPLICANT INFORMATION**

Applicant Name | Company Name  
 Be Tran

Address  
 1703 N Division St

City | State | Zip  
 Davenport, IA 52804

Phone  
 563-203-4547

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 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.

Be Tran  
 Type Applicant's Name

[Signature]  
 Applicant's Signature Date 3/17/26

**DEVELOPMENT TEAM**

**Property Owner**

Address

Phone Secondary Phone

E-Mail Address

**Project Manager/Other**

Address

Phone Secondary Phone

E-Mail Address

City of Davenport

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

**Action / Date**  
**4/14/2026**

**Subject:**

Case REZ26-04: Request of Piggott Properties, LLC to rezone Piggott Properties 1st Addition from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

**Recommendation:**

Hold a Public Hearing.

A formal staff recommendation will be provided at the 05 May, 2026 Plan and Zoning Commission meeting.

**Background:**

The subject property is zoned AG Agricultural District. The site is currently vacant. The purpose of the Zoning Map Amendment is to rezone to R-1 Single-Family Residential District to construct a new single-family home. This rezoning is associated with Case F26-05 Piggott Properties 1st Addition. The rezoning must be approved by prior to final approval of the subdivision.

**Why is a Zoning Map Amendment Required?**

The applicant requests to build a new single-family home. AG Agricultural Zoning District does not permit construction of a new single-family home without an agricultural component as the primary land use.

**Comprehensive Plan:**

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

**Future Land Use Designation:**

The subject property is currently designated as a part of the Agricultural Reserve area in the Davenport +2035 Future Land Use Map.

1. 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:**

1. AG Agricultural Zoning District: The AG Agricultural Zoning 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.
2. R-1 Single-Family Residential Zoning District: The R-1 Single-Family Residential Zoning

District is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

**Technical Review:**

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the May 5, 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 April 14th Plan and Zoning Commission Public Hearing. To date, no written comments or formal protest petitions have been submitted. Staff will apprise the Commission of any additional correspondence at the May 5th Plan and Zoning Commission meeting.

Attachments:

1. Proposed Final Plat
2. Application

# PIGGOTT PROPERTIES 1ST ADDITION

TO THE CITY OF DAVENPORT, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 2 EAST OF THE 5TH P.M. SCOTT COUNTY, IOWA

## PRJ-5853

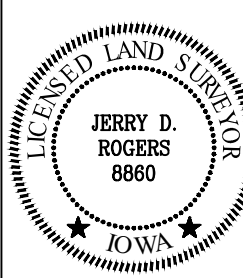
**NOTES:**

- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
- BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGE WHICH RESULT IN THE RELOCATION OF THE UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.
- THE SUBJECT PROPERTY IS ZONED C-3, CORRIDOR COMMERCIAL DISTRICT, AND SUBJECT TO APPLICABLE ZONING CONDITIONS AS OUTLINED IN ORDINANCE 2021-105.
- SUBJECT PROPERTY IS IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FIRM PANEL #19163C0365H, DATED 4/11/2024.
- NO CONSTRUCTION IS PROPOSED WITH THIS FINAL PLAT.
- SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPERS OF INDIVIDUAL LOTS OR WHEN SO ORDERED BY THE CITY. MAINTENANCE OF SIDEWALKS IS THE RESPONSIBILITY OF THE ADJUTING PROPERTY OWNERS.
- TOTAL AREA IS 429.371 S.F. OR 9.857 ACRES.

- Owner:**  
Piggott Properties LLC  
PO Box 5042  
Davenport, Iowa 52808
- Engineer:**  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
- Surveyor:**  
Jerry D. Rogers  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
- Attorney:**  
Ryan Weber  
Gomez May LLC  
2322 E Kimberly Road  
Davenport, Ia 52807  
(563) 359-3591

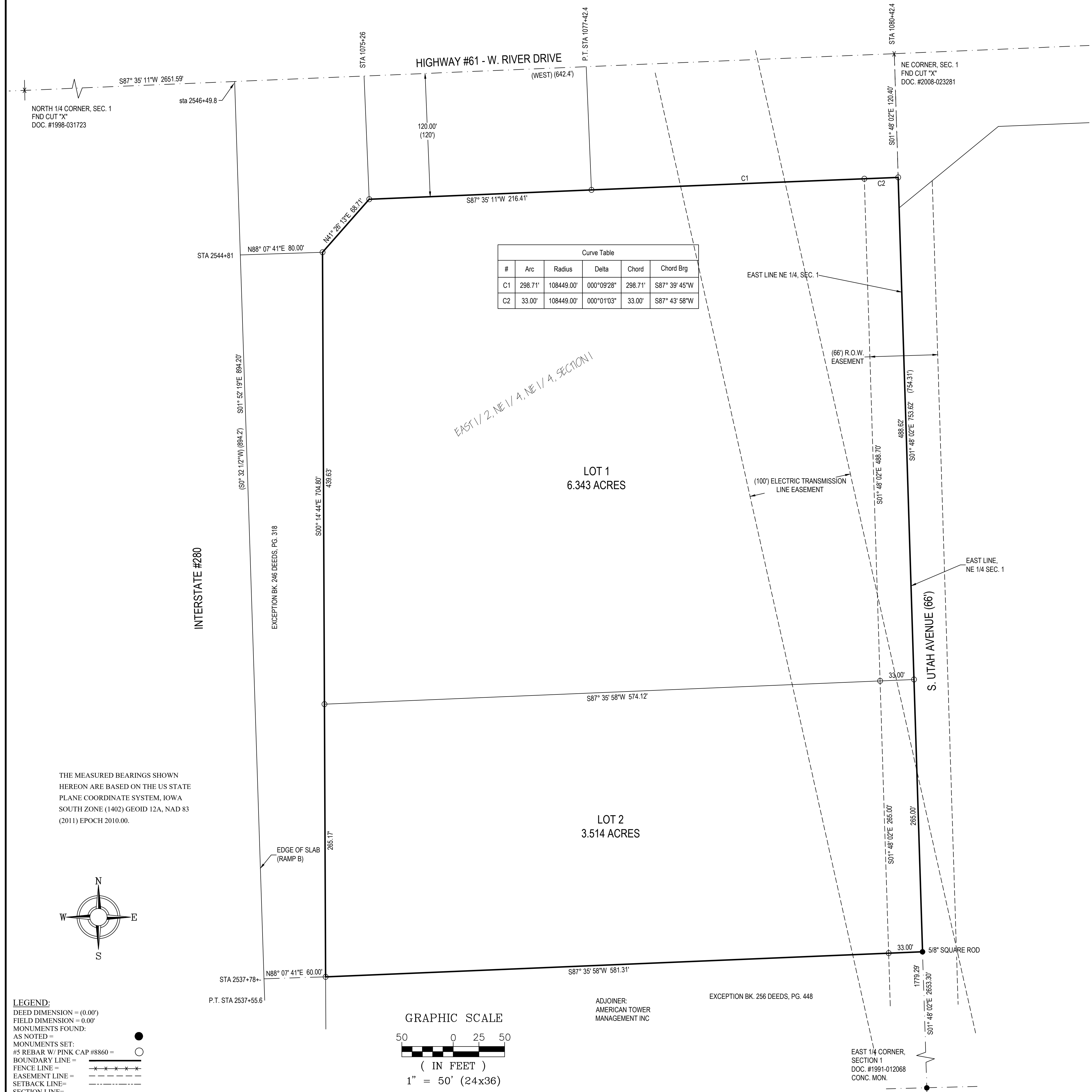
APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
MIDAMERICAN ENERGY APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	DATE:
METRONET	DATE:

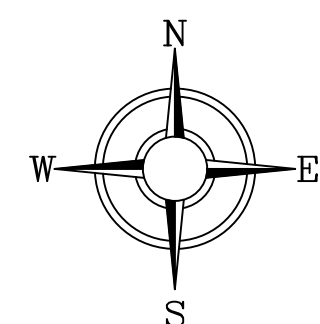


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

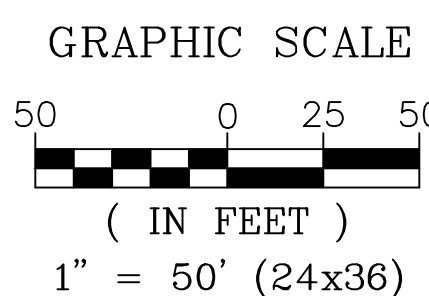
JERRY D. ROGERS      Date \_\_\_\_\_  
Iowa License Number: 8860  
My license renewal date is December 31, 2027  
Pages or sheets covered by this seal: 1



THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.



- LEGEND:**
- DEED DIMENSION = (0.00')
  - FIELD DIMENSION = 0.00'
  - MONUMENTS FOUND: AS NOTED
  - MONUMENTS SET:
    - #5 REBAR W/ PINK CAP #8860 =
    - BOUNDARY LINE =
    - FENCE LINE =
    - EASEMENT LINE =
    - SETBACK LINE =
    - SECTION LINE =



DATE: 3/16/2026

563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC      CHECKED BY: JDR

DRAWING LOCATION  
S:\PIGGOTT\6605 W RIVER DRIVE

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: FINAL PLAT  
PIGGOTT PROPERTIES  
1ST ADDITION  
DAVENPORT, IOWA

PREPARED FOR: CRAIG PIGGOTT  
1730 ROCKINGHAM ROAD  
DAVENPORT, IOWA

SHEET NO.  
1 of 1

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236



**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 03/19/2026	SUBMITTAL 03/19/2026	PUBLIC HEARING
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PROJECT TITLE  
**Piggott Properties 1st Addition**

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION  
**SW corner of W. River Dr. & S. Utah Ave.**

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

<b>ZONING DISTRICTS</b>	EXISTING C3	PROPOSED R1	SQ. AREA
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**APPLICANT INFORMATION**

Applicant Name | Company Name  
**Piggott Properties LLC**

Address  
**PO Box 5042**

City | State | Zip  
**Davenport, IA 52808**

Phone  
**563-381-9018**

Secondary Phone  
**(563)370-7579**

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 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.

**Craig Piggott**

Type Applicant's Name

Craig piggott (Mar 19, 2026 11:59:43 EDT)

Applicant's Signature

**03/19/2026**

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**  
**Piggott Properties LLC**

Address  
**PO Box 5042, Davenport, IA 52808**

Phone  
**563-381-9018**

Secondary Phone  
**5633707579**

E-Mail Address

**Project Manager/Other**  
**Same as above**

Address

Phone

Secondary Phone

E-Mail Address

**PROJECT NARRATIVE:** (submit separate sheet if needed)

Rezoning from C3 to R1 for future residential development.

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.

# Authorization to Act as Applicant

I/We, Craig Piggott Piggott properties  
[as property owner(s)]

authorize Craig Piggott  
[the above person(s)]

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

for the property located at DW corner of west river drive and utah.

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

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

\_\_\_\_\_  
Date

State of \_\_\_\_\_,

County of \_\_\_\_\_,

Sworn and subscribed before me

this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
[ identification type ]

\_\_\_\_\_  
Notary Public

My Commission Expires:



# REZONING PROCEDURE

(for a Zoning Map Amendment)

## Prior to Application

1.  Applicants shall meet with Planning & Zoning staff prior to application submittal. Email [planning@davenportiowa.com](mailto:planning@davenportiowa.com) to set up a meeting. Rezoning's are processed by Planning Staff and are placed consecutively on both the **Plan & Zoning** (P&Z) Commission and **City Council** agendas.
2.  The Rezoning Application Packet has all the documents and requirements necessary for submittal of a complete rezoning application (only complete applications with full legal descriptions and sketches are processed). The P&Z Public Hearing Calendar is located in this packet and on the website.

## Submittal

3.  Only Completed rezoning applications meeting all the requirements outlined in the Rezoning Application Packet with paid fees are placed on the Plan and Zoning Commission's Agenda by Planning Staff; *Required attendance meeting dates* are provided to the Applicant by Planning Staff.
4.  A Neighborhood Meeting is scheduled by Planning Staff; Applicant's assist staff in procuring a meeting venue.

## Processing

5.  After submittal of all the necessary documents prescribed in the Rezoning Application Packet, the petitioner will host a neighborhood meeting as per the attached Neighborhood Meeting Guidelines.
6. Staff processes the Petition/Application; a Technical Review is conducted; a legal notification is posted in the QC Times and at the site sign(s) are posted; notices are sent to adjacent (200') property owners and a background report is written.

## Public Hearings and Commission/Council Meetings

7.  Plan & Zoning Commission holds a Public Hearing. Attendance by the applicant is required; afterwards a Staff Report is written for the next P&Z Meeting.
8.  The Petition/Application is presented along with the staff report to the Plan and Zoning Commission. Attendance by the applicant is required. Discussion and official P&Z recommendation on the Petition/Application typically are completed at said meeting.
9.  The Committee of the Whole (COW) of the City Council holds a public hearing on the Application/Petition. Applicants are required to attend. Subsequently the item is placed on the City Council agenda. Applicants are required to attend. Items repeat this City Council COW and regular meeting process for two more cycles per State Code §380.3. Attendance by the applicant is required.
10. The application is typically approved or denied by City Council at the third consideration; occasionally items will be remanded back to the Plan and Zoning Commission with instructions on how to proceed.

## Publication of Ordinance

An ordinance/amendment becomes effective after 14 days and publication (unless a subsequent effective date is provided)

## Fee Schedule (for rezonings)

Land Area		Fee
Less than 1 acre	( < 1 acre)	\$400
One to less than ten acres	( ≥ 1 acre < 10 acres)	\$750 plus \$25/acre
Ten acres or more	( ≥ 10 acres)	\$1,000 plus \$25/acre



Neighborhood Meetings offer an opportunity for developers, neighborhood residents & property owners to share ideas, offer suggestions, and express concerns about a project in advance of the formal public hearing process.



**Procedure:** Applicants host an informal meeting with neighbors/owners; meetings will be held approximately 10 days before formal public hearing.

I. The **Applicant/Petitioner** shall:

1. provide an agenda generally as follows
  - i. Opening - introduce development team & local officials
  - ii. Description of the proposed project
  - iii. Feedback - receive attendee input & comments
  - iv. Explain how comments will be used moving forward
2. list developer's meeting presenters (architects, engineers, etc.); provide to staff
3. list neighborhood attendees (a sign-in sheet is available); provide to staff
4. document concerns raised and any assured remediation and/or design changes
5. submit distributed meeting documents to staff for reporting

*City staff or the Case Manager will attend the meeting primarily as an observer. Staff will be available as a resource for information regarding the process & schedule.*

II. City Staff **Case Manager** shall:

1. coordinate the date/time/location of the meeting
2. find a suitable venue (assistance by the applicant)
3. mail invitations to owners and/or residents within 200' of the site
4. invite the Ward Alderman
5. report back to the Plan and Zone Commission

**Meetings:**

- generally scheduled in the early evening/late afternoon
- generally held on days Council Members are able to attend

**Results:** Neighborhood meetings will answer questions and identify concerns at the earliest possible time in the review process, shortening the time necessary for review and ultimate consideration by the City Plan and Zoning Commission and City Council.

Contact [planning@davenportiowa.com](mailto:planning@davenportiowa.com) if you have any questions regarding Neighborhood Meetings.

# Neighborhood Meeting Ground Rules

1. Fact-finding and issue-identification are the primary reasons for this meeting. It should be informative, not argumentative. Ask questions, express concerns, but keep in mind this meeting is not a public hearing and no decision-makers are in attendance.
2. Allow time for everyone to speak.
3. Refrain from overly-critical remarks and personal attacks and focus on the what, when and where of the development.

Post this document at the meeting site.

Contact [planning@davenportiowa.com](mailto:planning@davenportiowa.com) if you have any questions regarding Neighborhood Meetings.

# Neighborhood Meeting Attendance List

Date:

Time:

Location:

Case:

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
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# P&Z Public Hearing Calendar | 2025

## PLAN & ZONING COMMISSION | CITY OF DAVENPORT IOWA

Rezoning, ROW Vacations, Text Ordinance Changes, & Street Name Changes

REZONING & ROW VACATION SUBMITTAL DATE 12:00 PM - Thursday	PLAN & ZONING PUBLIC HEARING 5:00 PM - Tuesday	PLAN & ZONING COMMISSION MEETING 5:00 PM - Tuesday	COMMITTEE OF THE WHOLE PUBLIC HEARING 5:30 PM - Wednesday	CITY COUNCIL MEETING® 5:30 PM - Wednesday
10/10/24	11/05/24	11/19/24	12/04/24	12/11/24
10/24/24	11/19/24	12/03/24	12/18/24	12/25/24
11/07/24	12/03/24	12/17/24	01/08/25	01/15/25
11/21/24	12/17/24	01/07/25	01/22/25	01/29/25
12/12/24	01/07/25	01/21/25	02/05/25	02/12/25
12/26/24	01/21/25	02/04/25	02/19/25	02/26/25
01/09/25	02/04/25	02/18/25	03/05/25	03/12/25
01/23/25	02/18/25	03/04/25	03/19/25	03/26/25
02/06/25	03/04/25	03/18/25	04/02/25	04/09/25
02/20/25	03/18/25	04/01/25	04/16/25	04/23/25
03/06/25	04/01/25	04/15/25	05/07/25	05/14/25
03/20/25	04/15/25	05/06/25	05/21/25	05/28/25
04/10/25	05/06/25	05/20/25	06/04/25	06/11/25
04/24/25	05/20/25	06/03/25	06/18/25	06/25/25
05/08/25	06/03/25	06/17/25	07/02/25	07/09/25
05/22/25	06/17/25	07/01/25	07/16/25	07/23/25
06/05/25	07/01/25	07/15/25	08/06/25	08/13/25
06/19/25	07/15/25	08/05/25	08/20/25	08/27/25
07/10/25	08/05/25	08/19/25	09/03/25	09/10/25
07/24/25	08/19/25	09/02/25	09/17/25	09/24/25
08/07/25	09/02/25	09/16/25	10/01/25	10/08/25
08/21/25	09/16/25	09/30/25	10/15/25	10/22/25
09/04/25	09/30/25	10/14/25	11/05/25	11/12/25
09/18/25	10/14/25	11/04/25	11/19/25	11/26/25
10/09/25	11/04/25	11/18/25	12/03/25	12/10/25
10/23/25	11/18/25	12/02/25	12/17/25	12/24/25
11/06/25	12/02/25	12/16/25	01/07/26	01/14/26
11/20/25	12/16/25	01/06/26	01/21/26	01/28/26
12/11/25	01/06/26	01/20/26	02/04/26	02/11/26
12/25/25	01/20/26	02/03/26	02/18/26	02/25/26
01/08/26	02/03/26	02/17/26	03/04/26	03/11/26
01/22/26	02/17/26	03/03/26	03/18/26	03/25/26

\* SUBMISSION & MEETING DATES MAY BE CHANGED OR CANCELLED DUE TO HOLIDAY

® ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL

® DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA  
ALL DATES SUBJECT TO CHANGE DUE TO HOLIDAYS OR OTHER EVENTS







# Rezoning Application 3.19.26

Final Audit Report

2026-03-19

Created:	2026-03-19
By:	Helene Roberts (helene@townsendengineering.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJ3EDR94GhBL_2kMU7V1BmWh7FYpfaQnn

## "Rezoning Application 3.19.26" History

-  Document created by Helene Roberts (helene@townsendengineering.net)  
2026-03-19 - 3:47:53 PM GMT - IP address: 217.180.227.124
-  Document emailed to rivercitycutting@yahoo.com for signature  
2026-03-19 - 3:48:53 PM GMT
-  Email viewed by rivercitycutting@yahoo.com  
2026-03-19 - 3:50:40 PM GMT - IP address: 104.28.57.245
-  Signer rivercitycutting@yahoo.com entered name at signing as Craig piggott  
2026-03-19 - 3:59:41 PM GMT - IP address: 104.28.92.168
-  Document e-signed by Craig piggott (rivercitycutting@yahoo.com)  
Signature Date: 2026-03-19 - 3:59:43 PM GMT - Time Source: server- IP address: 104.28.92.168
-  Agreement completed.  
2026-03-19 - 3:59:43 PM GMT

City of Davenport

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

**Action / Date**  
**4/14/2026**

Subject:  
Consideration of the March 31, 2026 meeting minutes.

Recommendation:  
Approve the minutes.

Background:  
The March 31, 2026 meeting minutes are attached.

Attachments:  
1. P&Z Minutes 3-31-2026

## MINUTES

### PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, March 31, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

#### I. Roll Call

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

Excused: Dunlop, Johnson

Staff: Berkley, Reu

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

Staff reported that Council approved of the Knight Nation Final Plat.

#### III. Secretary's Report

##### 1. Consideration of the March 17, 2026 meeting minutes.

Motion by Tallman, seconded by Hepner, to approve the March 17, 2026 meeting minutes was approved by voice vote (8-0).

#### IV. Report of the Comprehensive Plan Committee

#### V. Zoning Activity

##### A. Old Business

##### B. New Business

#### VI. Subdivision Activity

##### A. Old Business

##### B. New Business

1. Case F26-03: Request of Splendor Homes, LLC for a Final Plat of Splendor Estates First Addition. The 30-lot subdivision is located at 2448 & 2460 E. 60th St., on 28.5 acres. [Ward 8]

Staff presented an overview of the subdivision. Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F26-03 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. Note 9 shall be revised to clarify that the sidewalk along Jersey Ridge Road will be fully built out with the first phase of development.
4. Add a note stating "Driveways and Roadways shall be designed to meet SUDAS access requirements as identified in SUDAS Design Manual Chapter 5L."
5. Add a note stating "Low entry elevations have been established for some lots in this subdivision. The low entry elevations have been recorded as a separate document. For those lots where a low entry elevation has been established, windows and doors may not be constructed below the indicated elevation."
6. Add a note stating "If a driveway is placed in the location of an existing inlet, a drive over inlet casting shall be provided by the property owner choosing to locate the driveway in that location."

A representative of the applicant was in attendance. Motion by Inghram, seconded by Eikleberry, to approve staff recommendation and conditions in Case F26-03. Motion to approve was unanimous by roll call vote (8-0).

2. Case F26-04: Request of Patrick Fennelly for a Final Plat of Fennelly's South Utah 2nd Addition The 2 lot subdivision is located South of Telegraph and West of South Utah, on 2.71 acres. [Ward 1]

Staff presented an overview of the subdivision. Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F26-04 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. The rezoning associated with this subdivision shall be approved prior to the approval of the subdivision.
2. That the surveyor signs the plat.
3. That the utility providers sign the plat when their easement needs have been met.
4. Add a note stating "No stormwater detention or water quality treatment will be required with this subdivision, but may be required upon further development."

The Applicant, Pat Fennelly, was in attendance. Commissioner Schilling asked why water detention could be required. Staff stated the size of the lot may trigger storm water regulations should development proceed with new construction.

Fennelly stated he believed no storm water considerations would be required. Staff affirmed and clarified that regardless of the note, storm water considerations will be required when building permit application is submitted. Staff is attempting to formerly communicate the requirement due to pending State code change. Staff stated this comes about due to recent complaints from developers about the requirement. Commissioners asked if the language could be clarified and discussed different statements.

Motion by Inghram, seconded by Tallman, to approve staff recommendation and conditions in Case F26-04. Motion to approve was unanimous by roll call vote (8-0).

VII. Communications

1. Today is the Last Day to Comment on the West Davenport Land Use Infrastructure Plan

VIII. Other Business

IX. Adjourn

Motion by Inghram, seconded by Garrington, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

Meeting adjourned at 5:23 pm.

City of Davenport

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

**Action / Date**  
**4/14/2026**

**Subject:**

Case F26-06: Request of Daniels Investment Limited Company for a Final Plat of Brady Plaza First Addition. The 4-lot subdivision is located at 3562 Brady Street., on 8.47 acres. [Ward 7]

**Recommendation:**

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F26-06 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 sign the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Note 7 shall be revised to reflect C-2 zoning. A rezoning ordinance does not need to be referenced for this property.
4. A note shall be added granting cross access to lots within this subdivision.
5. Add a note stating "Stormwater Detention and water quality is not required with the subdivision, but may be required upon development of the lot."
6. Provide maintenance and repair agreements for shared laterals serving any structures on newly created lots, including the original lot. Providing an existing document to this effect satisfies this requirement.

**Background:**

The applicant proposes a 4 lot subdivision to replat the existing commercial complex. The subdivision (1) combines the current lot 1 and lot 2, (2) creates lot 2, (3) creates lot 3, and (4) enlarges lot 4.

**Comprehensive Plan:**

Within Existing Urban Service Area: Yes  
Within Urban Service Area 2035: Yes

**Future Land Use Designation:**

The subject property is currently designated as Residential General and Commercial Corridor in the Davenport +2035.

1. Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.
2. Commercial Corridor (CC) – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

### **Zoning:**

1. C-2 Corridor Commercial Zoning District. The C-2 Corridor Commercial Zoning District is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterial streets in the City. The C-2 District accommodates auto-oriented development - both individual businesses and retail centers — and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

### **Technical Review:**

1. Zoning: The four-lot subdivision complies with the C-2 Corridor Commercial Zoning District dimensional standards.
2. Streets: The subdivision does have frontage on a public roadway, Brady Street and East 37th Street.
3. Stormwater: Stormwater Detention and water quality is not required with the subdivision, but may be required upon development of the lot.
4. Sewer System: There is a 10 inch sewer line along Brady Street and 8 inch sewer line along East 37th Street.
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





**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  
 Daniels Investment Limited Co.

Address  
 4350 Westown Pkwy, Ste. 100

City | State | Zip  
 West Des Moines, IA 50266

Phone  
 (515) 277-4000

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.

DEEK DANIELS  
 Print Applicant's Name

[Signature]  
 Applicant's Signature

3/19/26  
 Date

SUBDIVISION NAME (& PRJ-NUMBER if assigned)  
 Brady Plaza First Addition

LOCATION DESCRIPTION  
 3562 Brady St.

SUBMITTAL DATE  
 03/19/2026

NUMBER OF LOTS BY USE TYPE  
 4 - Commercial

ACRES  
 8.47

STREET DISTANCE

**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**

<b>Developer / Project Manager</b> Daniels Investment Limited Co.	<b>Engineer</b> Townsend Engineering
Address 4350 Westown Pkwy, Ste. 100, West Des Moines, IA	Address 2224 E. 12th St., Davenport, IA 52803
Phone (515) 277-4000	Phone (563) 386-4236
Secondary Phone	Secondary Phone
E-Mail Address	E-Mail Address
<b>Owner</b> Daniels Investment Limited Co.	<b>Attorney</b> Timothy C. Hogan of Hogan Law Office
Address 4350 Westown Pkwy, Ste. 100, West Des Moines, IA	Address Timothy C. Hogan of Hogan Law Office
Phone (515) 277-4000	Phone (515) 279-9059
Secondary Phone	Secondary Phone
E-Mail Address	E-Mail Address