

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, May 5, 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 April 14, 2026 meeting minutes.
- IV. Report of the Comprehensive Plan Committee
- V. Zoning Activity
  - A. Old Business
  - B. 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]
- VI. Subdivision Activity
  - A. Old Business
  - B. New Business
- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn



City of Davenport

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

**Action / Date**  
**5/5/2026**

Subject:  
Consideration of the April 14, 2026 meeting minutes.

Recommendation:  
Approve the minutes.

Background:  
The April 14, 2026 meeting minutes are attached.

Attachments:  
1. P&Z Minutes 4-14-2026

## MINUTES

### 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. Roll Call

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

Excused: Johnson, Tallman, Maness

Staff: Berkley, Reu

##### II. 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]

Staff presented an overview of the request to rezone the property. The applicant was in attendance and explained their plans. No additional questions or comments were made.

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]

Staff presented an overview of the request to rezone the property. The applicant was in attendance. No additional questions or comments were made. The public hearing closed.

#### REGULAR MEETING AGENDA

##### III. Roll Call

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

Excused: Johnson, Tallman, Maness

Staff: Berkley, Reu

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

Staff reported that City Council has approved the Palmer College applications. City Council will start the conveyance process.

##### V. Secretary's Report

1. Consideration of the March 31, 2026 meeting minutes.

Motion by Hepner, seconded by Eikleberry, to approve the March 31, 2026 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

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

Staff reported that the West Davenport plan consultants are analyzing the results of the feedback.

#### VII. Zoning Activity

A. Old Business

B. New Business

#### VIII. 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]

Staff presented an overview of the subdivision. 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.

A representative of the applicant was in attendance. Motion by Inghram, seconded by Garrington, to approve staff recommendation and conditions in Case F26-02. Motion to approve was unanimous by roll call vote (7-0).

IX. Future Business

X. Communications

XI. Other Business

XII. Adjourn

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

Meeting adjourned at 5:15 pm.

City of Davenport

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

**Action / Date**  
**5/5/2026**

**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:**

Staff recommends Case REZ26-03 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

**Findings:**

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Commercial Node and Urban Corridor.
2. The proposed zoning map amendment to C-1 Neighborhood Commercial District is compatible with the zoning of nearby property.
3. The request maintains compatibility with the established neighborhood character.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed map amendment creates limited new nonconformities.

**Conditions:**

1. A minimum of two clearly delineated parking shall be provided on the property.

**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:**

#### **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.

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

Staff Response: The property is designated as a Commercial Node (NC) and a Urban Corridor (UC) in the Davenport +2035 Land Use Plan. The combination of land use categories is intended to to (1) cluster more intense uses along intersection of major streets and (2) establish mixed-use development adjacent to residential neighborhoods. UC are generally built-out, vary in character across the city, and change slowly over time. 5-Points intersection is a busy commercial node along two main streets, two existing mixed-use corridors. Staff do not believe an amendment to the Comprehensive Plan is required. It is staff's opinion that the proposed rezoning to C-1 Neighborhood Commercial is consistent with the Comprehensive Plan.

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

Staff Response:

The following zoning districts abut the subject property:

- North: C-1 Neighborhood Commercial District
- South: C-1 Neighborhood Commercial District
- East: R-4C Single-Family And Two-Family Residential District
- West: C-1 Neighborhood Commercial District

Rezoning the subject property to C-1 Neighborhood Commercial District continues compatibility with the surrounding businesses and the nonconforming parking lot in the R-4C District to the East. 5-Points intersection is an established commercial node. Further introducing more low density commercial development into a commercial node will likely not result in land use conflicts. It is staff's opinion that the proposed zoning map amendment is compatible with the surrounding commercial node and corridor.

**The compatibility with established neighborhood character.**

Staff Response: The established character consists of a developed and slowly expanding commercial node and single-family homes. Businesses in the immediate vicinity include Hardee's, G & G Retailers, Quad City Bank, and DG Market. The proposed application of a nail salon at the subject property serves as a transition from intensive commercial to residential neighborhoods. It is staff's opinion that the proposed zoning map amendment enhances the established neighborhood character.

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

Staff Response: The applicant is requesting a map amendment to a low-density commercial designation. Staff received a comment from a letter of support requesting information about traffic impacts at W 17th St and N Division St and if any mitigations will be needed for accidents. The Engineering Department responded stating that N Division St sees approximately 16,300 cars a day. And a nearby intersection on W 17th and Sturdevant St sees approximately 850 cars a day. It is likely that the nail salon along W 17th St would experience 850 cars driving by. Engineering stated that the intersection of W 17th St and N

Division St does experience an unusually high number of crashes than comparable intersections. However, no mitigations will be needed. The nail salon is expected to generate 1 to 2 trips per day and 4-5 trips per hour on Saturday. There is room for 5 more vehicles to park on the North side of W 17th St. Additionally, no reconstruction is planned for W 17th St or Division St. Therefore, staff believe that the proposed nail salon requires minimal change to the site, resulting in staff's opinion a transitional space from more intense commercial activity to a single-family neighborhood. The change of use would provide minimal additional burden from traffic or noise on the surrounding residential neighborhood.

**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: The property is presently zoned R-4C Single-Family and Two-Family Residential District. This district prohibits commercial activity as the principal use. Any commercial activity in this district is accessory to the principal use, also called a home business. Rezoning the subject property will enable commercial activity to become the primary use. It is staff's opinion that the proposed zoning map amendment will enable the property to be developed in a manner consistent with the adjacent development.

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

Staff Response: If rezoned to C-1 Neighborhood Commercial District, the 0.10-acre property would be able to conform to the district dimensional standards. The subject property would be nonconforming in its buffer yard to the residential zoned property to the East. Uses in C-1 do not require parking. The existing parking, a legal nonconforming gravel driveway, can continue to be unchanged. It is staff's opinion that the proposed zoning map amendment will create nonconformities on the subject property. Staff determined that no conditions need be applied to rectify the nonconformities.

**Public Input:**

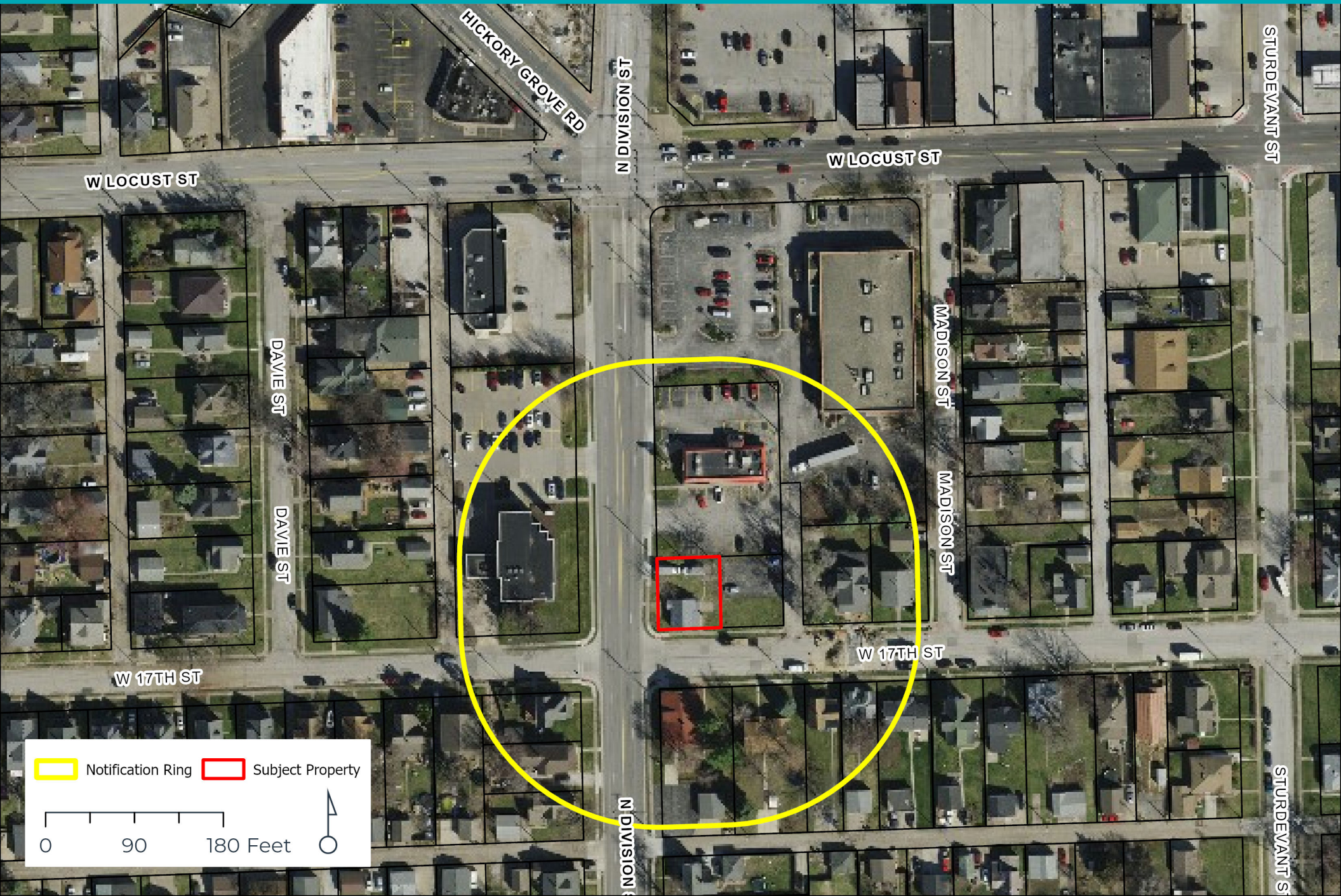
Letters were sent to property owners within 200 feet of the proposed request notifying them of the April 13th neighborhood meeting and the April 14th Plan and Zoning Commission Public Hearing. The neighborhood meeting was held at the subject property. No members of the public attended the neighborhood meeting. One written comment in support of the rezoning have been submitted.

Attachments:

1. Maps
2. Letter of Support
3. 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.



**Subject:**

[\[EXT\] Case REZ25-03 - Rezoning](#)

**Sent:**

[4/27/2026 9:30:57 AM](#)

Good morning,

I live at 1628 N Division St, Davenport IA 52804. I am excited for the homeowner at 1703 N Division St request to start a small business within their home at their location. My only major concern is parking, are they going to be parking on w 17th st near the current residence? Are they only going to be parking on the cement behind the residence which will only allow 3-4 vehicles at a time, are they expanding parking? If it gets busy during peak and rush hours on N Division St, is it going to cause congestion at that intersection due to the business running at that location?

I have lived at this location for many years and seen multiple accidents occur at the intersection of W 17th and N Division St, are they going to be told to turn into W 17th and exit back onto N Division St? Will the customers have to go down W 17th and go behind DG Market up Madison St or Sturdevant St towards Locust St? Are the customers going to be using the additional parking at the nearby businesses?

I am excited for the homeowner starting a business at their current location but I have concerns with parking and traffic. There are many drivers that come up the hill on the other side rather quickly and you are blind to it if you cross onto N Division St heading to the other side of W 17th St when N Division drivers are going northbound to the 5 points intersection. This has caused many accidents where I saw cars totalled, are the customers and current homeowner aware of this and will something be done to avoid this traffic congestion at that intersection?

Thank you,  
Neighbor



**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**  
**5/5/2026**

**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:**

Staff recommends Case REZ26-04 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 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. The applicant originally intended to subdivide the property into two lots. They have withdrawn their subdivision application.

**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:**

#### **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.

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

Staff Response: The property is designated as Agricultural Reserve (AR) in the Davenport +2035 Land Use Plan. Staff do not believe an amendment to the Comprehensive Plan is required. It is staff's opinion that the proposed rezoning to R-1 Single-Family Residential District is consistent with the Comprehensive Plan.

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

Staff Response:

The following zoning districts abut the subject property:

North: Unincorporated

South: AG Agricultural

East: R-1 Single-Family Residential District & AG Agricultural

West: Unincorporated

Rezoning the subject property to R-1 Single-Family Residential District continues compatibility with the surrounding businesses and no nonconformities. Further introducing more low density residential development into an agricultural area will likely not result in land use conflicts. It is staff's opinion that the proposed zoning map amendment is compatible with the uses.

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

Staff Response: The established character consists of single-family homes, utilities, and a small business. The proposed application of a single-family home at the subject property does not alter the established character.

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

Staff Response: The applicant is requesting a map amendment to a low-density residential designation. The proposed single-family home requires minimal change to the site, resulting in staff's opinion a transitional space from residential neighborhoods to agricultural area.

- **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: The property is presently zoned AG Agricultural District. This district prohibits single-family homes as the principal use. Single-family homes in this district is accessory to the principal use, agriculture. Rezoning the subject property will enable a single-family home to become the primary use. It is staff's opinion that the proposed zoning map amendment will enable the property to be developed in a manner consistent with the adjacent development.

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

Staff Response: If rezoned to R-1 Single-Family Residential District, the 8.75-acre property would be able to conform to the district dimensional standards. It is staff's opinion that the proposed zoning map amendment will not create nonconformities on the subject property. Staff determined that no conditions need be applied to rectify the nonconformity.

**Pubic 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. Maps
2. Application

## Future Land Use Map | Case REZ26-04

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



 Subject Property

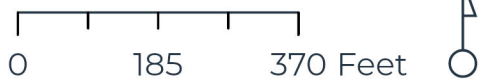
0 185 370 Feet 

## Public Notification | Case REZ26-04

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

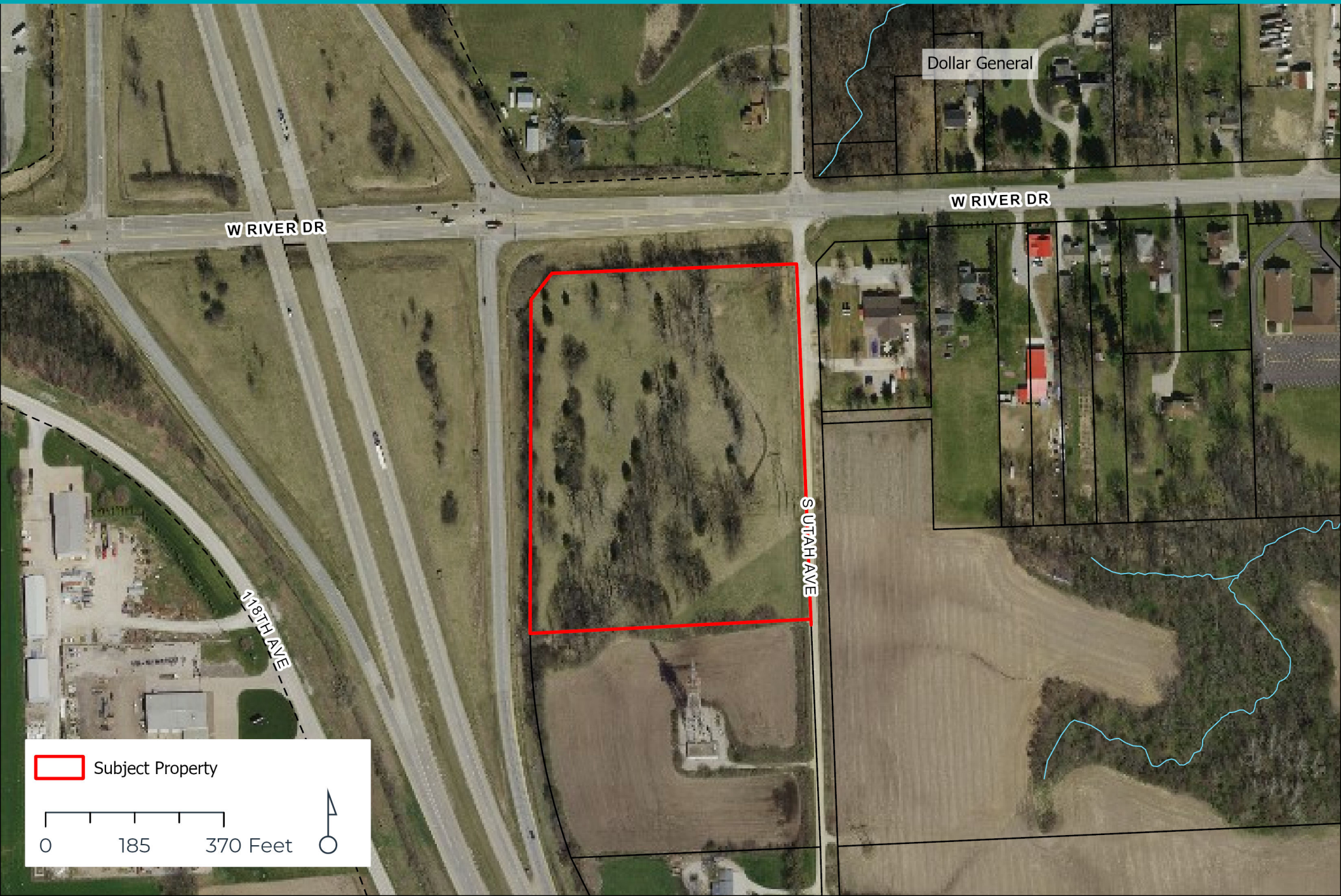


 200' Notice Boundary  Subject Property



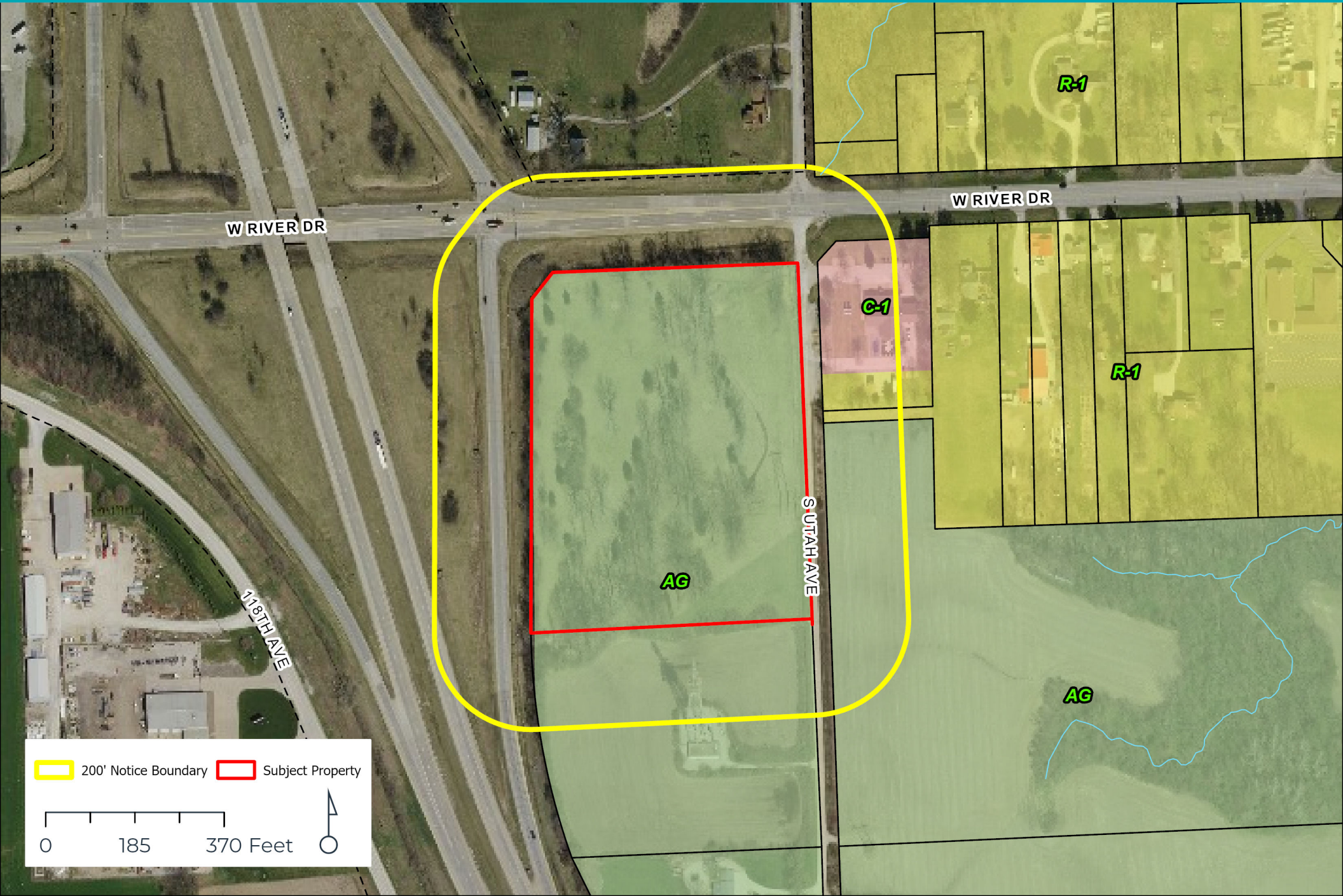
## Vicinity Map | Case REZ26-04

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




## Zoning Map | Case REZ26-04

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



 200' Notice Boundary  Subject Property

0 185 370 Feet 



**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