

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
- II. Report of the City Council Activity
- III. Secretary's Report
 1. Consideration of the March 17, 2026 meeting minutes.
- 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]
 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]
- VII. Future Business
- VIII. Communications
 1. Today is the Last Day to Comment on the West Davenport Land Use Infrastructure Plan

IX. Other Business

X. Adjourn

City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

3/31/2026

Subject:

Consideration of the March 17, 2026 meeting minutes.

Recommendation:

Approve the minutes.

Background:

The March 17, 2026 meeting minutes are attached.

Attachments:

1. P&Z Minutes 03-17-2026

MINUTES

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

Present: Hepner, Johnson, Tallman, Inghram, Maness, Garrington, Schilling, Thomas
Excused: Dunlop, Eikleberry, Schneider
Staff: Berkley, Reu

II. Report of the City Council Activity

III. Secretary's Report

1. Consideration of the March 03, 2026 meeting minutes.

Motion by Hepner, seconded by Maness, to approve the March 03, 2026 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

Today, consultants for the West Davenport Land Use Infrastructures study will visit and present the initial steps in the plan making process after all business is finished.

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].

Staff presented an overview of the rezoning request. Staff recommend that the commission forward the request to City Council with a recommendation for approval subject to the listed findings. The applicant was in attendance.

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.

Motion by Inghram, seconded by Tallman, to approve staff recommendation and findings in Case REZ26-02. Motion to approve as unanimous by roll call vote (7-0).

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]

Staff presented an overview of the proposed subdivision. Staff recommend the Plan and Zone Commission accept the listed findings and forward Case F26-02 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. 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.

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

VII. Future Business

VIII. Communications

IX. Other Business

1. West Davenport Land Use and Infrastructure Study Presentation.

The consultants from HKGi and McClure presented their work and requested Plan and Zone Commission's feedback. Commissioners asked questions about the interstate exits, land use, and future road changes. The consultants requested that the Commission provide feedback by March 31st using their link:
<https://hkgi.konveio.com/west-davenport-land-use-and-infrastructure-plan>

X. Adjourn

Motion by Johnson, seconded by Thomas, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

City of Davenport

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

Action / Date
3/31/2026

Subject:

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]

Recommendation:

Recommendation:

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."

Background:

The applicant has submitted a request for subdivision of a 28.5-acre property currently containing an agricultural field. The intent of the proposed subdivision is to create separate developable lots for single-family homes.

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 in the Davenport +2035 Future Land Use Map.

1. Residential General: 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.

Zoning:

1. R-3 Single-Family and Two-Family Residential Zoning District: The R-3 Single-Family Residential Zoning District is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.

Technical Review:

1. Zoning: The 30-lot subdivision complies with the R-3 Single-Family and Two-Family Residential District dimensional standards. The purpose is to develop a proposed a single-family home subdivision. The development will be phased. The first phase, this P&Z item, will consist of 28 single-family home plots, four outlots for stormwater treatments, and two lots will be undeveloped.
2. Streets: The subdivision will be cross-connected with E 61st Street, Splendor Lane, E 59th Street, and Jersey Ridge Road.
3. Stormwater: Stormwater Detention and water quality is required for this addition per city code section 13.34.
4. Sewer System: Sanitary sewers will be extended from existing infrastructure to serve this subdivision.
5. Flood: Pheasant Creek traverses the northeast corner of the property, resulting in a portion of the site being within the floodplain. Per City Code, a 50-foot buffer is required along the stream bank. The Pheasant Creek floodplain is wholly contained within Outlot D to prevent development that would impede the natural waterway.
6. Other Utilities: Normal utility services are available on this site.
7. Parks/Open Space: There are no impacts to parks/open space.

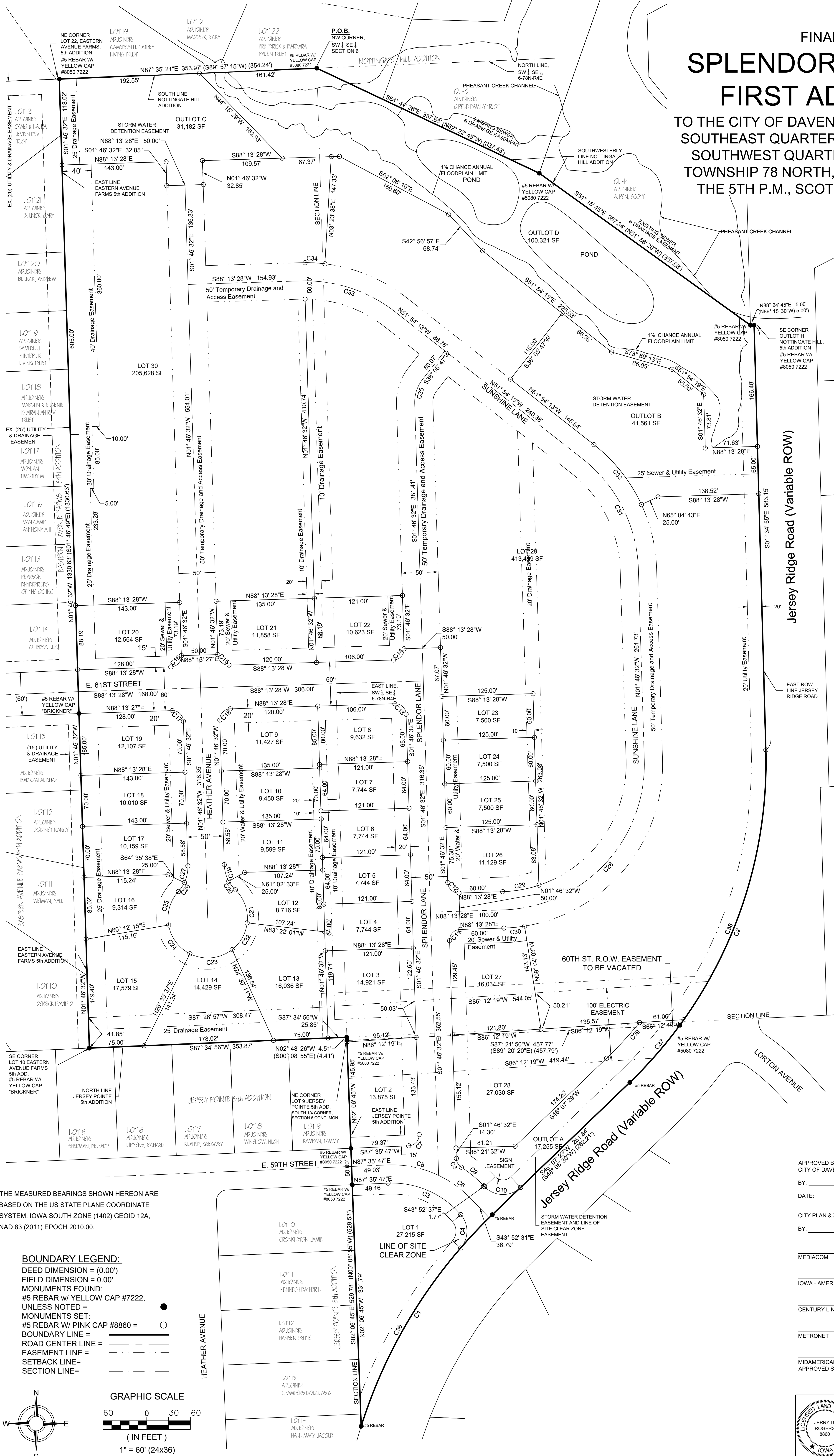
Public Input: Public notification is not required for a Final Plat.

Attachments:

1. FINAL PLAT
2. APPLICATION

FINAL PLAT SPLENDOR ESTATES FIRST ADDITION

TO THE CITY OF DAVENPORT, PART OF THE
SOUTHEAST QUARTER AND PART OF THE
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 78 NORTH, RANGE 4 EAST OF
THE 5TH P.M., SCOTT COUNTY, IOWA

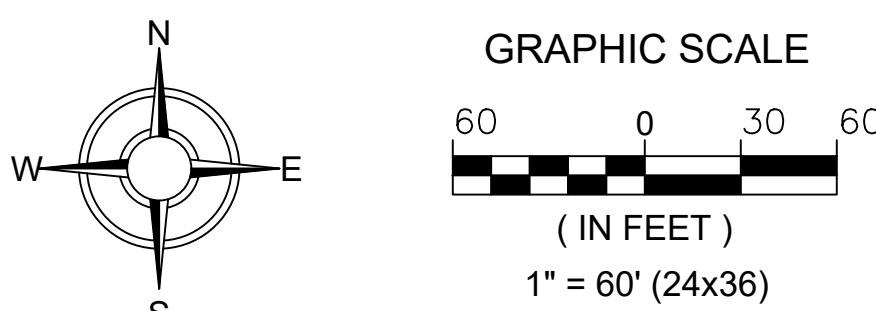


SUBDIVISION AREA:
GROSS (TOTAL): 28.530 ACRES ±

R.O.W. DEDICATION AREA:
GROSS (TOTAL): 2.207 ACRES ±

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.

BOUNDARY LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#5 REBAR w/ YELLOW CAP #7222, ●
UNLESS NOTED =
MONUMENTS SET:
#5 REBAR w/ PINK CAP #8860 = ○
BOUNDARY LINE = ————
ROAD CENTER LINE = ————
EASEMENT LINE = - - - - -
SETBACK LINE = - - - - -
SECTION LINE = - - - - -



APPROVED BY:
CITY OF DAVENPORT, IOWA
DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION
BY: _____ DATE: _____

MEDIACOM _____ DATE: _____

IOWA - AMERICAN WATER COMPANY _____ DATE: _____

CENTURY LINK _____ DATE: _____

METRONET _____ DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

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
Iowa License Number: 5950
My license renewal date is December 31, 2027
Pages or sheets covered by this seal: 2



DATE:
3/5/2026

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

DRAWN BY:
KLC

CHECKED BY:
JDR

LOCATION BY:
S:ISTOJANWHITTY

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
SPLENDOR ESTATES FIRST ADDITION
DAVENPORT, IOWA

DEVELOPER
SPLENDOR ESTATES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

SHEET NO.
1
OF
2



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
 (LAND DIVISION)

APPLICANT INFORMATION

Applicant Name _____

Address _____

City | State | Zip _____

Phone _____

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.

 Print Applicant's Name

 Applicant's Signature

 Date

SUBDIVISION NAME _____

LOCATION DESCRIPTION _____ SUBMITTED _____

NUMBER OF LOTS BY USE TYPE _____ ACRES _____ STREETS ADDED _____

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.

DEVELOPMENT TEAM

Developer / Project Manager

Address _____

Phone _____ Secondary Phone _____

E-Mail Address _____

Engineer

Address _____

Phone _____ Secondary Phone _____

E-Mail Address _____

Owner

Address _____

Phone _____ Secondary Phone _____

E-Mail Address _____

Attorney

Address _____

Phone _____ Secondary Phone _____

E-Mail Address _____

Authorization to Act as Applicant

I/We, _____
[as property owner(s)]

authorize _____
[the above person(s)]

to act as applicant, representing me/us before the following board: _____ *

for the property located at _____.

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

[identification type]

this _____ day of _____, _____.

Notary Public

My Commission Expires:

* *Application Form by Board Type*

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation

Zoning Board of Adjustment

Special Use
Hardship Variance
Zoning Appeal
Nonconforming Use Exception

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

P&Z Subdivision Calendar | 2023

PLAN & ZONING COMMISSION | CITY OF DAVENPORT IOWA

SUBDIVISION SUBMITTAL DEADLINE 12:00 PM - Thursday	PLAN & ZONING COMMISSION MEETING 5:00 PM - Tuesday	REQUIRED CERTIFICATES DUE 12:00PM - Wednesday	COMMITTEE OF THE WHOLE PUBLIC HEARING 5:30 PM - Wednesday	CITY COUNCIL MEETING 5:30 PM - Wednesday
11/10/22	12/06/22	12/28/22	01/04/23	01/11/23
11/23/22*	12/20/22	01/11/23	01/18/23	01/25/23
12/08/22	01/03/23	01/25/23	02/01/23	02/08/23
12/22/22	01/17/23	02/08/23	02/15/23	02/22/23
01/05/23	01/31/23	02/22/23	03/01/23	03/08/23
01/19/23	02/14/23	03/08/23	03/15/23	03/22/23
02/02/23	02/28/23	03/29/23	04/05/23	04/12/23
02/16/23	03/14/23	04/12/23	04/19/23	04/26/23
03/09/23	04/04/23	04/26/23	05/03/23	05/10/23
03/23/23	04/18/23	05/10/23	05/17/23	05/24/23
04/06/23	05/02/23	05/31/23	06/07/23	06/14/23
04/20/23	05/16/23	06/14/23	06/21/23	06/28/23
05/11/23	06/06/23	06/28/23	07/05/23	07/12/23
05/25/23	06/20/23	07/12/23	07/19/23	07/26/23
06/08/23	07/04/23*	07/26/23	08/02/23	08/09/23
06/22/23	07/18/23	08/09/23	08/16/23	08/23/23
07/06/23	08/01/23	08/30/23	09/06/23	09/13/23
07/20/23	08/15/23	09/13/23	09/20/23	09/27/23
08/10/23	09/05/23	09/27/23	10/04/23	10/11/23
08/24/23	09/19/23	10/11/23	10/18/23	10/25/23
09/07/23	10/03/23	10/25/23	11/01/23	11/08/23
09/21/23	10/17/23	11/08/23	11/15/23	11/22/23*
10/05/23	10/31/23	11/29/23	12/06/23	12/13/23
10/19/23	11/14/23	12/13/23	12/20/23*	12/27/23*
11/09/23	12/05/23	12/27/23	01/03/24	01/10/24
11/23/23*	12/19/23	01/10/24	01/17/24	01/24/24
12/07/23	01/02/24*	01/31/24	02/07/24	02/14/24
12/21/23*	01/16/24	02/14/24	02/21/24	02/28/24
01/11/24	02/06/24	02/28/24	03/06/24	03/13/24
01/25/24	02/20/24	03/13/24	03/20/24	03/27/24

*Submission and meeting dates may be changed or cancelled due to holiday

1. Subdivisions are submitted to the City's Electronic (Eplan) Review Portal at: www.davenportiowa.com/eplan
2. The Applicant will receive comments back prior to the Plan & Zoning Commission meeting
3. Plats must be resubmitted in Eplan to ensure all conditions have been met prior to going on Committee of the Whole agenda
4. Certificates, as listed in Section 16.20.020, are required prior to being placed on the Committee of the Whole agenda
5. Conditions must be met and utility signatures are required on the plat prior to the City signatures
6. No infrastructure improvements are permitted prior to the City Council approval of the final plat
7. Please see Scott County, Iowa Subdivision Platting Documents Required for recording:

<https://www.scottcountyiowa.gov/recorder/plats-surveys>

City of Davenport

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

Action / Date
3/31/2026

Subject:

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]

Recommendation:

Recommendation:

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."

Background:

The applicant proposes a one-lot subdivision of 2.71 acres currently used for agriculture. One lot will be developable for a single-family home and the remainder of the subdivision will remain an agricultural field. The final plat is associated with the current rezoning request, REZ26-02.

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 in the Davenport +2035 Future Land Use Map.

1. Agriculture Reserve: 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 Agriculture Zoning District: The AG Agricultural 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 encroachment of incompatible developments.

Proposed Zoning:

1. 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:

1. Zoning: The one-lot subdivision complies with the R-1 Single-Family Residential Zoning District dimensional standards. The purpose is to prepare a developable lot for a single-family home on Lot 1. The remainder of the property will continue to be an agricultural field.
2. Streets: The subdivision does have frontage on a public roadway, South Utah Avenue.
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 are no sewer lines available. Development would be served by a septic system
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

PLAT OF SUBDIVISION

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

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

INDEX LEGEND

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

ZONING & LOT INFORMATION:

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

LEGAL DESCRIPTION:

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

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

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

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

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

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

BY: _____ DATE: _____
IOWA AMERICAN WATER CO.

BY: _____ DATE: _____
CENTURYLINK

BY: _____ DATE: _____
MEDIACOM

BY: _____ DATE: _____
METRONET

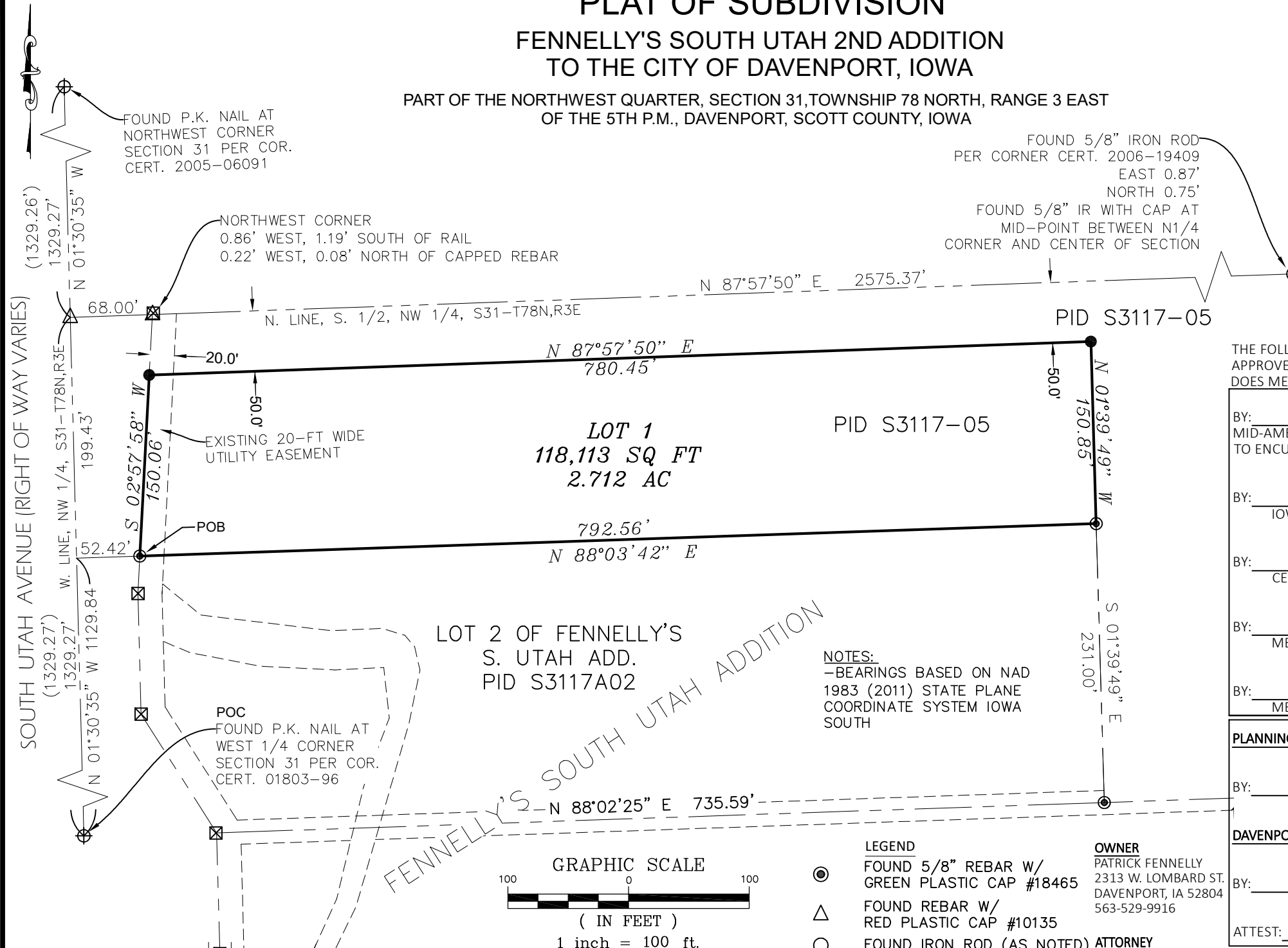
PLANNING & ZONING COMMISSION

BY: _____ DATE: _____

DAVENPORT CITY COUNCIL

BY: _____ DATE: _____

ATTEST: _____ DATE: _____



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

LEGEND

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

OWNER

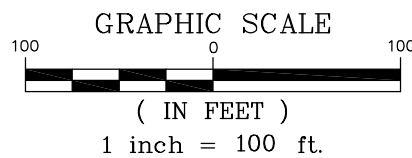
PATRICK FENNELLY
2313 W. LOMBARD ST.
DAVENPORT, IA 52804
563-529-9916

ATTORNEY

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

LAND SURVEYOR

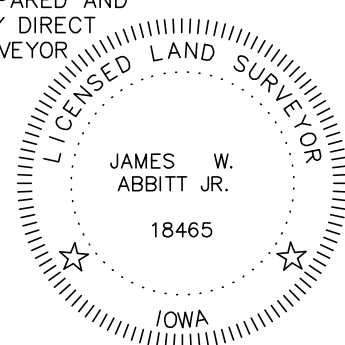
ABBITT SURVEY & DEVELOPMENT, PLLC
CONTACT: JIM ABBITT
826 16TH AVENUE
EAST MOLINE, ILLINOIS 61244
309-755-9003



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

JAMES W. ABBITT, JR. _____ DATE _____

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



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

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



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

PATRICK FENNELLY

Address

2313 W. LOMBARD ST

City | State | Zip

DAVENPORT, IA 52804

Phone

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.

PATRICK FENNELLY

Print Applicant's Name

Applicant's Signature

Date

March 9, 2026

SUBDIVISION NAME (& PRJ-NUMBER if assigned)

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

LOCATION DESCRIPTION

SUBMITTED

PART OF THE NW 1/4, S31-T78N-R3E

NUMBER OF LOTS BY USE TYPE

ACRES

STREETS ADDED

1

2.71

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

DEVELOPMENT TEAM

Developer / Project Manager

Address

Phone

Secondary Phone

E-Mail Address

Engineer

Address

Phone

Secondary Phone

E-Mail Address

Owner

PATRICK FENNELLY

Address

2313 W. LOMBARD ST., DAVENPORT, IA 52804

Phone

Secondary Phone

E-Mail Address

Attorney

MIKE GORSLINE W/ VOLLERSTEN BRITT & GORS

Address

MIKE GORSLINE W/ VOLLERSTEN BRITT & GORS

Phone

Secondary Phone

(563) 324-0441

E-Mail Address

City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

3/31/2026

Subject:

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

Recommendation:

Submit Comments

Background:

Please comment on the West Davenport Land Use Infrastructure Plan per the request from the consultants at the March 17, 2026 Plan & Zone Commission Meeting.

Website can be found here: <https://hkgi.konveio.com/west-davenport-land-use-and-infrastructure-plan>

This feedback will help refine the concepts and shape the draft plan, which is intended to provide a framework of recommendations and best planning practices to ensure the City has the tools needed to support long-term growth and development within the study area. The updated concepts and a draft plan will be presented to the City at a future date for an additional opportunity to provide input.

Attachments:

1. West Davenport Land Use and Infrastructure Plan P&Z Commission Comment Period Memo

From: Berkley, Laura
Sent: Friday, March 20, 2026 3:00 PM
Subject: West Davenport Land Use and Infrastructure Plan P&Z Commission comment period

Plan & Zoning Commissioners, as a follow-up to our March 17 Plan & Zoning Commission meeting, please see the message below from our consulting team for the West Davenport Land Use and Infrastructure Plan. For any Commissioners who were unable to attend the meeting, please let me know if you need additional context or information related to this matter.

*Over the last year the City has been working with the engineering and planning firms of McClure and HKGi to advance the West Davenport Land Use and Infrastructure Plan. The plan, which was prompted by the Duck Creek Sanitary Sewer Interceptor Project currently underway, seeks 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 extends from the north at I-80 and west at 110th Avenue to Locust Street on the south and Silver Creek on the east. On March 17th, staff and the consulting team presented and solicited input on a draft future roadway network and future land use concept at the City Council Management Briefing and Plan & Zoning Commission Meeting. To facilitate additional input, a link to the presentation and the proposed drafts have been uploaded to the [West Davenport Land Use and Infrastructure Plan](#) website. Please review and leave comments on the website by **March 31st**.*

*This is an opportunity to provide further feedback on the preliminary growth area map concepts and land use precedents. Please consider the questions below and please submit comments within the documents at <https://hkgi.konveio.com/west-davenport-land-use-and-infrastructure-plan> by **March 31st**. Please note that to avoid open meetings violations, the comments you make will not be visible publicly; however, the consulting team will be able to see all comments.*

- 1. Are there concerns regarding the proposed roadway network?*
- 2. Are there concerns regarding the proposed future land use plan?*
- 3. What types of residential development (i.e. single-family, townhomes, apartments etc...) in the community could be used as precedents for the study area?*
- 4. Where do you anticipate development occurring first?*
- 5. Where do you see short-term projects emerging?*

This feedback will help refine the concepts and shape the draft plan, which is intended to provide a framework of recommendations and best planning practices to ensure the City has the tools needed to support long-term growth and development within the study area. The updated concepts and a draft plan will be presented to the City at a future date for an additional opportunity to provide input.

I greatly appreciate all additional feedback provided.

Sincerely,

LAURA BERKLEY, CFM

Development & Planning Administrator | Development & Neighborhood Services
City of Davenport

☎ 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com