

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, May 19, 2026; 5:00 PM

Police Department | 416 Harrison Street | Community Room

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
  1. Consideration of the May 5, 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 F26-07: Request of Capreality 14-Village LLC for a Final Plat of Village Shopping Center Subdivision No. 4. The 2-lot subdivision is located at 902 West Kimberly Road on 23.21 acres. [Ward 7]
- 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**  
**5/19/2026**

Subject:  
Consideration of the May 5, 2026 meeting minutes.

Recommendation:  
Approve the minutes.

Background:  
The May 5, 2026 meeting minutes are attached.

Attachments:  
1. P&Z Minutes 05-05-26

## MINUTES

### 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

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

Excused: Johnson, Tallman

Staff: Berkley, Werderitch, Reu

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

Splendor Estates 1<sup>st</sup> addition was approved by the City Council. And Right-of-way to be vacated to Palmer is now being conveyed.

#### III. Secretary's Report

1. Consideration of the April 14, 2026 meeting minutes.

Motion by Hepner, seconded by Dunlop, to approve the April 14, 2026 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

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

The consultant group is reviewing the comments submitted and will deliver a summary. They aim to deliver a draft with maps in June.

#### 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]

Staff presented an overview of the request. 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 stalls shall be provided on the property.

The applicant was in attendance. Motion by Schneider, seconded by Eikleberry, to approve staff recommendation and findings in Case REZ26-03. Motion to approve was unanimous by roll call vote (9-0).

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. 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.

The applicant was in attendance. Motion by Schneider, seconded by Hepner, to approve staff recommendation and findings in Case REZ26-04. Motion to approve was unanimous by roll call vote (9-0).

## VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

Next meeting will be at PD Community Room due to work being done in the Council Chamber.

IX. Other Business

X. Adjourn

Motion by Eikleberry, seconded by Hepnder, to adjourn the meeting. Motion to adjourn was approved was unanimous by voice vote (8-0).

Meeting Adjourned at 5: 11 pm.

City of Davenport

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

**Action / Date**  
**5/19/2026**

**Subject:**

Case F26-07: Request of Capreality 14-Village LLC for a Final Plat of Village Shopping Center Subdivision No. 4. The 2-lot subdivision is located at 902 West Kimberly Road on 23.21 acres. [Ward 7]

**Recommendation:**

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F26-07 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. Provide maintenance and repair agreements for shared laterals serving any structures within the subdivision.
4. Revise Note 7 to omit "And is subject to applicable zoning conditions as outlined in Ordinance 2021-105."

**Background:**

The applicant proposes a 2-lot subdivision to replat the existing commercial complex. This subdivision creates an additional lot for a freestanding building. The purpose is to facilitate the sale of the freestanding building.

**Comprehensive Plan:**

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

**Future Land Use Designation:**

The subject property is currently designated as Regional Commercial (RC) in the Davenport +2035.

1. Regional Commercial (RC): Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and

other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

**Zoning:**

1. C-3 General Commercial Zoning District. The C-3 General Commercial Zoning District is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

**Technical Review:**

1. Zoning: The two-lot subdivision complies with the C-3 General Commercial Zoning District dimensional standards.
2. Streets: The subdivision does have frontage on a public roadway, West Kimberly Road and Northwest Boulevard. The newly created lot is accessible through ingress/egress easements.
3. Stormwater: Stormwater Detention and water quality is not required with the subdivision, but may be required upon further development of the lot.
4. Sewer System: There is an 8-inch sewer line along West Kimberly Road.
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 of Village Shopping Center Subdivision No. 4
2. Application
3. Maps

# FINAL PLAT OF: VILLAGE SHOPPING CENTER SUBDIVISION NO. 4

TO THE CITY OF DAVENPORT, IOWA. BEING A REPLAT OF LOT 1 IN VILLAGE SHOPPING CENTER NO. 3, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.

- Owner:  
Capreatly 14-Village LLC  
730 Cool Springs Blvd, Ste 630  
Franklin, TN 37067
- 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:  
Sam Skorepa  
Lane & Waterman LLP  
220 N. Main Street, Ste 600  
Davenport, Ia 52801  
(563) 333-6641

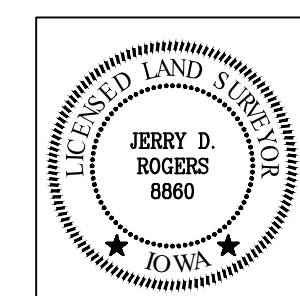
#	Arc	Radius	Delta	Chord	Chord Brg
C1	11.41'	8.00'	081°42'54"	10.47'	N52°00'52"W
C2	7.31'	5.00'	083°47'16"	6.68'	S55°42'58"E
C3	54.62'	22980.00'	000°08'10"	54.62'	S33°37'44"E

### 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. AND IS SUBJECT TO APPLICABLE ZONING CONDITIONS AS OUTLINED IN ORDINANCE 2021-105.
- ALL EASEMENTS, COVENANTS AND REQUIREMENTS AFFECTING VILLAGE SHOPPING CENTER No. 3 SHALL AFFECT THE PROPERTY SUBDIVIDED HEREON.
- STORMWATER QUALITY TREATMENT AND STORMWATER DETENTION IS NOT PROPOSED WITH THIS SUBDIVISION, BUT WILL BE REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 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 ABUTTING PROPERTY OWNERS.
- TOTAL AREA IS 1,011,047 S.F. OR 23.210 ACRES.

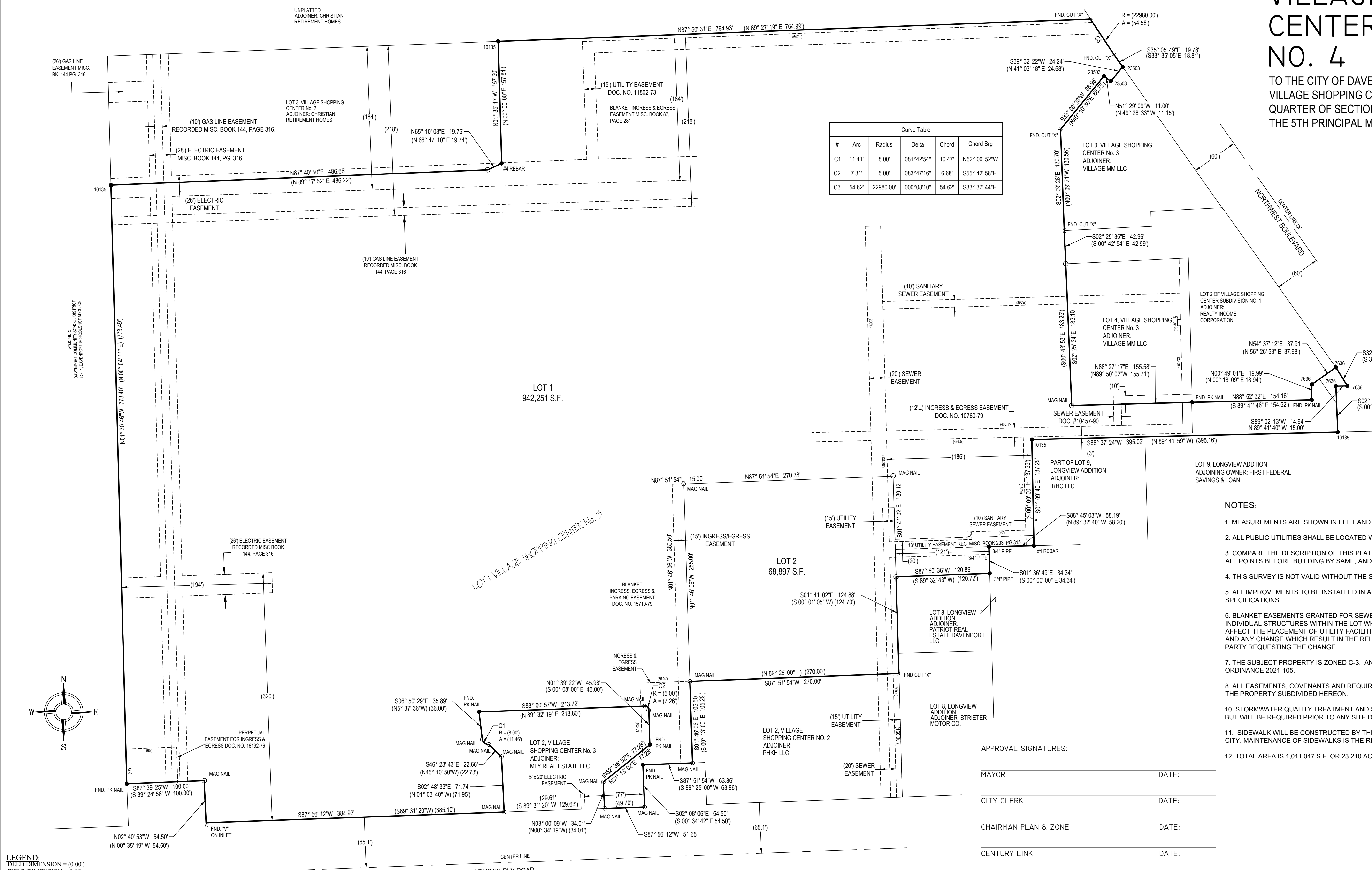
### APPROVAL SIGNATURES:

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

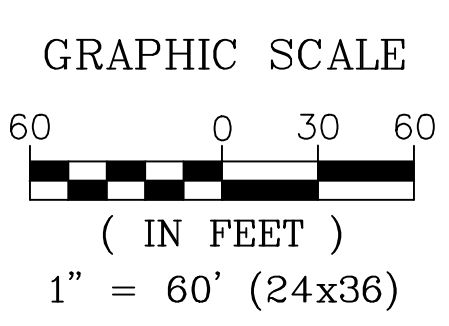


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

JERRY D. ROGERS  
Iowa License Number: 8860  
My license renewal date is December 31, 2026  
Pages or sheets covered by this seal: 1



**LEGEND:**  
DEED DIMENSION = (0.00')  
FIELD DIMENSION = 0.00'  
MONUMENTS FOUND:  
AS NOTED =  
FOUND #5 REBAR W/  
YELLOW CAP #23503 =  
FOUND #4 REBAR W/  
RED CAP #10135 =  
MONUMENTS SET:  
#5 REBAR W/ PINK CAP #8860 =  
SET MAG NAIL =  
BOUNDARY LINE =  
FENCE LINE =  
EASEMENT LINE =  
SETBACK LINE =  
SECTION LINE =



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.

**TOWNSEND ENGINEERING**  
CIVIL • STRUCTURAL • LAND DEVELOPMENT

DATE: 12/5/2025  
563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC  
CHECKED BY: JDR  
DRAWING LOCATION  
S:\CAPSTONE\VILLAGE SHOPPING 2025

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: VILLAGE SHOPPING CENTER SUBDIVISION No. 4 DAVENPORT, IOWA

REQUESTED BY: CAPSTONE GROUP  
730 COOL SPRINGS BLVD., STE. 630  
FRANKLIN, TN 37067

SHEET NO. 1 of 1



**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)**

SUBDIVISION NAME (& PRJ-NUMBER if assigned) Village Shopping Center Subdivision No. 4		
LOCATION DESCRIPTION	SUBMITTAL DATE	
NUMBER OF LOTS BY USE TYPE 2 lots of C-3	ACRES 23.21	STREET DISTANCE 0
<b>SELECT PLAT TYPE SUBMITTED:</b>		
<b>PRELIMINARY PLAT:</b> §16.16 Requirements		<input type="checkbox"/>
<b>FINAL PLAT:</b> §16.20 Requirements		<input checked="" type="checkbox"/>
<b>PRELIMINARY PLAT REQUIREMENTS:</b>		
Preliminary Plat		<input type="checkbox"/>
Contours (2') & Infrastructure (pre/post)		<input type="checkbox"/>
<b>FINAL PLAT REQUIREMENTS:</b>		
Platting Certificates per §354.11 State Code		<input type="checkbox"/>
Final Plat		<input type="checkbox"/>
<b>GENERAL REQUIREMENTS:</b>		
Authorization to Act as Applicant, if needed		<input type="checkbox"/>
Application Fee (REQUIRED)		<input type="checkbox"/>

<b>APPLICANT INFORMATION</b>	
Applicant Name   Company Name Caprealty 14-Village LLC	
Address 730 Cool Springs Blvd., Ste. 630	
City   State   Zip Franklin, TN 37067	
Phone (973) 998-0230 615-314-1200	
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.

*David Lee*  
 Print Applicant's Name

*David Lee*  
 Applicant's Signature

04/22/2026  
 Date

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> Caprealty 14-Village LLC	
Address 730 Cool Springs Blvd., Ste. 630, Franklin, TN 37067	
Phone (615) 314-1200	Secondary Phone
E-Mail Address	

<b>Engineer</b> Townsend Engineering	
Address 2224 E. 12th St., Davenport, IA 52803	
Phone (563) 386-4236	Secondary Phone
E-Mail Address	

<b>Owner</b> Caprealty 14-Village LLC	
Address 730 Cool Springs Blvd., Ste. 630, Franklin, TN 37067	
Phone (615) 314-1200	Secondary Phone
E-Mail Address	

<b>Attorney</b> Sam Skorepa, 220 N. Main St., #600 Davenport, IA 5	
Address Sam Skorepa, 220 N. Main St., #600 Davenport, IA 5	
Phone (563) 333-6641	Secondary Phone
E-Mail Address	

## Vicinity Map | Case F26-07

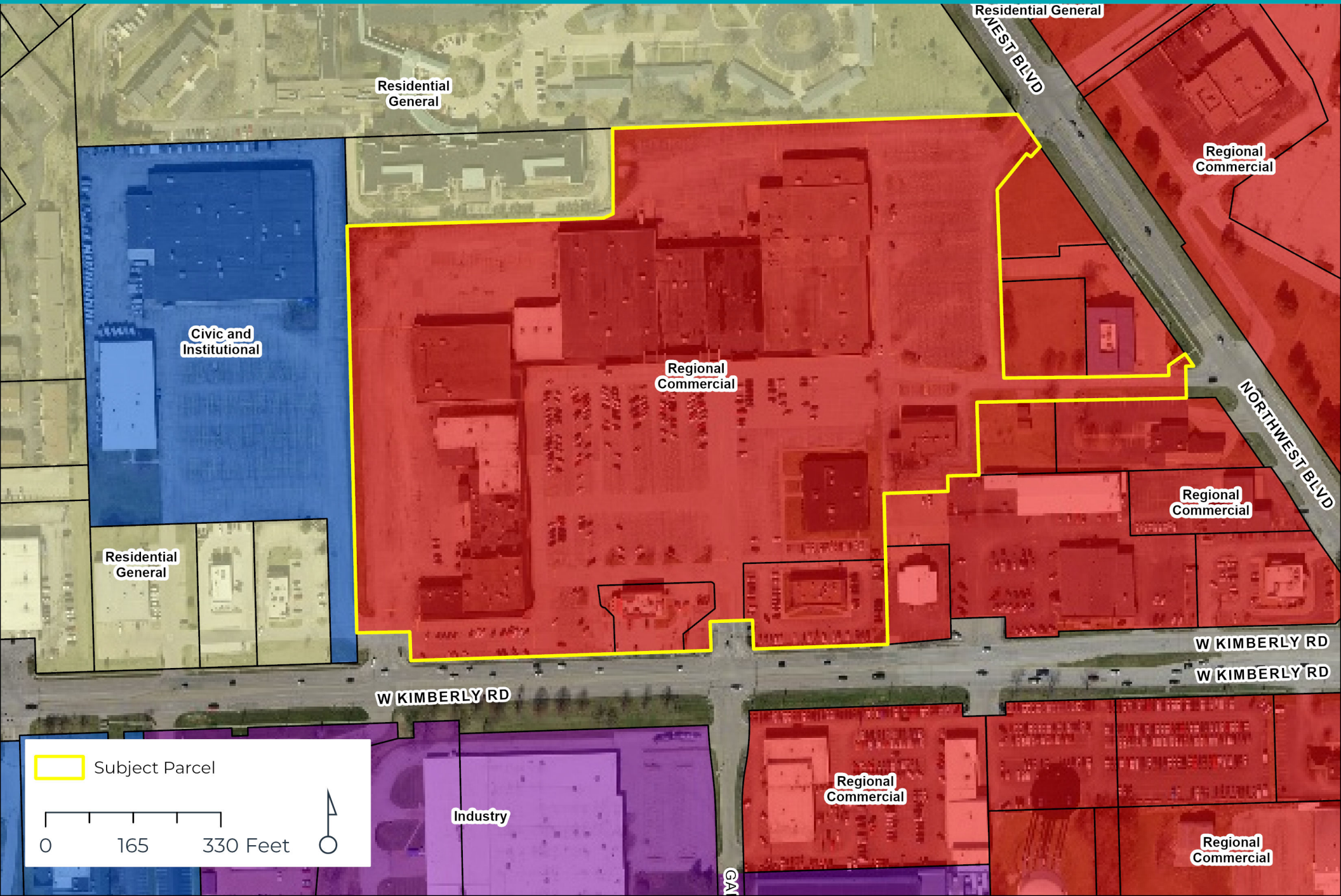
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## Future Land Use Map | Case F26-07

Request of Capreality 14-Village LLC for a Final Plat of Village Shopping Center Subdivision No. 4. The 2-lot subdivision is located at 902 West Kimberly Road on 23.21 acres. [Ward 7]



## Zoning Map | Case F26-07

Request of Capreality 14-Village LLC for a Final Plat of Village Shopping Center Subdivision No. 4. The 2-lot subdivision is located at 902 West Kimberly Road on 23.21 acres. [Ward 7]

