

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, May 20, 2026; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

AMENDED MAY 18, 2026

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for Case REZ26-03 being the request of Be Tran to rezone 1703 North Division Street from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4]
2. Public Hearing for Case REZ26-04 being the request of Piggott Properties, LLC to rezone Piggott Properties 1st Addition from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the East Pleasant Street (Bridge Avenue to Esplanade Avenue) Reconstruction Project, CIP #35062. [Ward 5]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Harrison Street (West Central Park Avenue to West Locust Street) Resurfacing Project, CIP #35068. [Wards 4 & 5]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Matt Lienen, Chair; Mark Holloway, Vice Chair

IX. COMMUNITY DEVELOPMENT

1. First Consideration: Ordinance for Case REZ26-03 being the request of Be Tran to rezone 1703 North Division Street from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4]
2. First Consideration: Ordinance for Case REZ26-04 being the 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 REQUESTS SUSPENSION OF THE RULES FOR ADOPTION OF THE ORDINANCE LATER ON THIS AGENDA

3. Motion approving the Annual Action Plan for Year 52 (July 1, 2026 - June 30, 2027), updated allocation amounts, and authorizing the City Administrator or designee(s) to sign necessary documents and agreements. [All Wards]

X. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

XI. PUBLIC SAFETY

1. Second Consideration: Ordinance amending Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa, by revising the speed limit on 36th Street from Brady Street to Kimberly Road from a 35-mph speed zone to a 30-mph speed zone. [Ward 7]
2. Second Consideration: Ordinance amending Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa, by revising the speed limit on Warren Street from 5th Street to 6th Street from a 30-mph speed zone to a 25-mph speed zone. [Ward 3]
3. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

QC Pride; Quad Cities Unity Pride Parade; Downtown; 9:00 a.m. - 12:30 p.m. Saturday, June 6, 2026; **Closures**: 2nd Street from Iowa Street to the Centennial Bridge; Iowa Street from East 3rd Street to East River Drive. [Ward 3]

Sugar Shack; Bash at the Shack Neighborhood Block Party; 1939 West 4th Street; 10:30 a.m. - 3:00 p.m. Saturday, June 6, 2026; **Closure**: Cedar Street from West 4th Street south to the alley. [Ward 3]

Friends of Martin Luther King, Inc; Juneteenth Festival; Downtown; 7:30 a.m. - 5:00 p.m. Saturday, June 20, 2026; **Closure**: West 2nd Street from Harrison Street to Brady Street. [Ward 3]

Mississippi River Distilling Company; Garage Band Live Music; 318 East 2nd Street; various dates throughout the summer (full schedule attached); **Closure:** east-west alley between East 2nd Street and East 3rd Street from Iowa Street to the MidAmerican parking lot. [Ward 3]

Hope at the BRICK House; Family Night Block Parties; 1431 North Ripley Street; 4:30 p.m. - 8:30 p.m. every Friday beginning June 26, 2026, through August 21, 2026 (full schedule attached); **Closure:** North Ripley Street from West 14th Street to West 15th Street. [Ward 5]

Visit Quad Cities; Central State Shrines Association Parade; Downtown; 9:00 a.m. - 1:00 p.m. Saturday, August 22, 2026; **Closures:** 3rd Street from East River Drive to Gaines Street; Gaines Street from West 3rd Street to West 2nd Street; West 2nd Street from Gaines Street to Pershing Avenue; Iowa Street from East 2nd Street to East 4th Street; LeClaire Street from East 2nd Street to East 4th Street. [Ward 3]

4. Motion approving noise variance requests on the listed dates and times for outdoor events.

Sugar Shack; Bash at the Shack Neighborhood Block Party; 1939 West 4th Street; 10:30 a.m. - 3:00 p.m. Saturday, June 6, 2026; Outdoor music, over 50 dBA. [Ward 3]

QC Pride; Quad Cities Unity Pride Parade; Downtown (see attached parade route); 11:00 a.m. - 12:00 p.m. Saturday, June 6, 2026; Outdoor music, over 50 dBA. [Ward 3]

Friends of Martin Luther King, Inc; Juneteenth Festival; Downtown (see attached event map); 12:00 p.m. - 4:00 p.m. Saturday, June 20, 2026; Outdoor music/band, over 50 dBA. [Ward 3]

Mississippi River Distilling Company; Garage Band Live Music; 318 East 2nd Street; various dates throughout the summer (full schedule attached); Outdoor music/band, over 50 dBA. [Ward 3]

Hope at the BRICK House; Family Night Block Parties; 1431 North Ripley Street; 5:00 p.m. - 8:00 p.m. every Friday beginning June 26, 2026, through August 21, 2026 (full schedule attached); Outdoor music, over 50 DBA. [Ward 5]

Visit Quad Cities; Central State Shrines Association Parade; Downtown (see attached parade route); 10:30 a.m. - 12:00 p.m. Saturday, August 22, 2026; Outdoor music, over 50 dBA. [Ward 3]

5. Motion approving beer and liquor license applications.

A. New License, New Owner, Temporary Permit, Temporary Outdoor Area, Location Transfer, etc. (as Noted):

Ward 3

Carriage Haus (Smokin' Haus Entertainment, LLC) – 312 West 3rd Street – Temporary Outdoor Area June 6-7 – License Type: Class C Liquor (On-Premises)

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) – 300 West 3rd Street – Temporary Outdoor Area June 6-7 – License Type: Class C Liquor (On-Premises)

B. Annual License Renewals (With Outdoor Area as Noted):

Ward 2

Kwik Stop (S & D, LLC) - 2308 West 53rd Street - License Type: Class B Beer/Wine (Carry-Out)

Walgreens #03595 (Walgreen Co) - 1720 West Kimberly Road - License Type: Class E Liquor (Carry-Out)

Hawkeye Sports Bar & Grill (Ortiz Holdings, LLC) - 4646 Cheyenne Avenue - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 3

Geezer's Draffhouse (Geezer's, Inc) - 1654 West 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Sippi's Restaurant (Sippi's, Inc) - 406 West 2nd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 4

The Gardens (Washington Gardens, LLC) - 1301 West 13th Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Walgreens #05239 (Walgreen Co) - 1660 West Locust Street - License Type: Class E Liquor (Carry-Out)

Ward 5

Express Lane Gas & Food Mart, Inc (Express Lane, Inc) - 1208 East Locust Street - License Type: Class B Beer/Wine (Carry-Out)

Ward 6

Aldi, Inc #80 (Aldi, Inc - Corporation) - 5262 Elmore Avenue - License Type: Class B Beer/Wine (Carry-Out)

Big River Bowling (Kimberly Entertainment, LLC) - 2902 East Kimberly Road - License Type: Class C Liquor (On-Premises)

Flavor Of India (Kita, LLC) - 2660 East 53rd Street - License Type: Class C Liquor (On-Premises)

Rhythm City Casino (Rhythm City Casino, LLC) - 7077 Elmore Avenue - Outdoor Area - License Type: Class C Liquor (On-Premises)

Walgreens #06186 (Walgreen Co) - 4011 East 53rd Street - License Type: Class E Liquor (Carry-Out)

Ward 7

Azteca 4 (Azteca 4, Inc) - 3566 Brady Street - License Type: Class C Liquor (On-Premises)

Walgreens #04041 (Walgreen Co) - 1525 East Kimberly Road - License Type: Class E Liquor (Carry-Out)

XII. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Paul Vasquez, Vice Chair

XIII. PUBLIC WORKS

1. Resolution accepting work completed under the Water Pollution Control Plant & Compost Facility Flood Mitigation, Stormwater, and Effluent Pumping System Project (EDA #06-79-06258) by Langman Construction, Inc of Rock Island, Illinois, in the amount of \$13,541,785.74, CIP #39012. [Ward 1]
2. Resolution accepting the storm sewer associated with the Davenport Community School District Central Athletic Fields development project. [Ward 7]
3. Resolution awarding a contract for the Elmore Avenue (East Kimberly Road to 3838 Elmore Avenue) Patching Project to Hawkeye Paving Corporation of Davenport, Iowa, in the amount of \$291,655, CIP #35061. [Ward 6]
4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the East Pleasant Street (Bridge Avenue to Esplanade Avenue) Reconstruction Project, CIP #35062. [Ward 5]
5. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Harrison Street (West Central Park Avenue to West Locust Street) Resurfacing Project, CIP #35068. [Wards 4 & 5]

6. Resolution approving a Downtown Services Agreement with the Downtown Davenport Partnership for the provision of downtown garbage removal, parking ramp cleaning, pocket park maintenance, and Skybridge cleaning services. [Ward 3]
7. Resolution approving updates to coverage limits and deductibles for the Sewer Lateral Repair Program. [All Wards]
8. Motion approving an increase to the Natural Resources landscaping maintenance services contract with Delf's Landscape and Irrigation of Blue Grass, Iowa, in the amount of \$66,156 for additional native areas. [All Wards]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; John Blunk, Vice Chair

XV. FINANCE

1. Resolution to fix meeting date for hearing on the issuance of not to exceed \$35,000,000 General Obligation Corporate Bonds, Series 2027. [All Wards]

XVI. Motion recommending discussion or consent for Finance items

XVII. PURCHASE ORDERS OF \$10,000 TO \$50,000 ENTERED APRIL 16-30, 2026 (For Information Only)

1. Assured Partners | risk and occupational health consulting services | Amount: \$10,000
2. Rexco Equipment Inc | stump grinder attachment | Amount: \$10,203.52
3. Lane & Waterman LLP | legal services | Amount: \$10,571.99
4. Crawford Company, Inc | Station 4 HVAC replacement | Amount: \$11,917.86
5. River LLC | right-of-way and easement compensation | Amount: \$12,745
6. Whitfield & Eddy PLC | legal services | Amount: \$12,828.50
7. Tri-State Automatic Sprinkler Inc | City Hall air valve dry system repair | Amount: \$13,250
8. Watersmith Engineering | Pine Street Sewer Extension engineering services | Amount: \$13,800
9. Lane & Waterman LLP | legal services | Amount: \$16,088.50
10. GuidePoint Security LLC | Invgate subscription | Amount: \$16,376.72
11. Hupy & Abraham | RM25-010 settlement | Amount: \$16,500
12. Lane & Waterman LLP | legal services | Amount: \$19,729
13. Traffic & Parking Control Inc | flashing pedestrian signs | Amount: \$23,286.40
14. Euna Solutions Inc | Ion Wave subscription | Amount: \$24,250
15. Lamar Advertising Company LLC | Eastern Avenue Bridge reconstruction real estate compensation | Amount: \$25,000
16. Lane & Waterman LLP | legal services | Amount: \$26,687.47
17. Franklin Enterprises | Eastern Avenue Bridge reconstruction sewer and temporary

- construction easements | Amount: \$34,510
18. GuidePoint Security LLC | Entra ID & Intune engineering services | Amount: \$42,111
 19. Lane & Waterman LLP | legal services | Amount: \$43,400
 20. Johnson Hauling & Excavating LLC | 2018 and 2024 North Ohio Avenue demolition | Amount: \$48,900

XVIII. Other Ordinances, Resolutions and Motions

1. Resolution approving a payment to Naviant of Verona, Wisconsin, in the amount of \$105,168.22 for the annual renewal of the OnBase maintenance and support agreement. [All Wards]
2. Motion for suspension of the rules to vote on first consideration of the following item.
3. First Consideration: Ordinance for Case REZ26-04 being the request of Piggott Properties, LLC to rezone Piggott Properties 1st Addition from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]
 - i. Motion for suspension of the rules
 - ii. Passage of second and third considerations

XIX. Motion recommending discussion or consent for Other Ordinances, Resolutions and Motions items

XX. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business not appearing on this agenda. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaints or suggestions tonight.

Please state your name and ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XXI. Final Comments from Council Members and the Mayor

XXII. Adjourn

City of Davenport

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

Action / Date
5/20/2026

Subject:

Public Hearing for Case REZ26-03 being the request of Be Tran to rezone 1703 North Division Street from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4]

Recommendation:

Hold the Hearing.

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 a 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.

Plan & Zoning Commission Recommendation

At its May 5, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26-03 to the City Council with a recommendation for approval subject to the listed findings and condition.

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.

Condition

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

The staff report from the May 5, 2026, Plan and Zoning Commission meeting is attached.

Attachments:

1. Plan and Zoning Commission Staff Report
2. Application
3. Maps
4. Letter of Support
5. Public Notice-Committee of the Whole
6. Public Notice-Plan & Zoning Commission

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.

Pubic 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



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
 [Redacted]

Secondary Phone
 [Redacted]

E-Mail Address
 [Redacted]

Acceptance of Applicant
 I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

Be Tran
 Type Applicant's Name

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

DEVELOPMENT TEAM

Property Owner

Address

Phone Secondary Phone

E-Mail Address

Project Manager/Other

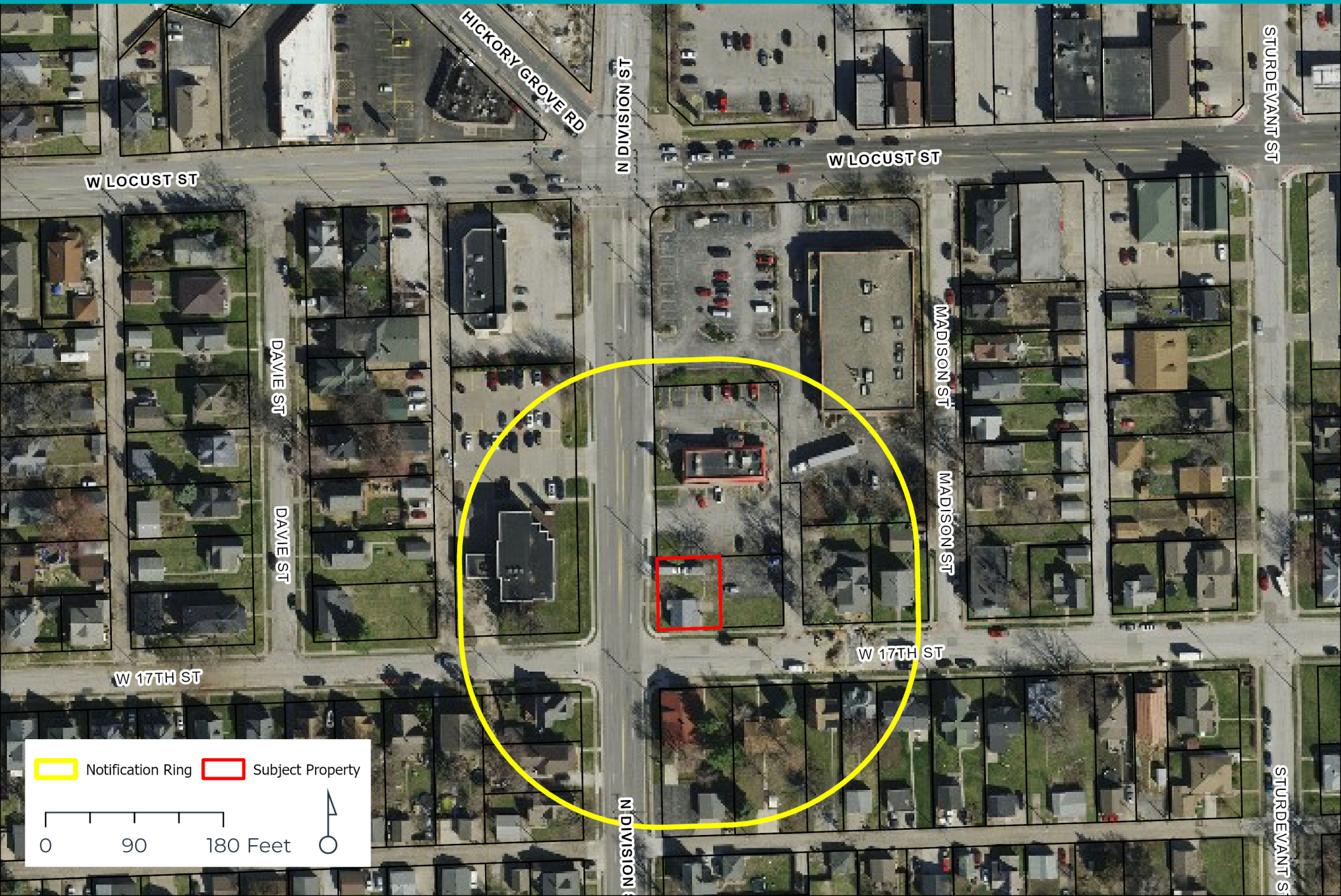
Address

Phone Secondary Phone

E-Mail Address

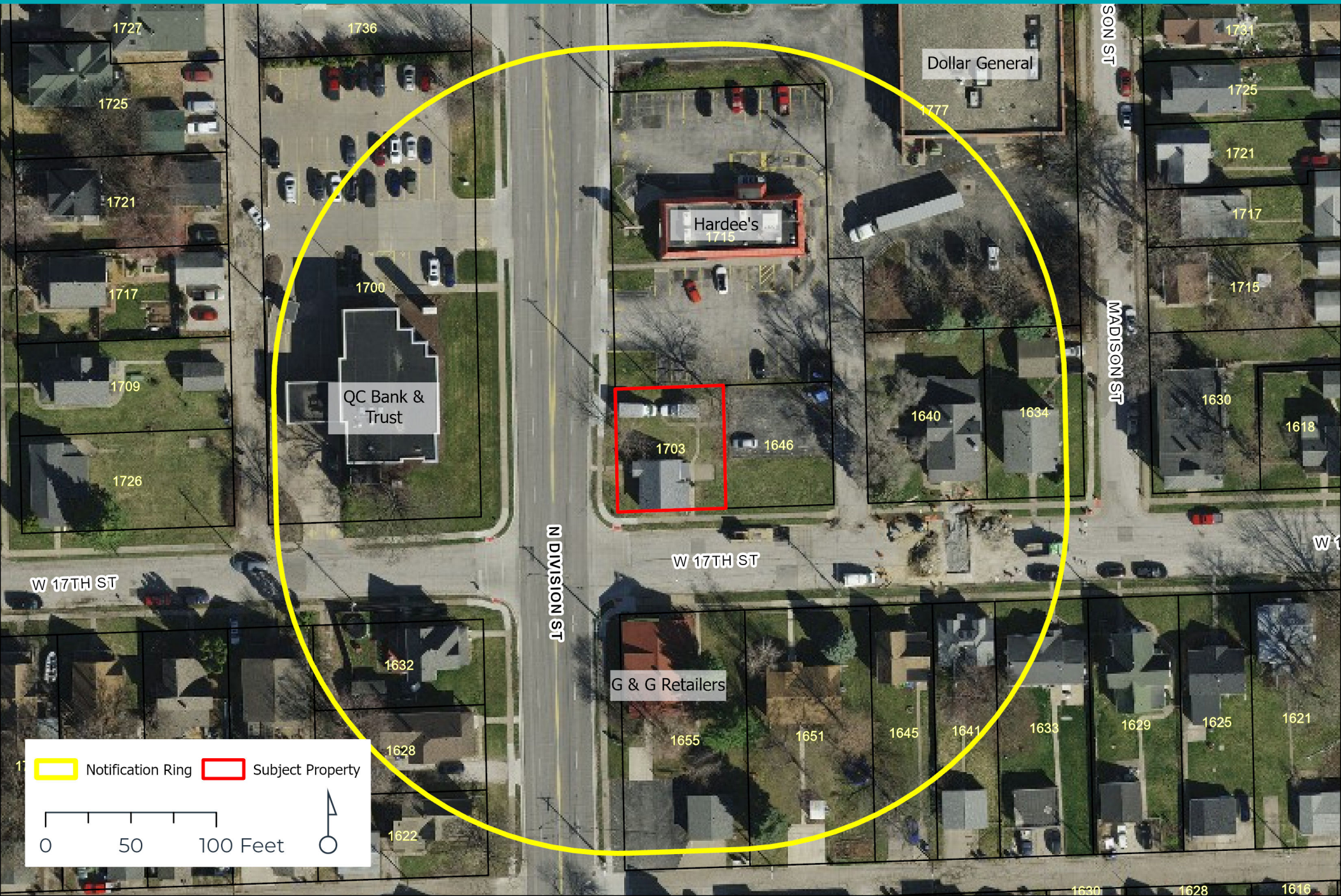
Public Notification | Case REZ26-03

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.



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



PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject property located at 1703 N Division St

Committee of the Whole Public Hearing Meeting

Date: 05/20/2026

Time: 5:30 PM

Location: Community Room | Davenport Police Department | 416 North Harrison Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned R-4C Single-Family and Two-Family Residential District. The request is to rezone the property to C-1 Neighborhood Commercial District. The purpose is to open a 1-char nail salon at the property with a sign.

Request/Case Description

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]

At its May 05, 2026 meeting, the Plan and Zoning Commission recommended 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.

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, May 20, 2026 in the Police Department Community Room, 416 North Harrison Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?

You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145



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.





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of 1703 N Division Street

Neighborhood Meeting

Date: 4/13/2026

Time: 5:00 PM

Location: 1703 N Division Street

Plan & Zoning Commission Public Hearing Meeting

Date: 4/14/2026

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a request to rezone 1703 N Division Street from R4-C Single-Family and Two Family Central Residential District to C-1 Neighborhood Commercial Zoning District. The rezoning is proposed to facilitate the development of a nail salon in the existing house on 1703 N Division St. The rezoning is proposed to allow the owner to erect signage on the building.

The applicant is required to host a neighborhood meeting to address concerns of their neighbors. All stakeholders, property owners, tenants, business owners, and more are invited to 1703 N Division St to discuss with the owner about the proposed changes.

Requests/Case Descriptions:

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.

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on April 14, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on May 05, 2026. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the Development & Neighborhood Services Department.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to:

Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas":
https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

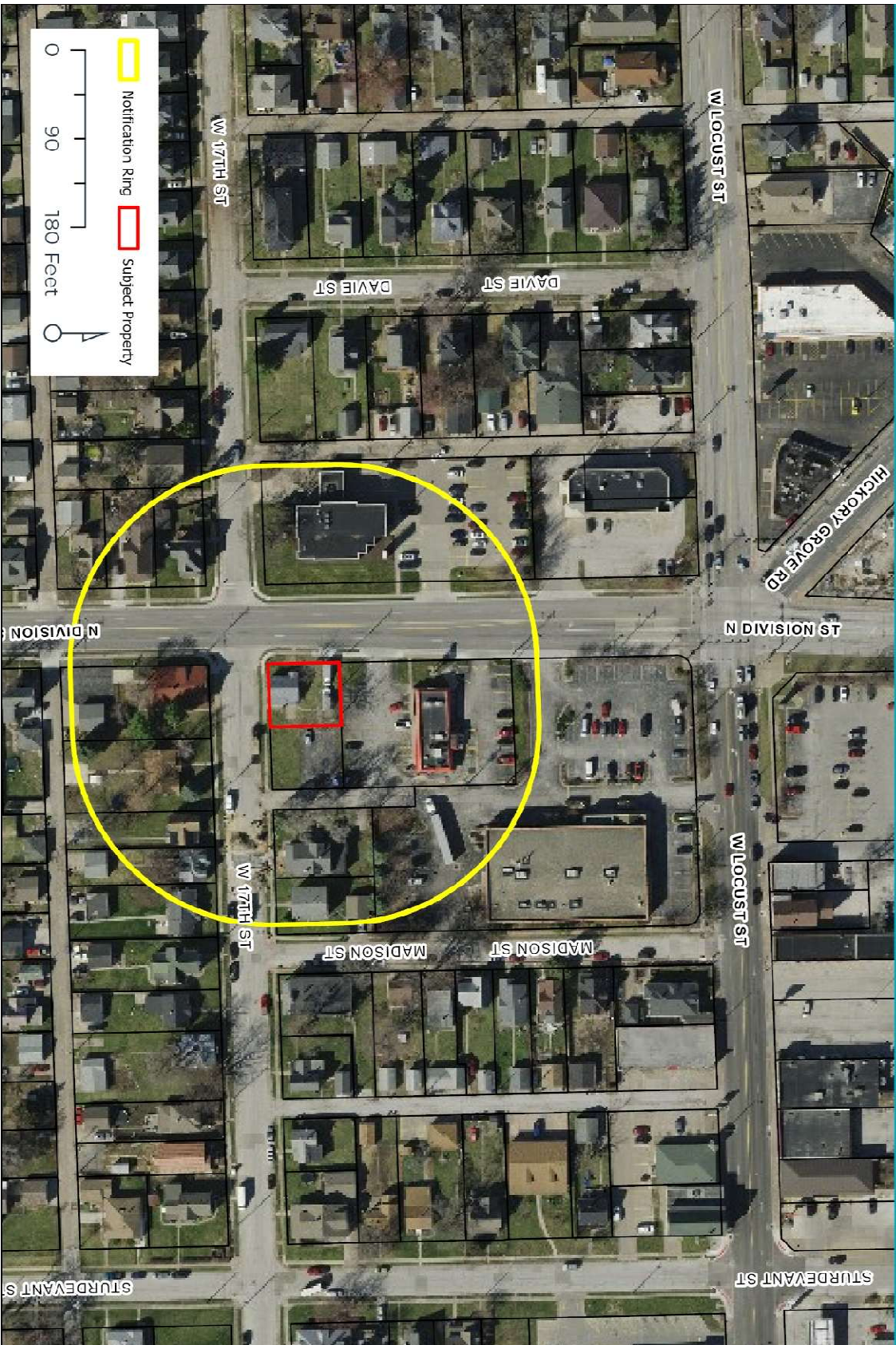
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.



DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

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.

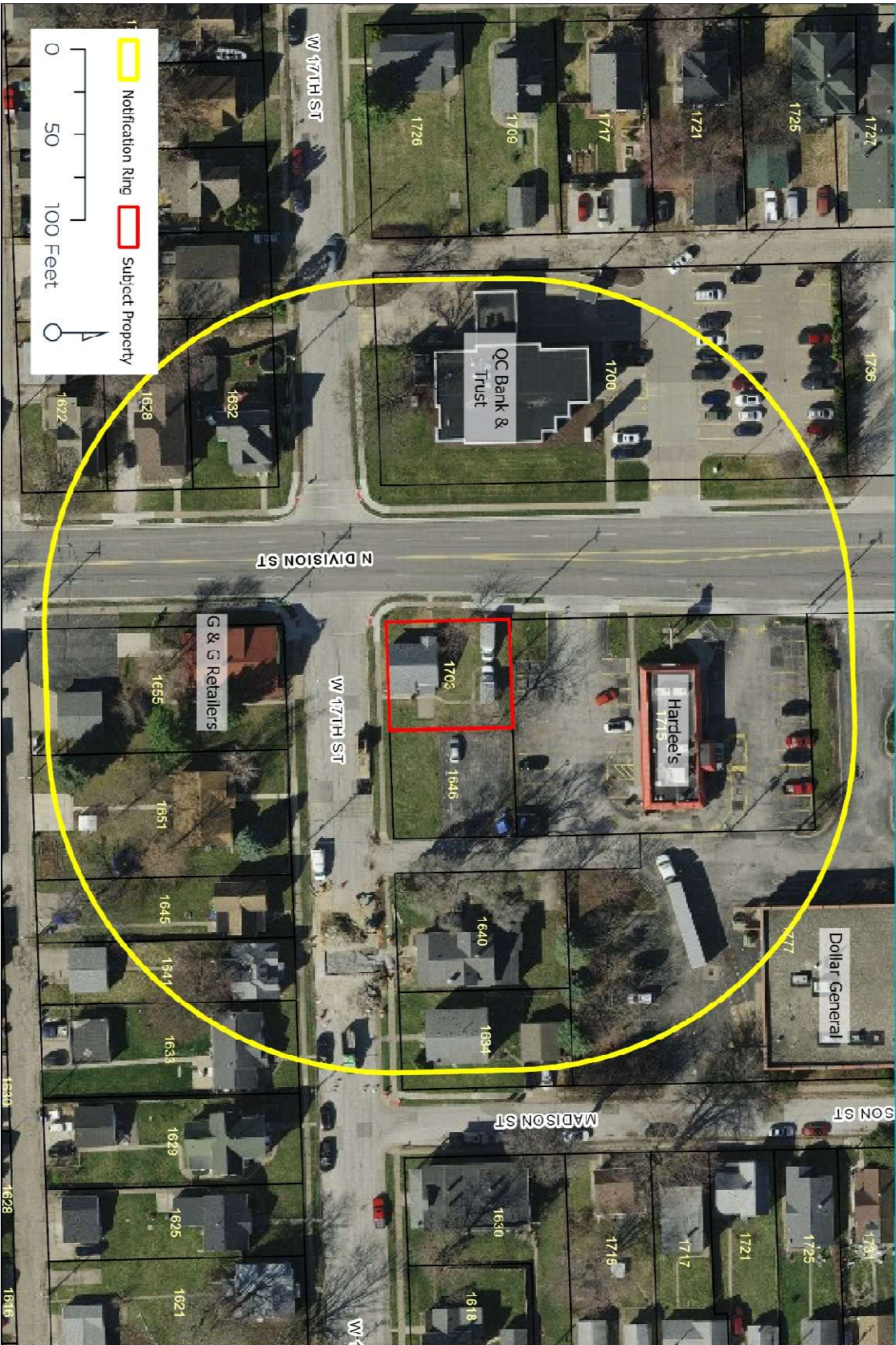




DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

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.





DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

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.





DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

Zoning Map | Case REZ26-03

Case REZ26-03: Request of 3e Tran to rezone 1703 N. Division St., from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District.



City of Davenport

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

Action / Date
5/20/2026

Subject:

Public Hearing for Case REZ26-04 being the request of Piggott Properties, LLC to rezone Piggott Properties 1st Addition from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

Recommendation:

Hold the Hearing.

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 prior to final approval of the subdivision. The applicant originally intended to subdivide the property into two lots but has 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.

Plan and Zoning Commission Recommendation

At its May 5, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26-04 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 staff report from the May 5, 2026, Plan and Zoning Commission meeting is attached.

Attachments:

1. Plan & Zoning Commission Staff Report
2. Application
3. Maps
4. Public Notice-Committee of the Whole
5. Public Notice-Plan & Zoning Commission

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.

Public Input:

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

Attachments:

1. Maps
2. Application



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR
REZONING
 (MAP AMENDMENT)

DATES: PRE-APP 03/19/2026	SUBMITTAL 03/19/2026	PUBLIC HEARING
------------------------------	-------------------------	----------------

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

APPLICANT INFORMATION

Applicant Name | Company Name
 Piggott Properties LLC

Address
 PO Box 5042

City | State | Zip
 Davenport, IA 52808

Phone
 [Redacted]

Secondary Phone
 [Redacted]

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

[Redacted Signature]

03/19/2026

Applicant's Signature

Date

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	C3	R1	

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
 [Redacted]

Secondary Phone
 [Redacted]

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 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

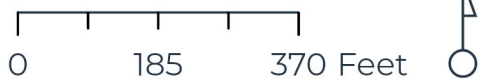
My Commission Expires:

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

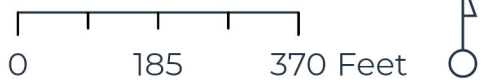


Public Notification | Case REZ26-04

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

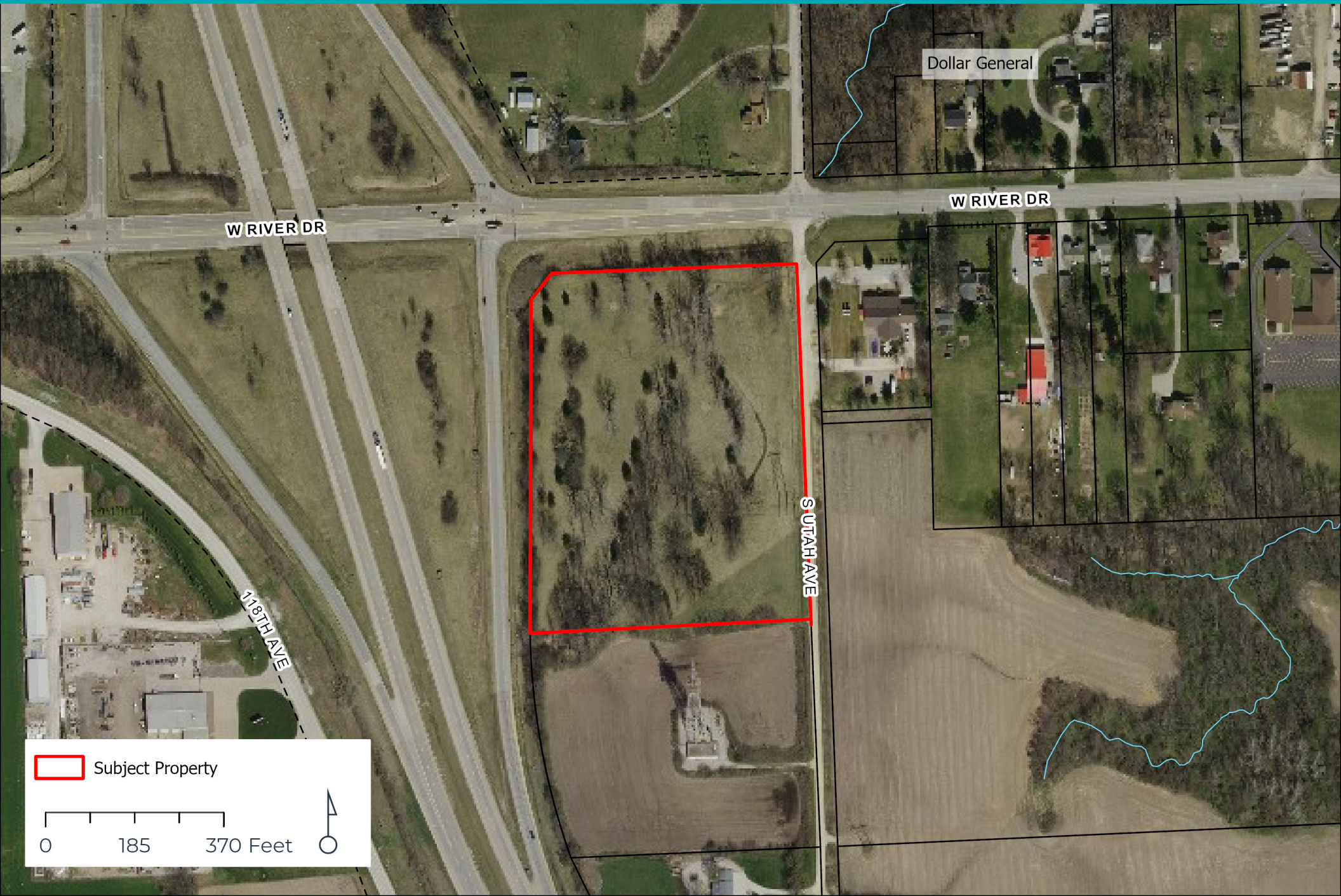


 200' Notice Boundary  Subject Property



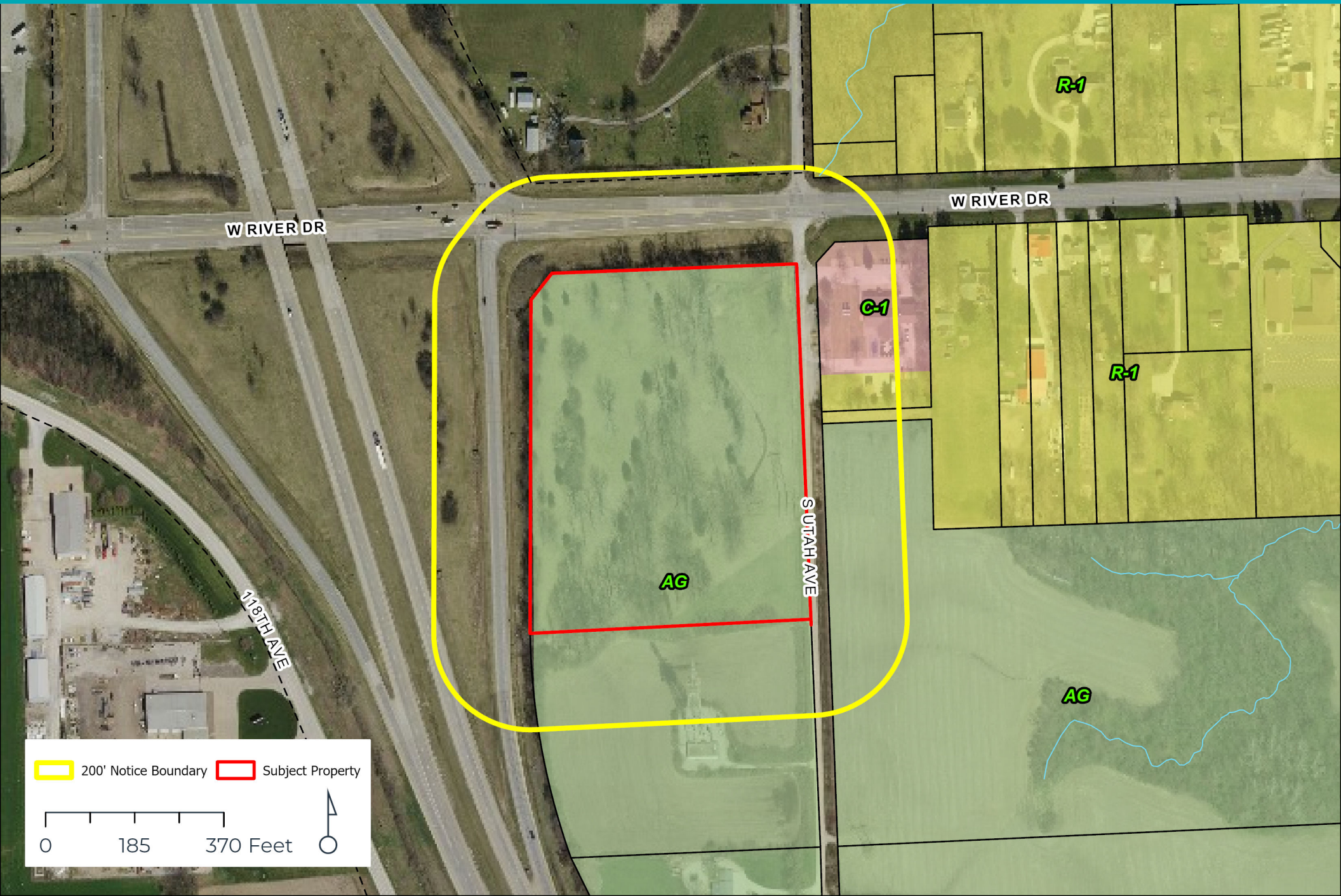
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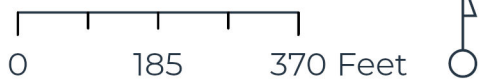


Zoning Map | Case REZ26-04

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





PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject property located at Parcel 20107-01

Committee of the Whole Public Hearing Meeting

Date: 05/20/2026

Time: 5:30 PM

Location: Community Room | Davenport Police Department | 416 North Harrison Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned AG Agricultural District. The request is to rezone the property to R-1 Single-Family Residential District. The purpose is to build a single-family home.

Request/Case Description

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]

At its May 05, 2026 meeting, the Plan and Zoning Commission recommended 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.

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, May 20, 2026 in the Police Department Community Room, 416 North Harrison Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?

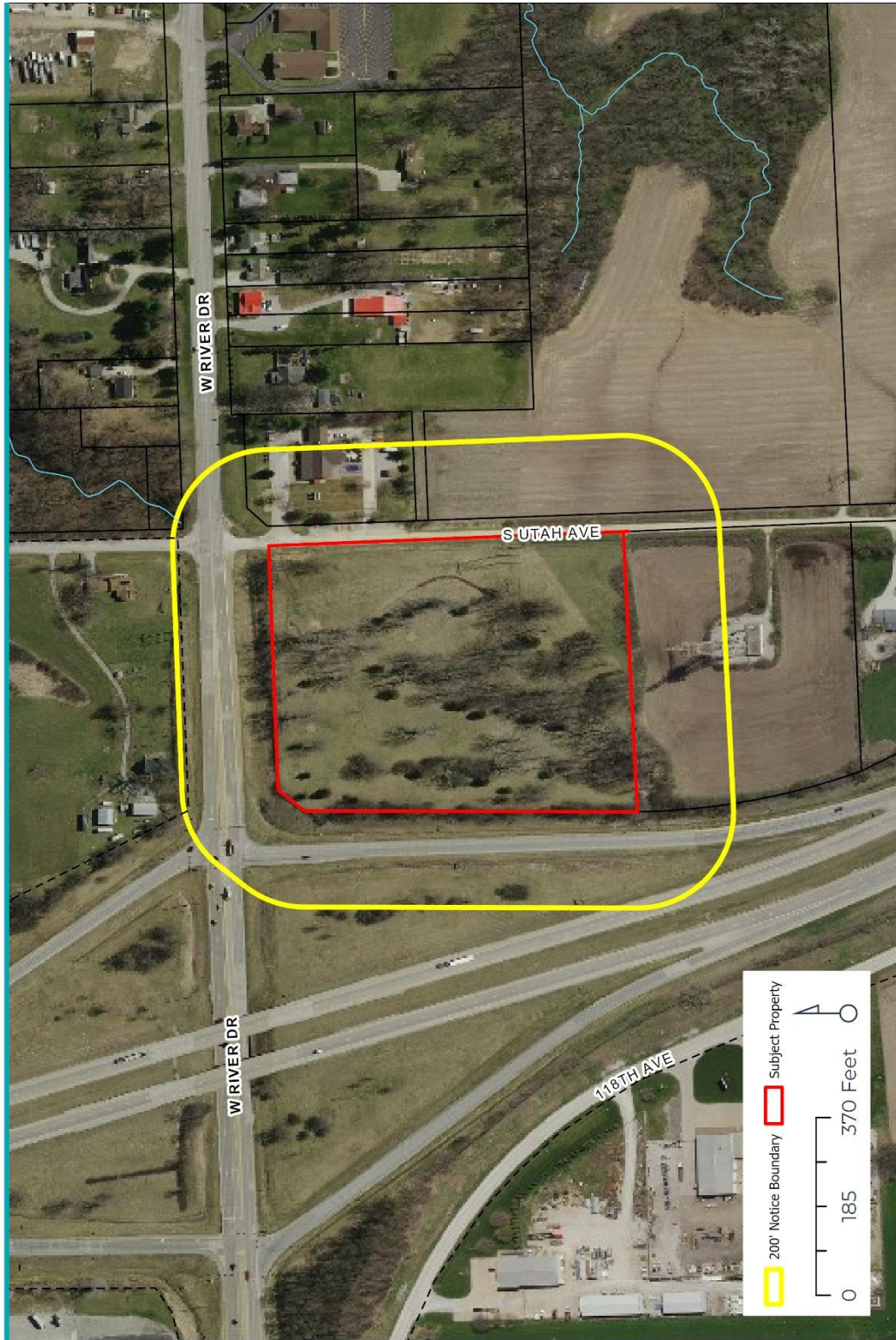
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Public Notification | Case REZ26-04

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





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of Parcel 20107-01

Plan & Zoning Commission Public Hearing Meeting

Date: 4/14/2026

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to rezone the property in red from AG Agricultural to R-1 Single-Family Residential Zoning District. The rezoning is proposed to facilitate the development of a single-family home.

Requests/Case Descriptions:

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

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on April 14, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on May 05, 2026. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the Development & Neighborhood Services Department.

Would You Like to Submit an Official Comment?

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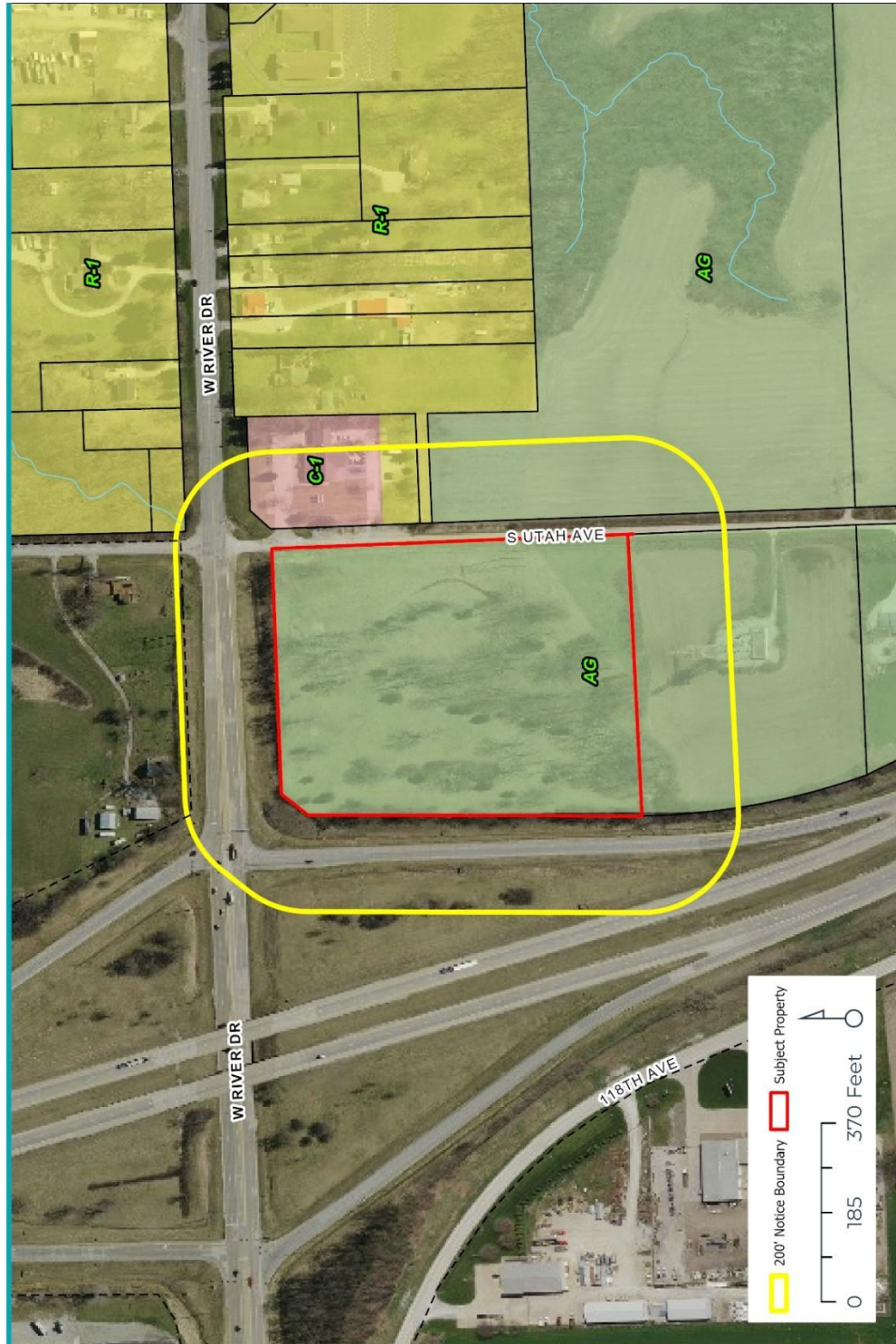
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Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

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.



City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
5/20/2026

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the East Pleasant Street (Bridge Avenue to Esplanade Avenue) Reconstruction Project, CIP #35062. [Ward 5]

Recommendation:

Hold the Hearing.

Background:

This is a roadway reconstruction project on East Pleasant Street from Bridge Avenue to Esplanade Avenue. This project will completely remove the existing, degraded pavement to allow for a full-depth replacement with seven-inch thick Portland Cement Concrete (PCC). To enhance safety and navigation, the project includes revised corners at all street and alley intersections, specifically designed to eliminate current "tight" turns and provide more room for vehicles to maneuver. These wider transitions will provide improved access for residential traffic, emergency, and city service vehicles. The plan also prioritizes accessibility through the installation of new ADA-conforming ramps at all intersections which will tie into existing public walks, bringing these areas into compliance with federal standards and ensuring safe passage for all pedestrians. These improvements represent a comprehensive investment in the neighborhood's safety, accessibility, and long-term resilience.

The proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment necessary for the reconstruction of the existing roadway; ADA sidewalk and ramps; integrated curb replacement; resetting of all existing utility surface features to finish grade; replacement of driveway approach aprons; topsoil; sodding; and erosion control.

This project is budgeted in CIP #35062 | Neighborhood Street Repair Program.

Attachments:

1. Map

Pleasant Street Reconstruction Project | PRJ-5606



5/11/2026, 12:51:35 PM

Parcels

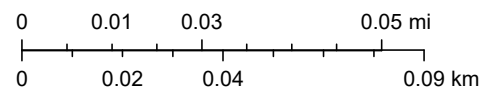
2024 Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

1:2,257



City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
5/20/2026

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Harrison Street (West Central Park Avenue to West Locust Street) Resurfacing Project, CIP #35068. [Wards 4 & 5]

Recommendation:

Hold the Hearing.

Background:

This project will improve the pavement condition of Harrison Street from West Central Park Avenue to West Locust Street. Based on current pavement conditions, the recommended treatment is asphalt resurfacing, including removal and replacement of the top three inches of asphalt; localized full-depth pavement patches; sewer improvements; and pedestrian curb ramp upgrades. Iowa American Water will replace water main infrastructure within the project limits prior to construction at their own expense.

Harrison Street within the project limits is under the jurisdiction of the Iowa Department of Transportation (Iowa DOT). To advance the use of Iowa DOT construction funds and facilitate timely improvements to this highly utilized corridor, the City will administer and manage the project. Under a funding agreement, the Iowa DOT will reimburse the City for roadway-related construction costs, while the City will be responsible for costs associated with drainage improvements, ADA curb ramps, and sewer repairs.

Funding for the City's portion has been budgeted in CIP #35068.

Attachments:

None

City of Davenport

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

Action / Date
5/20/2026

Subject:

First Consideration: Ordinance for Case REZ26-03 being the request of Be Tran to rezone 1703 North Division Street from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4]

Recommendation:

Consider the Ordinance.

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 a 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.

Plan & Zoning Commission Recommendation

At its May 5, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26-03 to the City Council with a recommendation for approval subject to the listed findings and condition.

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.

Condition

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

The staff report from the May 5, 2026, Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Plan and Zoning Commission Staff Report
3. Application
4. Maps
5. Letter of Support
6. Public Notice-Committee of the Whole
7. Public Notice-Plan & Zoning Commission

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ26-03 BEING THE REQUEST OF BE TRAN TO REZONE 1703 NORT DIVISION STREET FROM R-4C SINGLE-FAMILY AND TWO-FAMILY CENTRAL RESIDENTIAL ZONING DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described units of Scott County, Iowa real estate are hereby rezoned to "C-1 Neighborhood Commercial District."

The West 1/2 of Lot 12 in Block 13 in Sturdevant's Map of Town Lots (or First Addition) to the City of Davenport, Iowa.

Commonly known as: 1703 N. Division Street, Davenport, IA 52804, Parcel H0005-12.

Section 2. That the following findings and condition are hereby imposed upon said rezoning:

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.

Condition

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

Section 3. At its May 5, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26-03 to the City Council with a recommendation for approval subject to the listed findings and condition.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

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.

Pubic 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



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
 [Redacted]

Secondary Phone
 [Redacted]

E-Mail Address
 [Redacted]

Acceptance of Applicant
 I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

Be Tran
 Type Applicant's Name

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

DEVELOPMENT TEAM

Property Owner

Address

Phone Secondary Phone

E-Mail Address

Project Manager/Other

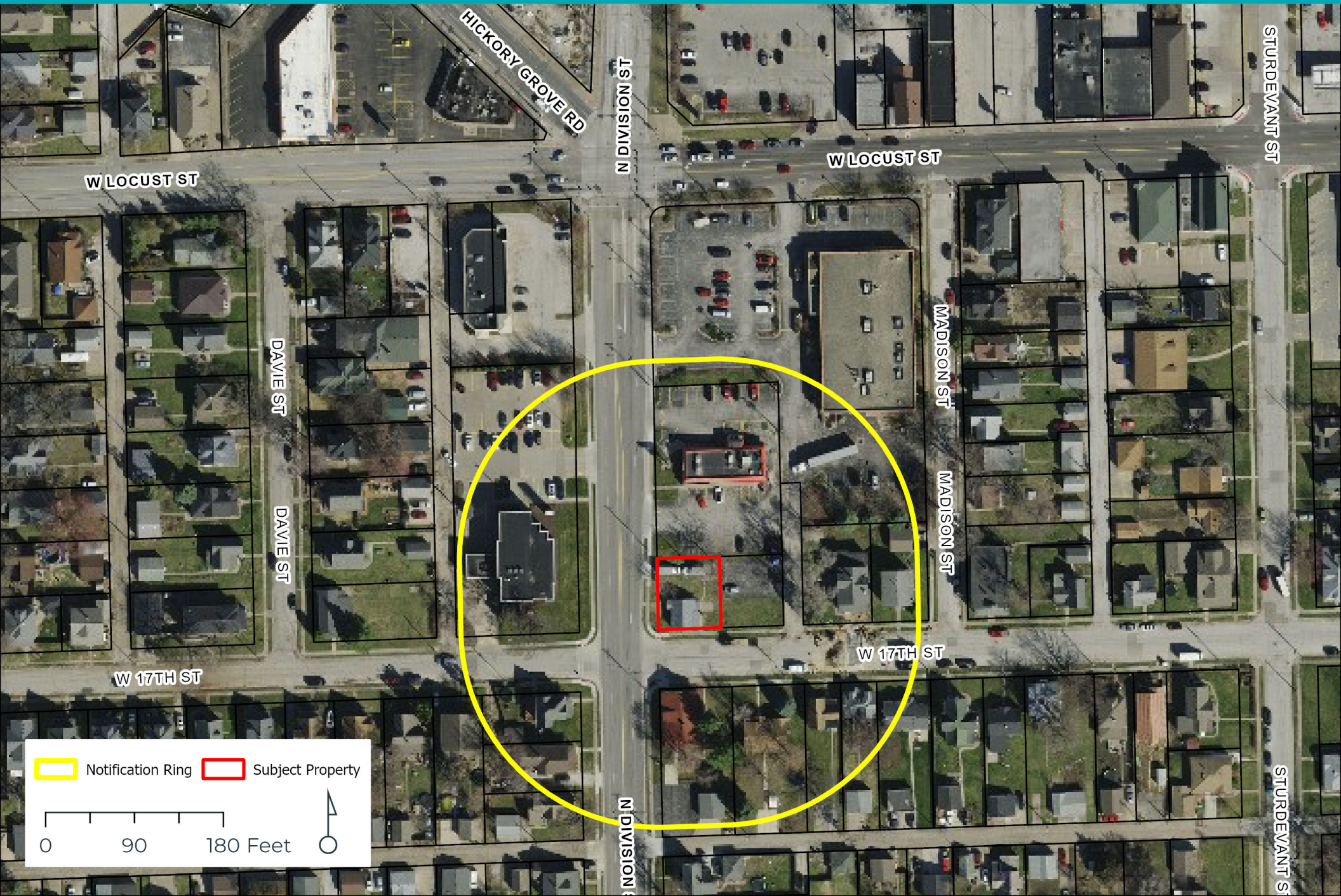
Address

Phone Secondary Phone

E-Mail Address

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.



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.



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



PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject property located at 1703 N Division St

Committee of the Whole Public Hearing Meeting

Date: 05/20/2026

Time: 5:30 PM

Location: Community Room | Davenport Police Department | 416 North Harrison Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned R-4C Single-Family and Two-Family Residential District. The request is to rezone the property to C-1 Neighborhood Commercial District. The purpose is to open a 1-char nail salon at the property with a sign.

Request/Case Description

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]

At its May 05, 2026 meeting, the Plan and Zoning Commission recommended 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.

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, May 20, 2026 in the Police Department Community Room, 416 North Harrison Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?

You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

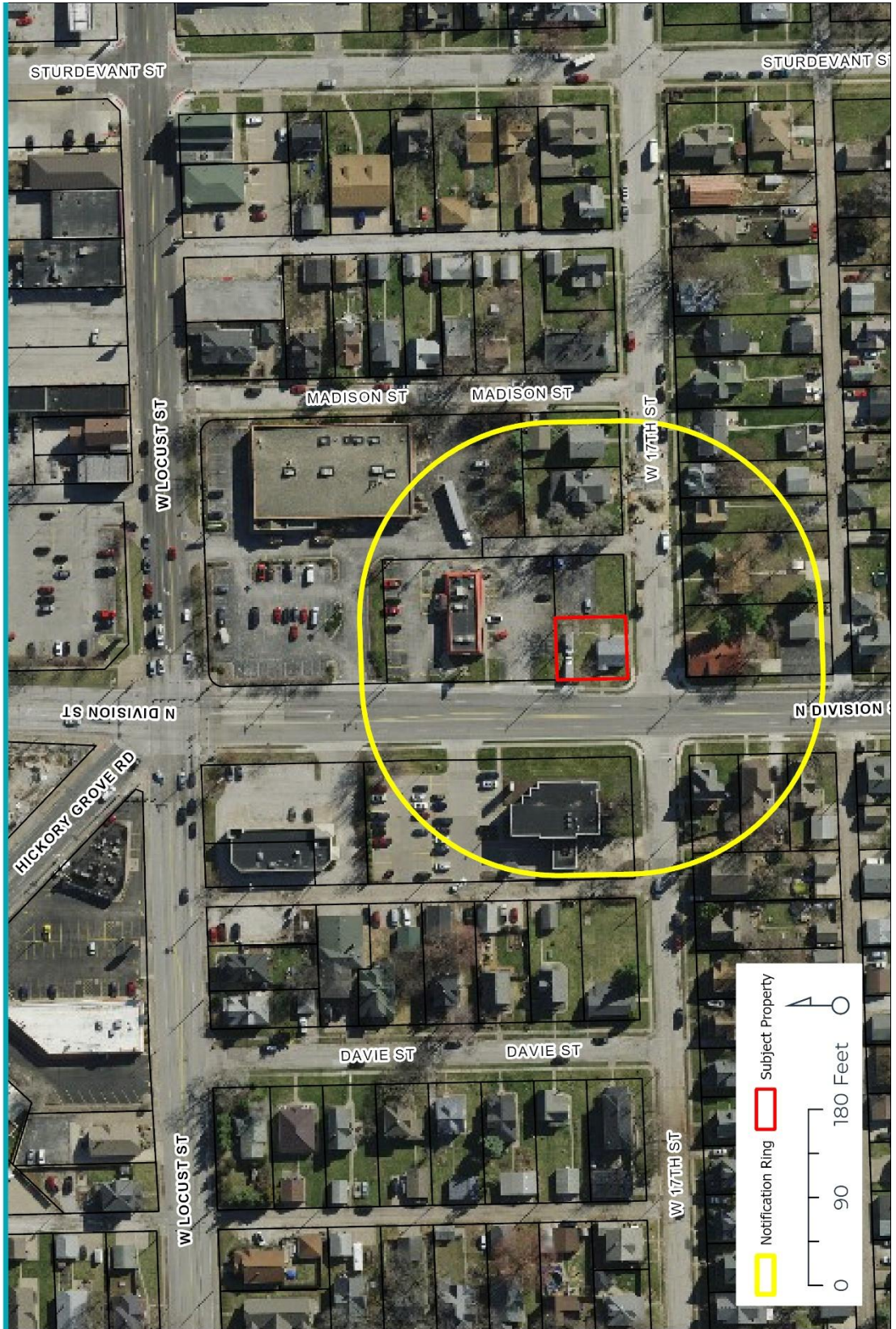
All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145



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.





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of 1703 N Division Street

Neighborhood Meeting

Date: 4/13/2026

Time: 5:00 PM

Location: 1703 N Division Street

Plan & Zoning Commission Public Hearing Meeting

Date: 4/14/2026

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a request to rezone 1703 N Division Street from R4-C Single-Family and Two Family Central Residential District to C-1 Neighborhood Commercial Zoning District. The rezoning is proposed to facilitate the development of a nail salon in the existing house on 1703 N Division St. The rezoning is proposed to allow the owner to erect signage on the building.

The applicant is required to host a neighborhood meeting to address concerns of their neighbors. All stakeholders, property owners, tenants, business owners, and more are invited to 1703 N Division St to discuss with the owner about the proposed changes.

Requests/Case Descriptions:

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.

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on April 14, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on May 05, 2026. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the Development & Neighborhood Services Department.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to:

Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas":
https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

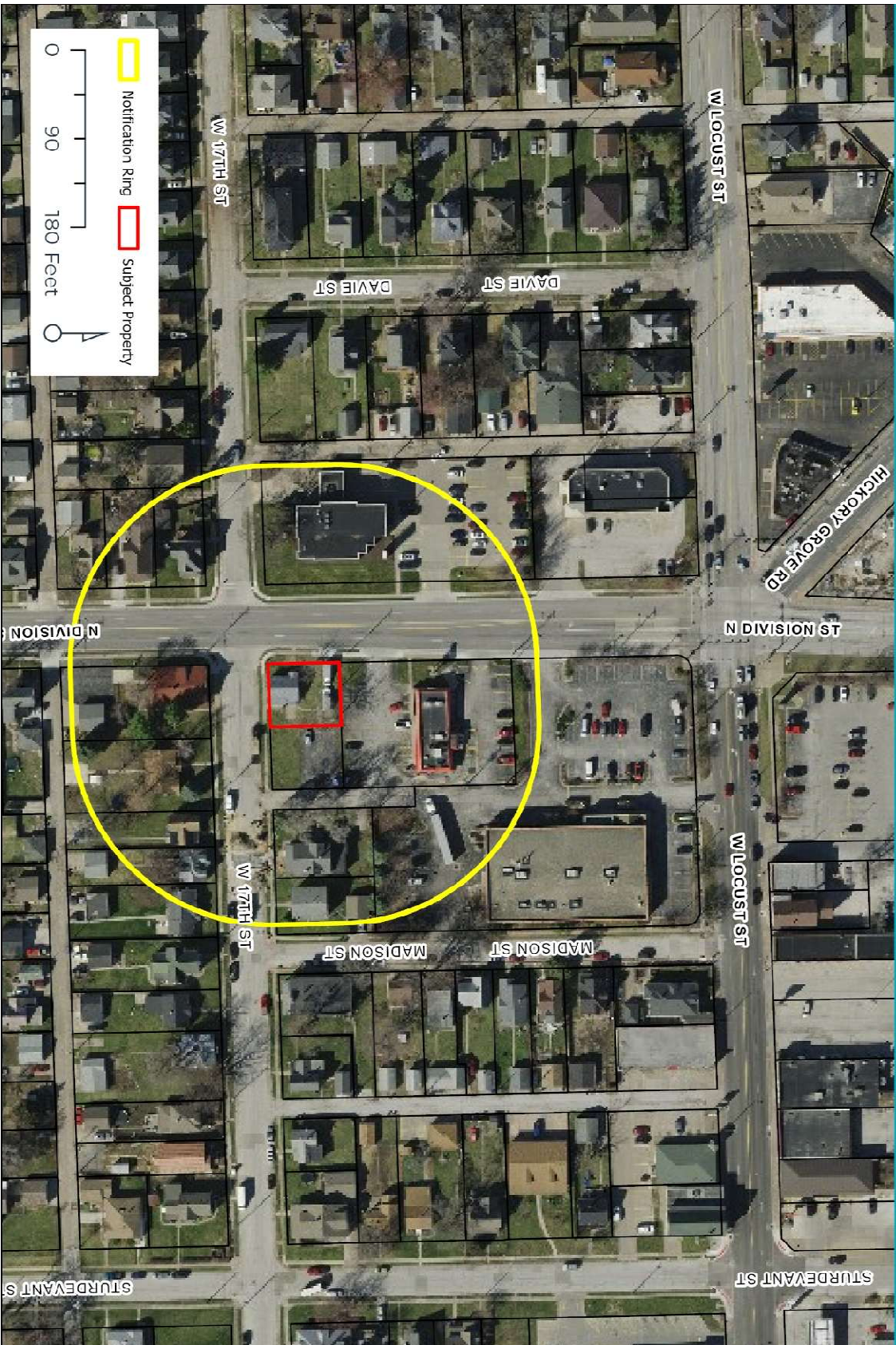
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.



DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

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.

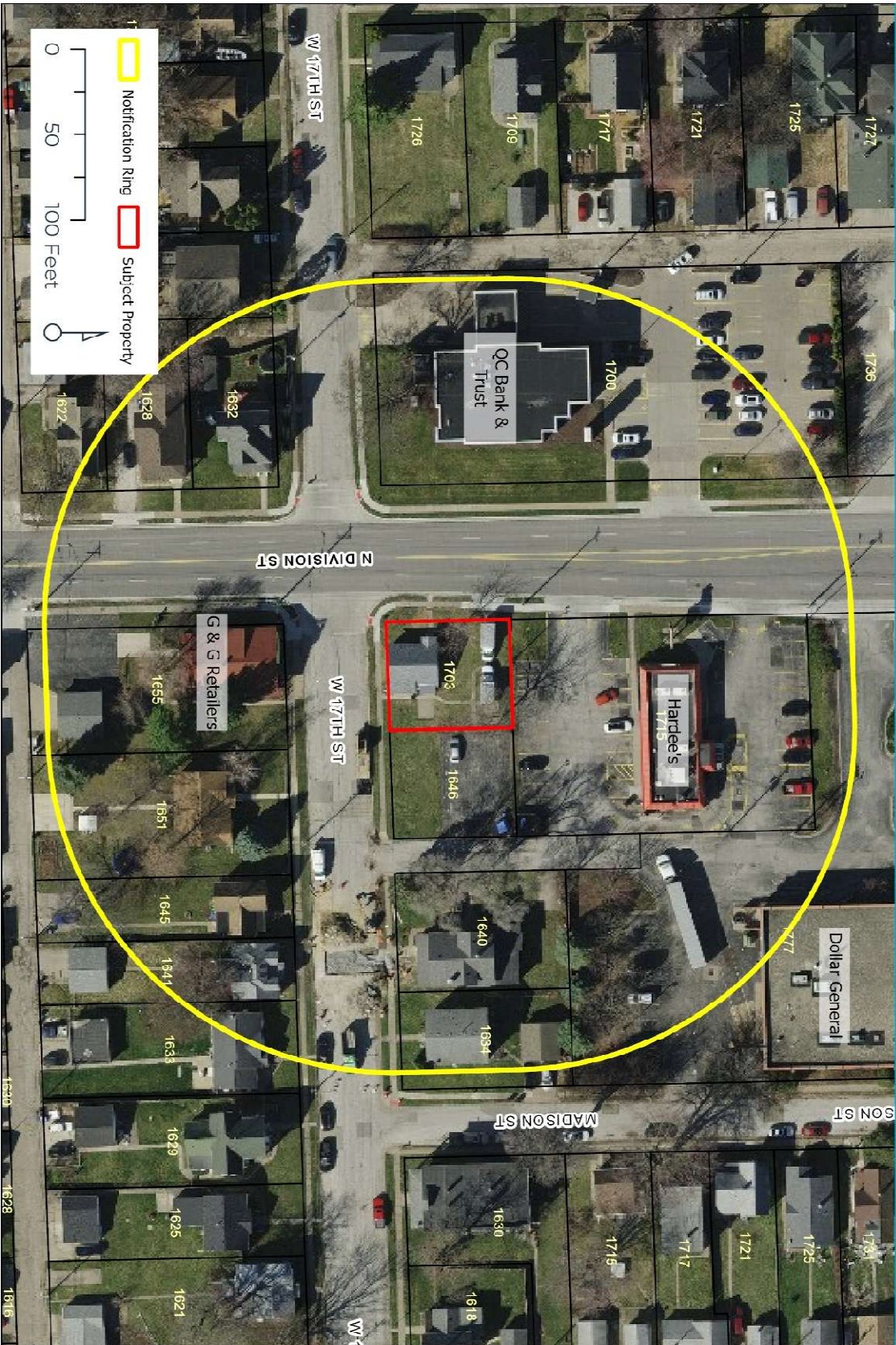




DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

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.





DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

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.





DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Zoning Map | Case REZ26-03

Case REZ26-03: Request of 3e Tran to rezone 1703 N. Division St., from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District.



City of Davenport

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

Action / Date
5/20/2026

Subject:

First Consideration: Ordinance for Case REZ26-04 being the 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 REQUESTS SUSPENSION OF THE RULES FOR ADOPTION OF THE ORDINANCE LATER ON THIS AGENDA

Recommendation:

Consider the Ordinance.

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.

Plan and Zoning Commission Recommendation

At its May 5, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26-04 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 staff report from the May 5, 2026, Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Plan & Zoning Commission Staff Report
3. Application
4. Maps
5. Public Notice-Committee of the Whole
6. Public Notice-Plan & Zoning Commission

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ26-04 BEING THE REQUEST OF PIGGOTT PROPERTIES, LLC TO REZONE PIGGOTT PROPERTIES 1ST ADDITION FROM AG AGRICULTURAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described units of Scott County, Iowa real estate are hereby rezoned to "R-1 Single-Family Residential District."

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 77 N01'TH. RANGE 2 EAST OF THE 5TH P.M. IN SCOTT COUNTY, IOWA, EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE IOWA BY WARRANTY DEED DATED JANUARY 27, 1960 AND RECORDED IN BOOK 246 OF DEEDS AT PAGE 318, RECORDS OF THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA, AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED MAY 3, 1967 AN RECORDED IN BOOK 306 OF DEEDS AT PAGE 125, RECORDS OF THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA. ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO NORTHWESTERN BELL TELEPHONE COMPANY BY CORRECTION WARRANTY DEED DATED JULY 31, 1861 AND RECORDED IN BOOK 256 OR DEEDS AT PAGE 448, RECORDS OF THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA. SUBJECT TO THE RIGHTS OF THE PUBLIC IN THAT PORTION OF THE ABOVE PREMISES INCLUDED IN UTAH AVENUE IN THE CITY OF DAVENPORT, IOWA, CONTAINING APPROXIMATELY 8.75 ACRES.

Section 2. That the following findings are hereby imposed upon said rezoning:

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.

Section 3. At its May 5, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26-04 to the City Council with a recommendation for approval subject to the listed findings.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

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.

Public Input:

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

Attachments:

1. Maps
2. Application



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR
REZONING
 (MAP AMENDMENT)

DATES: PRE-APP 03/19/2026	SUBMITTAL 03/19/2026	PUBLIC HEARING
------------------------------	-------------------------	----------------

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

ZONING DISTRICTS	EXISTING C3	PROPOSED R1	SQ. AREA
-------------------------	----------------	----------------	----------

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 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

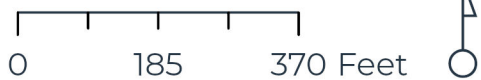
My Commission Expires:

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

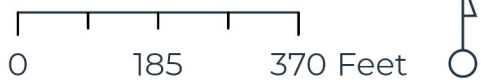


Public Notification | Case REZ26-04

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

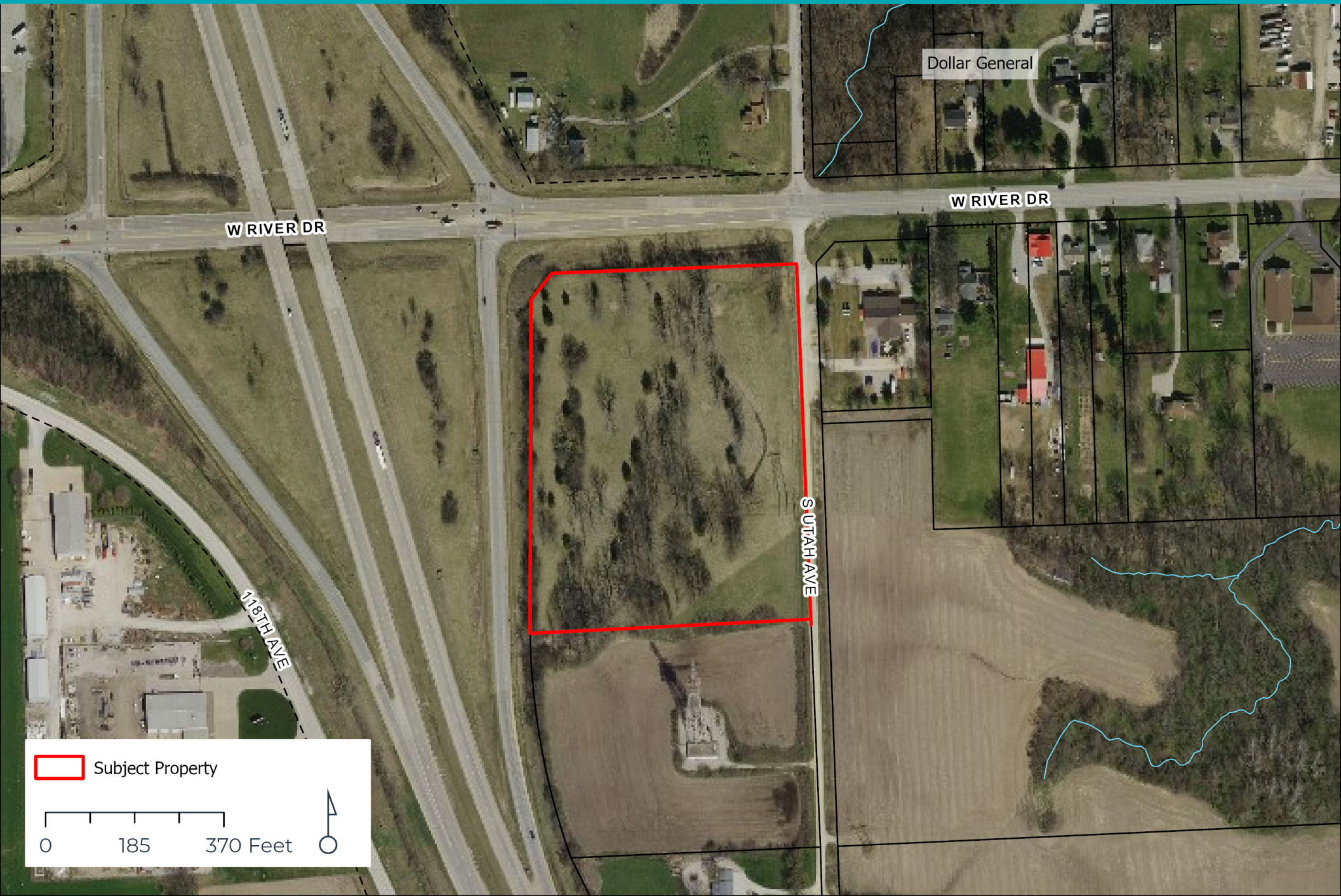


 200' Notice Boundary  Subject Property



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.



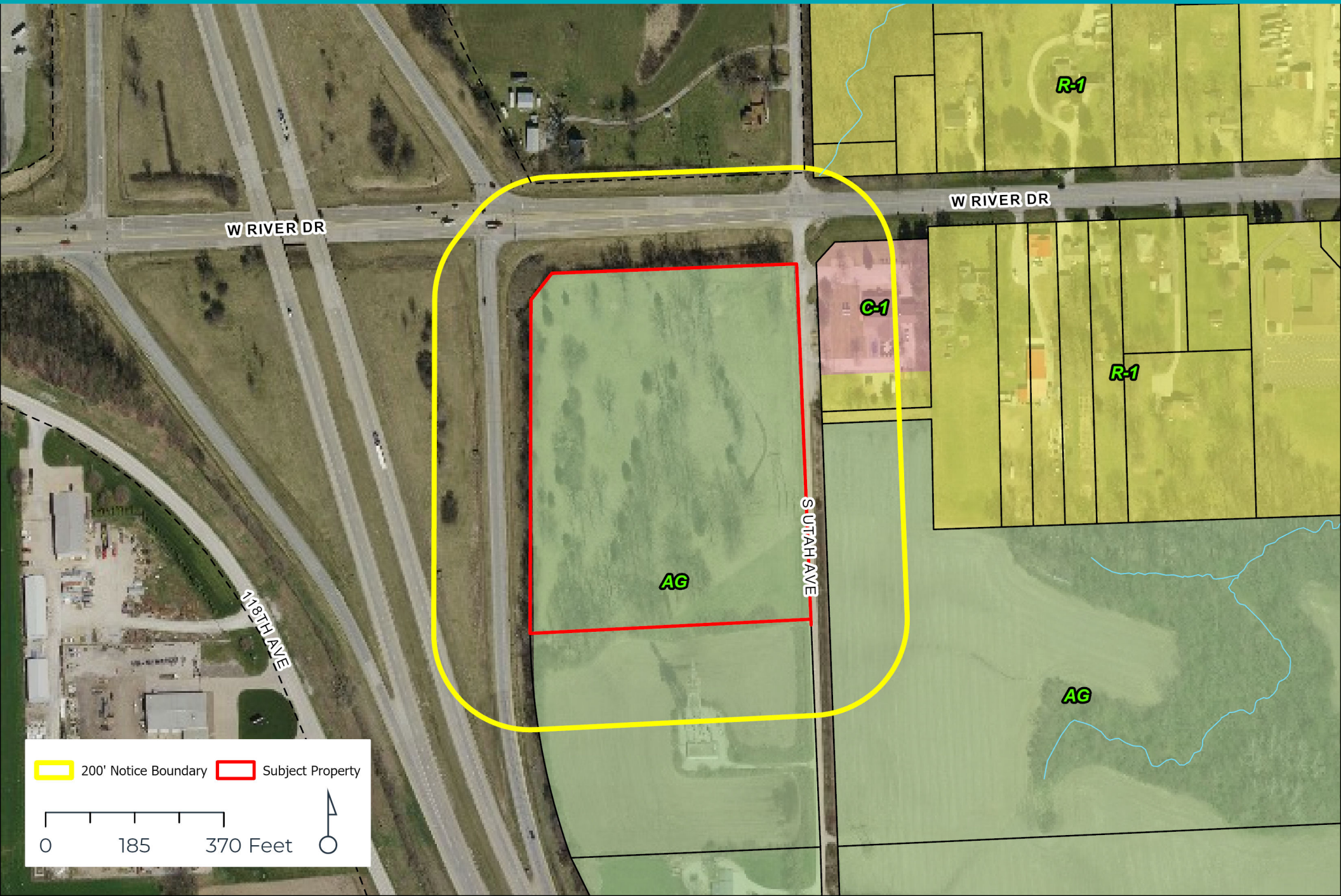
 Subject Property

0 185 370 Feet

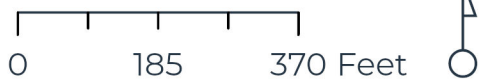


Zoning Map | Case REZ26-04

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





PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject property located at Parcel 20107-01

Committee of the Whole Public Hearing Meeting

Date: 05/20/2026

Time: 5:30 PM

Location: Community Room | Davenport Police Department | 416 North Harrison Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned AG Agricultural District. The request is to rezone the property to R-1 Single-Family Residential District. The purpose is to build a single-family home.

Request/Case Description

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]

At its May 05, 2026 meeting, the Plan and Zoning Commission recommended 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.

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, May 20, 2026 in the Police Department Community Room, 416 North Harrison Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?

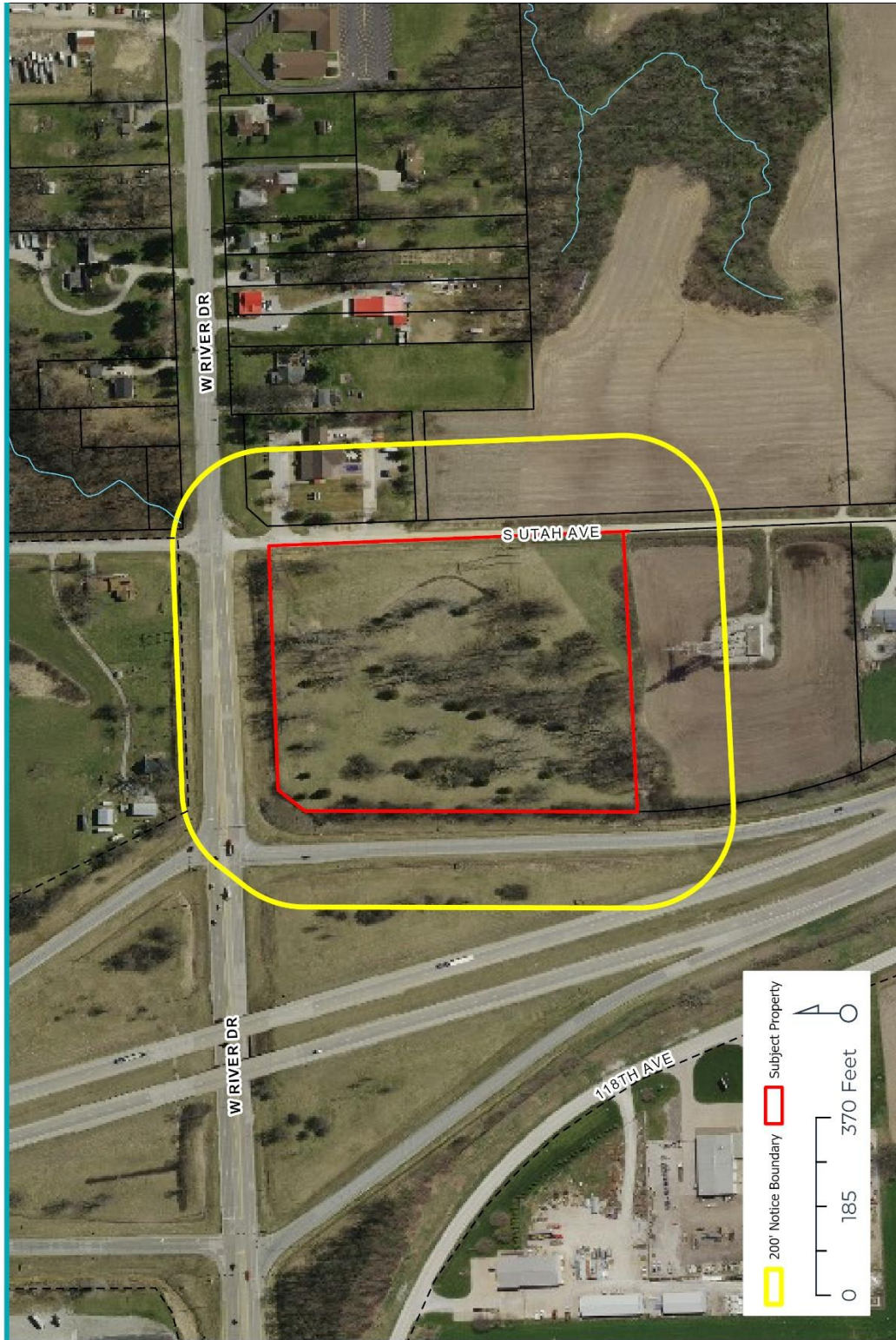
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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.





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of Parcel 20107-01

Plan & Zoning Commission Public Hearing Meeting

Date: 4/14/2026

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to rezone the property in red from AG Agricultural to R-1 Single-Family Residential Zoning District. The rezoning is proposed to facilitate the development of a single-family home.

Requests/Case Descriptions:

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

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on April 14, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on May 05, 2026. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the Development & Neighborhood Services Department.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

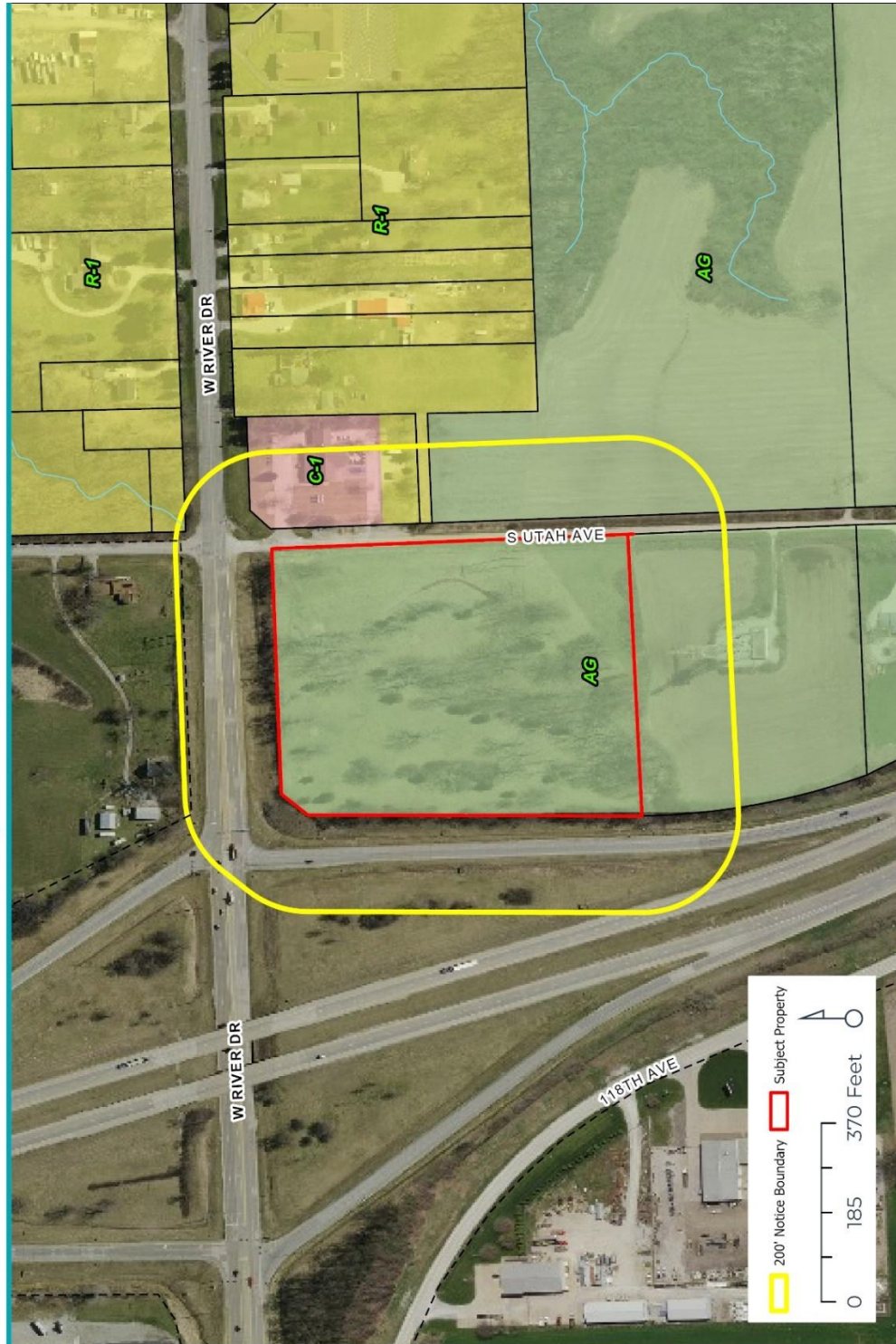
Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

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.



City of Davenport

Department: Community & Economic Development
Contact Info: Bruce Berger | 563-326-7769

Action / Date
5/20/2026

Subject:

Motion approving the Annual Action Plan for Year 52 (July 1, 2026 - June 30, 2027), updated allocation amounts, and authorizing the City Administrator or designee(s) to sign necessary documents and agreements. [All Wards]

Recommendation:

Pass the Motion.

Background:

Each year, the City must submit an Annual Action Plan to the Department of Housing and Urban Development (HUD), which is required to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. This plan will cover the City's fiscal year from July 1, 2026, through June 30, 2027, which is the second year of the City's current Five-Year Consolidated Plan.

The Annual Action Plan identifies the local objectives to be addressed during the upcoming program year (July 1, 2026, through June 30, 2027). The Local Objectives were subject to a Public Hearing at the Committee of the Whole on November 5, 2025, and approved by Council at the November 12, 2025, meeting. The plan includes the annual grant allocations, which were recommended by the Citizens' Advisory Committee (CAC) on March 2, 2026, at the conclusion of a five-month application and review cycle.

The estimated allocation amounts were subject to a Public Hearing at the Committee of the Whole on March 18, 2026, and were approved by Council at the March 25, 2026, Council meeting. Approval of the estimated allocation amounts by City Council in March 2026 included a plan to automatically adjust the allocations once the actual CDBG grant amount was announced by HUD. HUD announced the actual grant amount on April 6, 2026, and the allocation amounts have been adjusted in accordance with the allocation plan approved by City Council. Pre-award costs for grant administration activities will be utilized only after the completion of the public comment period and until the authority to use grant funds is received per HUD CPD-Notice 26-05.

The draft Annual Action Plan is available for public comment from May 2, 2026, through May 31, 2026. The documents are available on the City's website, at all three Library branches, and at City Hall. Notice of the public comment period was published on April 29, 2026, in the Quad-City Times. The draft Annual Action Plan is attached and is also available online: <https://bit.ly/CoDAAPYR52>.

Approval of this Motion will approve the Annual Action Plan with revised allocation amounts and also authorize the City Administrator or designee(s) to sign necessary documents and agreements.

Attachments:

1. 2026 Annual Plan Draft

ANNUAL ACTION PLAN
FEDERAL FISCAL YEAR 2025



THE CITY OF
DAVENPORT
IOWA | USA



DRAFT

Public Comment Period:
May 2 through May 31, 2026



Second Year Annual Action Plan

The Plan includes narrative responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to in order to be compliant with the Consolidated Planning Regulations.

Formatting Notice:

The City of Davenport is required to submit this Consolidated Plan & Annual Action Plan in the template provided by HUD, which contains specified questions, tables and other information and cannot be edited.

The HUD provided template contains formatting irregularities such as: columns that are too narrow, paragraphs split over more than one page, blank space, compressed text, and other discrepancies.

City Staff has compensated for these irregularities where possible, but many remain that cannot be changed.

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction (optional)

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, contracted consultant studies were presented to the 15 member Citizens' Advisory Committee. Data from the Census Bureau's American Community Survey (ACS) and HUD's Comprehensive Housing Affordability Strategy (CHAS) data was also presented to the CAC. The Committee reviewed the results and identified areas of need from these items. They include:

- **Housing:** Increasing affordable decent housing for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside of areas where they have traditionally been available.
- **Economic Development:** Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
- **Infrastructure and Area Benefits:** Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure (such as streets, alleys and sidewalks), particularly in cases where improving infrastructure supports increased affordable housing or economic opportunities for low- and moderate- income residents and neighborhoods.
- **Low-Mod Clientele and Public Services:** Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth.

From these broader areas of need, the Citizens' Advisory Committee identified the following Local Objectives for Year 52, which were adopted by the City Council on November 12, 2025:

- Improve the livability of Davenport neighborhoods including availability of affordable housing for owners and renters, and neighborhood infrastructure citywide.

- Support programs to retain existing businesses and to attract new businesses, with an emphasis on increasing employment and business opportunities for younger workers, low to moderate income households, and minorities.
- Provide support for human needs for the citizens of Davenport emphasizing mental health services and building life skills.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Each year, the City is required to submit a Consolidated Annual Performance Evaluation Report (CAPER) to HUD, reporting on the activities that were funded with CDBG and HOME dollars, the amount spent, and the beneficiaries assisted. The City has submitted the required reports each year, and HUD has accepted the reports each year. Electronic versions of the City's past CAPER reports can be found on the City's website at www.davenportiowa.com .

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City's Consolidated Plan citizen participation process took place in August - September of 2025.

The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan contracted consultant studies were presented to the 15 member Citizens' Advisory Committee (CAC). Data from the Census Bureau's American Community Survey (ACS) and HUD's Comprehensive Housing Affordability Strategy (CHAS) data was also presented to the CAC. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five-year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.

Public input was gathered through a series of community meetings and a survey. The meetings and survey were publicly advertised in the newspaper, on the City's website, on Facebook and Twitter, and directly mailed and emailed to area non-profit groups that the City either has worked with directly or has contact with through one of the groups of which the City is a member. Many of these groups serve special populations, such as veterans, homeless, those with physical or mental disabilities, minorities, and non-English speakers. Flyers and posters for the meetings and survey were distributed to local non-profits, at the public libraries, at the City's Office of Assisted Housing, and to the offices of subsidized housing developments monitored by the City, which comprise approximately 85 affordable units. In all, more than 50 agencies were notified of the meeting. All agencies were encouraged to attend meetings,

complete the survey, or both, and to invite their clients to attend the meeting and/or complete the survey.

The 2025-2029 Consolidated Plan, the 2026 annual plan, and the availability of CDBG and HOME funding was discussed during the meetings, and respondents were asked to identify priorities for funding.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, and contracted consultant studies were presented to the 15 member Citizens' Advisory Committee (CAC). Data from the Census Bureau's American Community Survey (ACS) and HUD's Comprehensive Housing Affordability Strategy (CHAS) data was also presented to the CAC. The Committee reviewed the results and identified needs from these items. A Summary of the comments received at the public meetings and the survey results can be found in the Citizen Comments portion of this plan.

- City Council considered the proposed local objectives at the November 5, 2025 Committee of the Whole Meeting and approved them at the November 12, 2025 City Council Meeting. No comments were received at either meeting.
- City Council held a Public Hearing for Year 52 CDBG allocations on March 18, 2026, and approved them at the March 25, 2026 City Council meeting. No comments were received.
- The Annual Plan will be out for public comment from May 2 through May 31, 2026, and will be considered by City Council at a committee of the whole meeting on May 20, 2026 and at a City Council Meeting on May 27, 2026, with opportunity to comment at both meetings. If any comments are received, they will be included in the plan along with the City's response.

6. Summary of comments or views not accepted and the reasons for not accepting them

Any comments received during the comment period, at the Committee of the Whole, or at the City Council Meeting will be included in the plan, along with the City's response.

7. Summary

The City of Davenport has carried out the preparation of this Annual Plan according to HUD requirements and has gathered valuable public input as well as consultant data that has been used to help guide the funding decisions for the CDBG and HOME program.

As noted above, limited funding from the federal level for the CDBG and HOME programs has made it unlikely that all of the needs identified in this plan can be fully addressed. While the City makes every

effort to partner with non-profit groups, other government agencies, and for-profit developers, the needs continue to outstrip the funding available to address them. Through efficient program design and funding strategies, it is hoped that the impact of limited federal can be minimized.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DAVENPORT	Community Planning & Economic Development
HOME Administrator	DAVENPORT	Community Planning & Economic Development

Table 1 – Responsible Agencies

Narrative (optional)

The City of Davenport serves as the lead agency for the development of this 2026 Annual Plan and Consolidated Annual Performance Evaluation Reports that will be submitted for each program year within the five-year plan. The department of Community & Economic Development carries the responsibility for the development of the Consolidated Plan and oversight for the program administration.

Staff worked closely with the Citizen's Advisory Committee (CAC), a fifteen-member committee appointed by the Mayor and City Council. The CAC reviews and recommends to the City Council the annual Local Objectives and allocation amounts.

Consolidated Plan Public Contact Information

City of Davenport, IA
Attn: Community & Economic Development
226 W. 4th Street, Davenport, IA 52801
(563) 326-7765
ced.info@davenportiowa.com

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction (optional)

The City of Davenport engages in consultation with a variety of other entities, both public and private, during the preparation of the consolidated plan and during each subsequent annual plan. In addition, throughout each program year, the City remains in regular contact with the CDBG subrecipients and HOME developers who actually deliver housing and services. Through this contact, the City is able to maintain an understanding of changing conditions, such as when new programs and services are offered, when existing services cease, and what vacancy rates and needs are for housing.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Davenport remains in ongoing contact with public and assisted housing providers as well as health, mental health, and service agencies. Examples of this coordination are:

City Staff are members of the Quad City Housing Council, the Quad City Housing Cluster, and the Quad City Shelter and Transitional Housing Council. These groups all have as members staff from the Scott County Health Department and local non-profit groups that address various physical and mental health needs of Davenport citizens. These groups include those that serve the needs of citizens with physical disabilities, accessibility challenges, mental disabilities, the elderly, survivors of domestic violence and those who suffer from HIV/AIDS. All members of these groups were invited to participate in the public input process, and many did attend and contribute, either in person, at the virtual meeting, or through the survey. Monthly meetings of these groups enable City staff to engage with member organizations and be aware of changes, challenges and needs faced by clients of organizations carrying out health, mental health, and service activities.

Through the CDBG program, the City has in the past funded agencies that meet the health, mental health, and service needs of residents, and is likely to fund these activities again, pending application for funding from an eligible organization and resources permitting. Previously funded agencies include those providing accessibility, transportation, and mental health services; services to the homeless and survivors of domestic violence, those with HIV/AIDS, the elderly, and others. All of these agencies were invited to participate in the public input process, and many did attend and contribute, either in person, at the virtual meeting, or through the survey.

The Davenport Housing Commission is the Public Housing Authority (PHA) serving Davenport. The PHA is a division the City department which administers the CDBG and HOME grants. CDBG staff meet regularly with PHA staff to discuss current issues and needs. The PHA administers a variety of vouchers, including

standard Housing Choice Vouchers (HCV), Foster Youth Initiative (FYI), Veterans Affairs Supportive Housing (VASH), and Tenant Protection Vouchers (TPV).

The City monitors approximately 85 privately owned subsidized units, which were funded originally through programs such as CDBG, HOME, Neighborhood Stabilization Program, CDBG-Disaster Recovery and various tax credit programs. Monitoring enables the City to ensure that the units remain affordable for the duration of the financing commitment, and enables City staff to remain in communication with the housing providers serving tenants and able to identify needs and issues as they arise. Monitoring provides valuable information regarding the need for affordable housing and information about vacancy rates and waiting lists that helps the City plan for affordable housing in the future. Many of the units currently in the portfolio were developed to meet the needs of the elderly and those with physical and mental disabilities. Many affordable housing operators have chosen to have service providers located in or available to visit their buildings with programming for those individuals. In the case of housing for those with mental health issues, one housing operator has on site staff coordinating care and services for tenants.

As new projects come forward, the City works with developers to ensure that the affordable housing needs of the community are addressed by the proposed projects. New projects developed with federal funds are checked by the Building Department to ensure that they meet applicable accessibility requirements, while CED staff ensures that any lead based paint regulations are followed. This ensures that activities are meeting the health and physical access needs of current and future occupants.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Continuum of Care is a strategic plan for providing a broad range of homeless services. Scott County is part of the Iowa Balance of State Continuum of Care. Through this community collaboration to end homelessness, the City of Davenport is a partner in the Continuum of Care Coordinated Entry through the community schools, public library, and police department. The City of Davenport also funds four homeless providers on the 2026 Coordinated Entry Partner list through the CDBG Subrecipient and HOME-ARP Supportive Services. The City of Davenport along with Scott County is part of the Quad City Homeless and Transitional Housing Council (QCSTHC), a community group that includes homeless, medical, and mental health providers. City staff participate in the council meetings to engage with those groups and be aware of changes, challenges and needs faced by organizations carrying out health, mental health, and service activities. The QCSTHC and its members were invited to participate in the Citizens Participation Plan through the public input process and many did attend and contribute, either in person or through the survey.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Davenport is not an ESG recipient. Agencies that serve City residents have access through the State of Iowa, and the City staff offers assistance to agencies in completing required steps for State funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BIB BROTHERS/BIG SISTERS OF THE MISSISSIPPI VALLEY
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy Development of Local Objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
2	Agency/Group/Organization	Project Renewal
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis Anti-poverty Strategy Development of Local Objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.

3	Agency/Group/Organization	Vera French Community Mental Health Center
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing Health Agency Publicly Funded Institution/System of Care Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Development of Local Objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
4	Agency/Group/Organization	VERA FRENCH HOUSING CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Development of Local Objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
5	Agency/Group/Organization	BOYS & GIRLS CLUBS OF MISSISSIPPI VALLEY
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Development of Local Objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.

6	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy Development of Local Objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
7	Agency/Group/Organization	Humility of Mary Shelter, Inc. d/b/a Humility Homes and Services Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy Development of Local Objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
8	Agency/Group/Organization	Friendly House
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Development of Local Objectives

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
9	Agency/Group/Organization	Family Resources Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Development of Local Objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.

10	Agency/Group/Organization	Iowa Legal Aid
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Development of Local Objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
11	Agency/Group/Organization	Common Chord
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Development of Local Objectives

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
12	Agency/Group/Organization	Center for Active Seniors, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Development of Local Objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.

13	Agency/Group/Organization	City of Davenport
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Employment Service-Fair Housing Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Development of Local Objectives

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Multiple City department were consulted in the development of the plan. The departments included Public Works (regarding infrastructure, building condition/code enforcement), Office of Assisted Housing (regarding public housing, assisted housing, and homelessness), Planning Department (regarding neighborhood planning and historic preservation), Economic Development (regarding developing, attracting, and retaining business and industry), DCRC (regarding housing rights), and Davenport CitiBus (regarding public transportation). All departments were invited to attend public meetings and to complete a survey to develop local objectives, and to review and comment upon the completed plan. Notifications of surveys and public input opportunities were placed at the public libraries, the parks department, public works and city hall to encourage participation.</p>
14	<p>Agency/Group/Organization</p>	<p>Neighborhood Groups</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Civic Leaders Neighborhood Organization</p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy Lead-based Paint Strategy Development of Local Objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Local groups were invited to participate in the process. The groups were contacted via email, additional groups were contacted through NextDoor and through contact with the City's Good Neighbor Project to attend public meetings and to complete a surveys to develop local objectives, generate the contracted consultant studies. These groups were encouraged (as were all agencies) to notify their members of the public meeting to distribute the survey to them to ensure their views were included.
15	Agency/Group/Organization	Habitat for Humanity Quad Cities
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Development of Local Objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.

16	Agency/Group/Organization	Scott County Housing Cluster
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Publicly Funded Institution/System of Care Other government - Federal Other government - County Other government - Local Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy Development of Local Objectives

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>This organization is a consortium of civic, business, financial, non-profit, for-profit, and government entities that are dedicated to addressing affordable housing and homelessness in the Quad City area, which includes Davenport. This organization and its members were invited to attend public meetings and to complete a survey to develop local objectives, and to review and comment upon the completed plan. This entity was encouraged to notify its member groups of the public meetings and to distribute the survey to them to ensure their views were included. In addition, City staff members attend meetings of this group year round to engage with local organizations working to improve access to affordable housing in our community, learn what actions they are undertaking, as determine what the City can do to assist.</p>
17	<p>Agency/Group/Organization</p>	<p>Quad Cities Housing Council</p>

<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Federal Other government - County Other government - Local Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy Development of Local Objectives</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>This organization is a consortium of civic, business, financial, non-profit, for-profit, and government entities that are dedicated to addressing affordable housing and homelessness in the Quad City area, which includes Davenport. This organization and its members were invited to attend public meetings and to complete a survey to develop local objectives, and to review and comment upon the completed plan. This entity was encouraged to notify its member groups of the public meetings and to distribute the survey to them to ensure their views were included. In addition, City staff members attend meetings of this group year round to engage with local organizations working to improve access to affordable housing in our community, learn what actions they are undertaking, as determine what the City can do to assist.</p>
18	<p>Agency/Group/Organization</p>	<p>Community Action of Eastern Iowa</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Persons with Disabilities Other government - State Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy Development of Local Objectives</p>

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>This agency was invited to attend public meetings and to complete a survey to develop local objectives and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

All required Agency types were invited to participate.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Davenport works with the State of Iowa in several ways:

- The City works with recipients of the State's ESG grant to ensure that all requirements are met and that local organizations within the Continuum of Care can access those funds.
- The City works with the Iowa Department of Economic Development and Iowa Finance Authority to assure that developers of affordable housing can access State funding for local housing development, including Low Income Housing Tax Exemptions, Historic Rehabilitation Tax Exemptions, and Workforce Housing Tax Credits.
- The City works with the State Historic Preservation Office to ensure that the rehabilitation programs funded through the CDBG and HOME programs comply with all required historic and environmental regulations.

The City of Davenport works with Scott County in several ways:

- City and County staff serve together on several local boards and commissions, such as Quad City Housing Council, Quad City Housing Cluster, and Quad City Shelter & Transitional Housing Council to ensure that the affordable housing needs in the community are being met.
- City and County staff work together to ensure that families with lead poisoned children are offered the opportunity to participate in the City's housing rehabilitation program to reduce lead hazards.
- City and County staff work together to ensure that land available through the County's tax certificate and tax deed programs is made available to local governments and non-profit groups for affordable housing and community development purposes.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, and contracted consultant plans, were presented to the 15 member Citizens' Advisory Committee (CAC). Data from the Census Bureau's American Community Survey (ACS) and HUD's Comprehensive Housing Affordability Strategy (CHAS) data was also presented to the CAC. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the second year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.

Public input was gathered through a series of community meetings and a survey. The meetings and survey were publicly advertised in the newspaper, on the City's website, on Facebook and Twitter, and directly mailed and emailed to area non profit groups that the City either has worked with directly or has contact with through one of the groups of which the City is a member. Many of these groups serve special populations, such as veterans, homeless, those with physical or mental disabilities, minorities, and non-English speakers. Flyers and posters for the meetings and survey were distributed to local non-profits, at the public libraries, at the City's Office of Assisted Housing, and to the offices of subsidized housing developments monitored by the City, which comprise approximately 85 affordable units. In all, more than 50 agencies were notified of the meeting. All agencies were encouraged to attend meetings, complete the survey, or both, and to invite their clients to attend the meeting and/or complete the survey.

The 2025-2029 Consolidated Plan, the 2026 annual plan, and the availability of CDBG and HOME funding was discussed during the meetings, and respondents were asked to identify priorities for funding.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Oral interpretation available at all meetings upon request</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Sign language interpreter available upon request</p>	<p>Four public input opportunities were held, including one virtual opportunity. The meetings were advertised in local media, on the City's website, Twitter and Facebook pages; via email to non-profit groups; media release; and with flyers and posters distributed to libraries, city buildings, nonprofit groups, public housing offices and assisted housing developments.</p>	<p>Some items identified were: Housing : Owner Occupied Housing Rehabilitation; Infrastructure: Street/Alley improvements and Water Retention improvements (tie); Public Services: Child Care Services and Mental Health Services (tie); Economic Development: Small Business Loans.</p>	<p>All comments offered were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Direct Outreach Events	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Oral interpretation available at all meetings upon request</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Sign language interpreter available upon request</p>	<p>Direct outreach events were held at the Davenport Farmer's Market in September 2025 and at the City's Party in the Park events. At these events City Staff attended to speak with attendees and solicit input and suggestions. Staff also distributed and collected paper copies of the survey for attendees to complete on site.</p>	<p>The comments received as part of the direct outreach events are included in the Summary of Comments Received section on the Public Meeting item listed above.</p>	<p>All comments offered were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Survey	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Oral interpreter service available upon request</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Sign language interpreter available upon request</p>	<p>An online survey in English and Spanish was distributed, and 220 responses were received from Davenport, which is an increase over prior years. The survey was available for 5 weeks and was distributed in the following ways: on the City Website and social media pages (Facebook and Twitter), sent via email to leaders of community groups, neighborhoods, boards/commissions, and other stakeholders, sent via email to all City of Davenport subrecipient agencies and other nonprofit organizations via Quad City Housing Council and Scott County Shelter & Transitional Housing Cluster. Reminders, links, and QR codes for the survey were</p>	<p>Respondents ranked the importance of the identified needs from highest to lowest as: Affordable Housing (48%), with the highest priority for energy efficiency improvements; Infrastructure & Area Benefits (20%), with the highest priority of street/alley improvements; Economic Development (17%) with the highest priority of job creation/retention; Public Services (16%) with the highest priority of homeless services provided during five public input meetings: four in person and one virtual. Paper versions of the survey were available at three dates of the City's Party in the Park event, all City public library branches, City Hall, and any non-profit agencies or other community group that requested paper copies.</p>	<p>All comments offered were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Oral interpreter service available upon request</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Sign language interpreter available at all meetings upon request</p>	<p>A public hearing was held in conjunction with the City's allocation of funding in March 2026. Additionally, public comment during City Council Meetings was available at several points during the development of the plan: when Local Objectives were developed in November 2025, when funding recommendations were made in March 2026. When the plan is considered by the Council for approval before submission there will be two additional opportunities for comment.</p>	<p>No comments were received at the public hearing or during any of the City Council meetings where plan related items were considered through May 1, 2026.</p>	<p>All comments offered will be accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Comment Period	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Oral interpreter service available upon request</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Sign language interpreter available upon request</p>	<p>The Annual Plan will be out for public comment from May 1, 2026 through May 31, 2026. It will be available at all City public library branches, at City Hall, and on the City's website. Any comments received will be accepted and included in the plan.</p>	<p>The Annual Plan will be out for public comment from May 1, 2026 through May 31, 2026. It will be available at all City public library branches, at City Hall, and on the City's website. Any comments received will be accepted and included in the plan.</p>	<p>Any comments received during the public comment period will be included in the plan.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Oral interpreter service available upon request</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Sign language interpreter available at all meetings upon request</p>	<p>The Annual plan will be considered by City Council at a committee of the whole meeting on May 20, 2026 and at a City Council Meeting on May 27, 2026, with opportunity to comment at both meetings. Any comments received will be accepted and included in the plan.</p>	<p>The Annual plan will be considered by City Council at a committee of the whole meeting on May 20, 2026 and at a City Council Meeting on May 27, 2026, with opportunity to comment at both meetings. Any comments received will be accepted and included in the plan.</p>	<p>Any comments received during the meetings will be included in the plan.</p>	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction (optional)

During the public participation process for the 2025-2029 Consolidated Plan, four needs were identified:

- Increasing affordable, decent housing in good condition, for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside areas where they have traditionally been available.
- Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
- Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure (such as streets, alleys and sidewalks), particularly in cases where improving infrastructure supports increased affordable housing or economic opportunities for low- and moderate- income residents and neighborhoods.
- Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth.

In the process of developing the annual plan, the needs were used to develop local objectives to for the Year 52:

- Improve the livability of Davenport neighborhoods including availability of decent, affordable housing for owners and renters, and neighborhood infrastructure citywide.
- Support programs to retain existing businesses and to attract new businesses, with an emphasis on increasing employment and business opportunities for younger workers, low to moderate income households, and minorities.
- Provide support for human needs for the citizens of Davenport emphasizing mental health services and building life skills.

Utilizing these needs and objectives, a CDBG application process was undertaken to identify non-profit groups and city departments that could address the objectives. Successful applicants were awarded CDBG grant funding to undertake the projects listed below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,531,967.00	250,000.00	2,243,451.00	4,025,418.00	4,350,000.00	Year 52 totals are the estimated HUD allocations. Year 53-55 are estimated at \$1,200,000 per year in new entitlement, \$250,000 per year in program income. Prior Year resources includes approximately \$2,243,451 in EN and PI rolled over from Year 51 to Year 52.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	409,706.38	200,000.00	2,894,120.00	3,503,826.38	1,800,000.00	Year 52 totals are the estimated HUD allocations. Year 53-55 are estimated at \$400,000 per year in new entitlement, \$200,000 per year in program income. Prior Year resources includes approximately \$2,894,120 in EN and PI rolled over from Year 51 to Year 52.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In meeting needs, the largest obstacle remains the availability of funding to address needs. Because funding is not available to meet all needs, the Citizens' Advisory Committee, which is responsible for evaluating applications and awarding funding, has put in place an evaluation process that places a higher point value on closely addressing the identified local objectives and on compliance and performance in carrying out funded activities. In this way, the CAC is attempting to use the limited federal dollars available in the most efficient manner.

In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet identified needs and local objectives. For example, in the current program year, no applications were received for transportation or financial literacy programs, though those are needs identified through the planning process. In the absence of an eligible applicant to carry out these activities, the City is unable to evaluate them for funding in the current program year.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

When the City has property available that would be appropriate for redevelopment, it has sometimes offered these lots to other entities for development. These entities have included both for profit developers and non-profit developers. In the event land is offered to a developer, the terms of the transfer are evaluated based on the need for the development, the cash flow of the proposed development, and the ability of the receiving entity to pay. Depending on the outcome of this evaluation, the land may be sold or donated to the receiving entity according to terms negotiated on a case by case basis. In the past, examples of this have included the donation of foreclosed homes to nonprofit groups for rehabilitation and resale, the donation of single family lots for the construction of affordable homes, and the transfer of commercial land for the construction of affordable rental units.

Discussion (optional)

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing Economic Development Infrastructure and Area Benefits Low-Mod Clientele and Public Services	CDBG: \$335,802.00	
2	Housing	2025	2029	Affordable Housing		Housing	CDBG: \$2,502,433.00 HOME: \$3,503,826.00	Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	Economic Development	2025	2029	Non-Housing Community Development		Economic Development	CDBG: \$844,683.00	Jobs created/retained: 6 Jobs Businesses assisted: 3 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Infrastructure and Area Benefit	2025	2029	Non-Housing Community Development		Infrastructure and Area Benefits	CDBG: \$100,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
5	Low-Mod Clientele and Public Services	2025	2029	Homeless Non-Homeless Special Needs		Low-Mod Clientele and Public Services	CDBG: \$242,500.00	Public service activities other than Low/Moderate Income Housing Benefit: 697 Persons Assisted Homeless Person Overnight Shelter: 582 Persons Assisted Homelessness Prevention: 260 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Planning
	Goal Description	<p>Coordinates, administers, and monitors the CDBG and HOME programs; prepares reports and plans required by HUD, prepares environmental and historic preservations studies, monitors compliance of all federally funded activities under the grants. Manages CDBG and HOME funded assets including the loan portfolio, program income and any properties funded in whole or in part with CDBG or HOME funds. Funding is allowed through both the CDBG and HOME grants to pay for the administration and planning costs of the grants. Please note that neither the CDBG nor the HOME grants require that beneficiaries be reported for planning and administration activities, however, a goal outcome indicator was required to be selected for this goal. Therefore, the goal outcome indicator of "Other" was selected and a placeholder number of zero was entered to allow the screen to be saved.</p> <p>Note that funding in this category is capped by Federal regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received.</p>
2	Goal Name	Housing
	Goal Description	<p>Increasing affordable decent housing for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside of areas where they have traditionally been available. May include: rehabilitation, acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance, tenant based rental assistance, and housing counseling. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations.</p> <p>The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received.</p>

3	Goal Name	Economic Development
	Goal Description	<p>Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities This could include the provision of loans and grants to for-profit entities, including small businesses and microenterprises, to carry out all manner of economic development activities eligible under CDBG. Economic development could also include the removal of blighting conditions for the benefit of low and moderate income residents and neighborhoods as eligible under HUD regulations.</p> <p>The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received.</p>
4	Goal Name	Infrastructure and Area Benefit
	Goal Description	<p>Infrastructure and area benefits to benefit low to moderate households and areas, as allowed by CDBG regulations. This could include (but is not limited to) improvements to streets, sidewalks, gutters, sewer, alleys and other neighborhood improvements. Could also include prevention/elimination of blight through acquisition, demolition, rehabilitation, facade improvements, etc.</p> <p>The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received.</p>
5	Goal Name	Low-Mod Clientele and Public Services
	Goal Description	<p>Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth. This could include the provision of loans and grants to non-profit agencies, other City departments, or other governmental entities to carry out all manner of public service activities eligible under CDBG and HOME. While there are currently no plans to carry out rental assistance or subsistence payment type activities under this goal, if the need arises under an emergency situation, as was the case during the COVID-19 pandemic, the City may begin those activities under this goal as needed.</p> <p>Note that funding in this category is capped by Federal regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received.</p>

Projects

AP-35 Projects – 91.220(d)

Introduction (optional)

During the public participation process for the 2025-2029 Consolidated Plan, four needs were identified:

- Increasing affordable, decent housing in good condition, for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside areas where they have traditionally been available.
- Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
- Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure (such as streets, alleys and sidewalks), particularly in cases where improving infrastructure supports increased affordable housing or economic opportunities for low- and moderate- income residents and neighborhoods.
- Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth.

Using those needs, and the public input and consultation process, the following Local Objectives were developed for Program Year 52:

- Improve the livability of Davenport neighborhoods including availability of decent, affordable housing for owners and renters, and neighborhood infrastructure citywide.
- Support programs to retain existing businesses and to attract new businesses,
- Provide support for human needs for the citizens of Davenport emphasizing mental health services and building life skills.

Utilizing these needs and objectives, a CDBG application process was undertaken to identify non-profit groups and city departments that could address the objectives. Successful applicants were awarded CDBG grant funding to undertake the projects listed below.

Projects

#	Project Name
1	City Administration/Planning
2	Housing
3	Economic Development

#	Project Name
4	Infrastructure and Area Benefits
5	Low-Mod Clientele and Public Services

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Because funding is not available to meet all needs, the Citizens’ Advisory Committee, which is responsible for evaluating applications and awarding funding, has put in place an evaluation process that places a higher point value on closely addressing the identified local objectives and on compliance and performance in carrying out funded activities. In this way, the CAC is attempting to use the limited federal dollars available in the most efficient manner.

In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet identified needs and local objectives. For example, in the current program year, no applications were received for transportation or financial literacy programs, though those are needs identified through the consolidated planning process. In the absence of an eligible applicant to carry out these activities, the City is unable to consider funding for fund them in the current program year.

AP-38 Project Summary
Project Summary Information

1	Project Name	City Administration/Planning
	Target Area	
	Goals Supported	Administration and Planning Housing Economic Development Infrastructure and Area Benefit Low-Mod Clientele and Public Services
	Needs Addressed	Housing Economic Development Infrastructure and Area Benefits Low-Mod Clientele and Public Services
	Funding	CDBG: \$335,802.00
	Description	Coordinates, administers, and monitors the CDBG and HOME programs; prepares reports and plans required by HUD, prepares environmental and historic preservations studies, monitors compliance of all federally funded activities under the grants. Manages CDBG and HOME funded assets including the loan portfolio, and program income and any properties funded in whole or in part with CDBG or HOME funds. In the event that the City would pursue a Section 108 loan for housing or infrastructure, City Staff funded through CDBG and/or HOME would administer the Section 108 activities. Expected resources include 2025 entitlement and program income, as well as prior year entitlement and program income.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	HUD does not require that direct beneficiaries of administrative and planning activities be reported. However, it is important to note that 1,879 low and moderate income households are estimated to be served under other Projects identified in this plan. Without completing HUD required administrative and planning activities, none of those projects would be possible and it can be stated that the direct beneficiaries of all other Projects in the plan are indirect beneficiaries of Planning & Administration
	Location Description	Planning and Administration activities will be undertaken by City Staff at Davenport City Hall.

	Planned Activities	Funds will be used to coordinate, administer, and monitors the CDBG and HOME programs; prepare reports and plans required by HUD, prepare environmental and historic preservations studies, monitor compliance of all federally funded activities under the grants. Manage CDBG and HOME funded assets including the loan portfolio, and program income and any properties funded in whole or in part with CDBG or HOME funds. In the event that the City would pursue a Section 108 loan for housing or infrastructure, City Staff funded through CDBG and/or HOME would administer the Section 108 activities.
2	Project Name	Housing
	Target Area	
	Goals Supported	Housing
	Needs Addressed	Economic Development
	Funding	CDBG: \$2,502,433.00 HOME: \$3,503,826.38
	Description	With CDBG and HOME funding in accordance with rules and regulations, assistance will be provided by the City directly to homebuyers, homeowners, renters, and developers, as well as to non-profits, for-profits or CHDOs to acquire and/or rehabilitate properties, eliminate blight, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. May include: rehabilitation, acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance, housing counseling and Tenant Based Rental Assistance. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. Other funding available includes program income generated by the respective revolving loan funds. Section 108 loans for eligible housing activities may be undertaken. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations. Expected resources include 2026 entitlement and program income, as well as prior year entitlement and program income.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	is estimated that the following beneficiaries will be served: <ul style="list-style-type: none"> • Housing rehabilitation loans/grants: 20 • Downpayment/closing cost assistance: 10 • Homeowner housing added: 3
	Location Description	Funding is available citywide. Exact addresses of housing projects are not known until applications have been received, processed and approved.
	Planned Activities	With CDBG and HOME funding in accordance with rules and regulations, assistance will be provided by the City directly to homebuyers, homeowners, renters, and developers, as well as to non-profits, for-profits or CHDOs to acquire and/or rehabilitate properties, eliminate blight, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. May include: rehabilitation, acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance, housing counseling and Tenant Based Rental Assistance. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. Other funding available includes program income generated by the respective revolving loan funds. Section 108 loans for eligible housing activities may be undertaken. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations.
3	Project Name	Economic Development
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$844,683.00

Description	<p>Formulation, coordination, and implementation of local economic development strategies. Provide economic development assistance including loans, section 108 loans, loan guarantees, grants, microenterprise assistance, and infrastructure development to businesses locating to or expanding in Davenport. Loans and grants provided will be for operating capital, acquisition, rehabilitation, demolition, slum blight prevention/removal. At least 51% of the jobs created by the assisted businesses must be made available to low/moderate income people. Economic assistance will also be provided to alleviate slum or blighted conditions in designated slum/blight areas or on individual slum/blight properties. Small business loan program will address the impact of the credit crunch and reduction of capital for business start-ups or expansion. Section 108 loans for eligible economic development activities may be undertaken. A percentage of staff costs will be covered by program income earned through the revolving loan fund. Expected resources include 2026 entitlement and program income, as well as prior year entitlement and program income.</p>
Target Date	<p>6/30/2027</p>
Estimate the number and type of families that will benefit from the proposed activities	<p>An estimated that 6 jobs will be created or retained, and 3 business assisted.</p>
Location Description	<p>Economic Development activities are available citywide.</p>
Planned Activities	<p>Formulation, coordination, and implementation of local economic development strategies. Provide economic development assistance including loans, section 108 loans, loan guarantees, grants, microenterprise assistance, and infrastructure development to businesses locating to or expanding in Davenport. Loans and grants provided will be for operating capital, acquisition, rehabilitation, demolition, slum blight prevention/removal. At least 51% of the jobs created by the assisted businesses must be made available to low/moderate income people. Economic assistance will also be provided to alleviate slum or blighted conditions in designated slum/blight areas or on individual slum/blight properties. Small business loan program will address the impact of the credit crunch and reduction of capital for business start-ups or expansion. Section 108 loans for eligible economic development activities may be undertaken. A percentage of staff costs will be covered by program income earned through the revolving loan fund.</p>

4	Project Name	Infrastructure and Area Benefits
	Target Area	
	Goals Supported	Infrastructure and Area Benefit
	Needs Addressed	Infrastructure and Area Benefits
	Funding	CDBG: \$100,000.00
	Description	Infrastructure and area benefits to benefit low to moderate households and areas, as allowed by CDBG regulations. This could include (but is not limited to) improvements to streets, sidewalks, gutters, sewer, alleys and other neighborhood improvements. Could also include prevention/elimination of blight through acquisition, demolition, rehabilitation, facade improvements, etc. Section 108 loans for eligible infrastructure and/or area benefit activities may be undertaken. Expected resources include 2026 entitlement and program income, as well as prior year entitlement and program income. Funds not utilized in the Infrastructure and Area Benefit project will be utilized in Project 2: Housing.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	<p>Because the beneficiaries are dependent on the area to be served, beneficiaries cannot be estimated until the areas to be assisted have been identified. For a placeholder in this plan, 1 households has been used. It is important to note, however, that this is only an estimate and actual number assisted may vary.</p> <p>Funds will be used to improve the availability and livability of affordable housing in Davenport neighborhoods.</p> <p>In any given year, the ability to complete infrastructure projects is dependent on funds available, eligible projects coming forward, and availability of public works staff and contractors to carry out the projects. Infrastructure projects may not be completed every year. Funds not utilized in the Infrastructure and Area Benefit project will be utilized in Project 2: Housing.</p>
	Location Description	Infrastructure activities in support of affordable housing are available citywide, however, infrastructure activities are generally carried out in support of low and moderate income housing and neighborhood development. As a result, infrastructure improvements are most likely to occur in older parts of the city with more deteriorated infrastructure and higher concentrations of low and moderate income households.

	Planned Activities	Infrastructure and area benefits to benefit low to moderate households and areas, as allowed by CDBG regulations. This could include (but is not limited to) improvements to streets, sidewalks, gutters, sewer, alleys and other neighborhood improvements. Could also include prevention/elimination of blight through acquisition, demolition, rehabilitation, facade improvements, etc. Section 108 loans for eligible infrastructure and/or area benefit activities may be undertaken. Expected resources include 2025 entitlement and program income, as well as prior year entitlement and program income. Funds not utilized in the Infrastructure and Area Benefit project will be utilized in Project 2: Housing.
5	Project Name	Low-Mod Clientele and Public Services
	Target Area	
	Goals Supported	Low-Mod Clientele and Public Services
	Needs Addressed	Low-Mod Clientele and Public Services
	Funding	CDBG: \$242,500.00

<p>Description</p>	<p>Funding for a variety of public service activities serving low to moderate income clientele has been proposed for this year, including: Youth services: Providing mentoring, counseling, child care, before and after school programs, music programs, and summer programs for low to moderate income families. These programs provide social, physical, emotional, cultural and educational enrichment for low to moderate income children, primarily in the central city. Homeless and Transitional Housing: Provides shelter and transitional housing for homeless adults and families. Services also include advocacy, case management, referrals, service coordination, legal assistance for eviction diversion, one-time crisis assistance to prevent homelessness, meal sites, and funding for the staff to implement these activities. Domestic Violence Services: Advocacy shelter provides assistance and shelter to victims of domestic violence. Legal Advocate provides assistance to survivors navigating the court system. Shelter staff provides crisis line, advocacy, and assistance to victims in obtaining safe shelter, food, clothing, medical attention, and basic needs. Program provides counseling, referrals, and legal assistance to victims of domestic violence. Provides community and prevention education programs to individuals age 3 to 18. Mental Illness Services: Provides support and case management for individuals with long term mental illness who are tenants in long term supportive housing units. Subsistence Payments/Relocation Payments: While the City generally would not fund subsistence payment programs, there may be situations where, on a short term basis in response to an emergency situation, the City may fund such programs. Funding such a program on a short term basis would prevent these households from losing their current housing and reduce the strain on other public and social services. Expected resources include 2025 and earlier entitlement funds. Davenport does not typically draw program income for public service activities, as the vast majority of program income is generated by the housing and economic development revolving loan funds, and the program income stays with the revolving loan fund that generated it. However, the projected amount of program income to be earned during the program year is included in the calculation of the public service cap. In the unlikely event that a substantial amount of program income is generated outside of the revolving loan funds that program income may be drawn against expenses in the public service activities if necessary to comply with federal regulations.</p>
<p>Target Date</p>	<p>6/30/2027</p>

Estimate the number and type of families that will benefit from the proposed activities	This year, applicants for funds have indicated that 1,539 individuals will be served.
Location Description	Services for low and moderate income residents and public services are available citywide.
Planned Activities	<p>Funding for a variety of public service activities serving low to moderate income clientele has been proposed for this year, including: Youth services: Providing mentoring, counseling, child care, before and after school programs, music programs, and summer programs for low to moderate income families. These programs provide social, physical, emotional, cultural and educational enrichment for low to moderate income children, primarily in the central city. Homeless and Transitional Housing: Provides shelter and transitional housing for homeless adults and families. Services also include advocacy, case management, referrals, service coordination, legal assistance for eviction diversion, one-time crisis assistance to prevent homelessness, meal sites, and funding for the staff to implement these activities. Domestic Violence Services: Advocacy shelter provides assistance and shelter to victims of domestic violence. Legal Advocate provides assistance to survivors navigating the court system. Shelter staff provides crisis line, advocacy, and assistance to victims in obtaining safe shelter, food, clothing, medical attention, and basic needs. Program provides counseling, referrals, and legal assistance to victims of domestic violence. Provides community and prevention education programs to individuals age 3 to 18. Mental Illness Services: Provides support and case management for individuals with long term mental illness who are tenants in long term supportive housing units. Subsistence Payments/Relocation Payments: While the City generally would not fund subsistence payment programs, there may be situations where, on a short term basis in response to an emergency situation, the City may fund such programs. Funding such a program on a short term basis would prevent these households from losing their current housing and reduce the strain on other public and social services.</p>

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Funding for all projects is available citywide. A review of consultant prepared studies both indicated that the City should continue to balance investment between older areas of the city and making new affordable housing opportunities available in parts of the City where they have not traditionally been present.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In preparing this plan, the public input process revealed that the majority (52%) of survey respondents prefer that funds be available both on a city-wide basis and targeted to particular areas when appropriate. A review of several contracted consultant prepared studies indicated that the City should continue to balance investment between older areas of the city with making new affordable housing opportunities available in parts of the City where they have not traditionally been present.

In attempting to balance those needs, the City has chosen to make all programs available citywide, so that the largest group of eligible residents may take advantage of them. However, the nature of certain activities means that the benefits of these activities are likely to be concentrated in low to moderate income areas. Examples of programs likely to be most utilized in older areas are:

- Housing rehabilitation programs, which will likely benefit homeowners in areas of the city with the oldest and least well maintained housing stock,
- Public service programs, which are likely to benefit areas where low to moderate income households are most concentrated,
- Infrastructure activities, which will likely benefit areas of the city with the oldest infrastructure. When affordable housing development takes place in a low/mod area with older or failing infrastructure, non-maintenance supplemental infrastructure improvements in the area may be offered in support of neighborhood revitalization in the vicinity of the housing activities.
- Blight removal, which will likely benefit areas of the city with the oldest and least well maintained buildings.

Discussion (optional)

The City of Davenport will continue to use the feedback it receives annually through surveys, public input, and planning studies to help guide its choices of where new housing (or rehabilitation) projects are focused. Information from several consultant prepared studies discussed that community perceptions have a strong influence on housing choices and it was determined that the city should increase affordable housing opportunities in areas where it is not generally available.

Housing: Funding for housing programs offered by the City and its non –profit partners is available citywide. However, because of a concentration of low income households and older housing stock in older areas of the City, it can be expected that the majority of housing rehabilitation activities will take place in these areas. New development of affordable housing, both homeowner and rental, is also eligible citywide, and attempts will be made to encourage that development to take place outside of areas where it has traditionally been available-. The City or its non-profit partners may from time to time offer targeted outreach in particular areas of the City, especially in those areas where redevelopment is anticipated to occur, to encourage better overall neighborhood quality in the area of new development. For example, this could include outreach for exterior grants in a neighborhood surrounding a new affordable apartment building under the umbrella of the existing housing rehabilitation program.

Economic Development: Funding for economic development programs is available citywide. However, the City may from time to time offer targeted outreach in particular areas of the City, especially in those areas where redevelopment is anticipated to occur, to encourage better overall neighborhood quality in the area of redevelopment. For example, this could include outreach grants to businesses opening in smaller commercial/retail districts or other areas of the City that are underinvested.

Infrastructure and Area Benefits: Funding for infrastructure offered by the City is available citywide. However, because of a concentration of low income households and older housing stock in older areas of the City, it can be expected that the majority of infrastructure activities will take place in these areas. New development of affordable housing, both homeowner and rental, is also eligible citywide, and attempts will be made to encourage that development to take place outside of areas where it has traditionally been available. When that development takes place in an area with older or failing infrastructure, and the area would meet HUD criteria for low to moderate area benefits, infrastructure improvements and blight removal in the area may be offered in support of the housing activities.

Low-Mod Clientele and Public Services: Funding for public service programs offered by the City's non – profit partners is available citywide. However, because of a concentration of low income households in older areas of the City, it can be expected that the majority of public service activities will take place in these areas. Public service providers are encouraged to provide services to all low to moderate income residents regardless of their location in the City.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction (optional)

The City of Davenport reviews information from various studies to assist in guiding programs and development. These studies assist the City to continue its strategy of utilizing CDBG and HOME to increase and maintain the availability of high-quality, affordable, rental and for-sale housing through new construction and rehabilitation, by both revitalizing older areas and developing new affordable housing where it has not been traditionally available.

Information from several contracted consultant prepared studies suggest the need to improve community perception of affordable housing and increase the supply of affordable housing, especially at the lowest income levels. Efforts should be made to promote more geographic choice, larger and accessible units, higher density of smaller, low-maintenance units, elimination of blight and education efforts for both tenants and landlords about housing rights, financial education, eviction prevention, and public safety.

The HUD published instructions for this section state that these “households supported” goals are not to include emergency shelter, transitional shelter, or social services. Instead, these numbers are only to include newly assisted units that are reserved for homeless individuals and families. No new units of this type are anticipated this year.

Therefore, all the produced, rehabilitated, and acquired units shown in the second table are included in the first table as Non-Homeless units. These units represent estimated households to be assisted through the City's Housing fund.

In the second table, the new units to be produced include newly assisted rental and owner occupied units, rehabbed units include homes assisted through the CDBG and HOME programs, and acquisition of existing units includes households supported with downpayment assistance.

It is important to note that the City does assist homeless residents through the public services category, which is not represented in the tables below. Those numbers are included elsewhere in this plan: as part of the Low-Mod Public Services and Limited Clientele goal in AP-20 and Project #5 in AP-35.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	33
Special-Needs	0
Total	33

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	3
Rehab of Existing Units	20
Acquisition of Existing Units	10
Total	33

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion (optional)

It is estimated that 33 households will be supported by non-homeless unit production or rehabilitation through the City’s housing fund and acquisition of existing units for households supported with downpayment assistance. There are no new units anticipated to be constructed this year this year that are solely reserved for homeless individuals and/or families.

It is important to note that the City does assist homeless residents through the public services category, which is not represented in the tables below. Those numbers are included elsewhere in this plan: as part of the Low-Mod Public Services and Limited Clientele goal in AP-20 and Project #5 in AP-35.

AP-60 Public Housing – 91.220(h)

Introduction (optional)

In 2022, the City ceased participation in the Public Housing Program and sold the Public Housing inventory. The City continues to provide housing voucher assistance, in addition to, housing rehab and development.

Actions planned during the next year to address the needs to public housing

With the net proceeds from the sale of the former Public Housing units, the Housing Choice Voucher program will be upgrading its current software system in FY 2027.

With HUD approval, the City allowed a one-year waiver regarding HCV rent limits to expire, so staff is transitioning the payment standard from 120% to 110% of FMR. The previous waiver allowed the HCV program to allow rents of up to 120% of FMR.

The Housing Authority will host a landlord recruitment event, to encourage landlord participation and educate landlords on policy changes that impact the program.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HCV tenants are encouraged to make use of community resources and other City of Davenport programs to become more self-sufficient. Existing tenants of those properties have been given the opportunity to apply for programs such as Urban Homestead and the CDBG Down Payment Assistance programs, if they would like to become a homeowner. Within the past several years, a voucher client was able to qualify for the City's HOME funded Urban Homestead Program and close on acquisition of a single-family home.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The public housing authority is not designated as troubled.

Discussion (optional)

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction (optional)

In January 2020, the Iowa Council on Homelessness elected to reorganize its governance structure and separate the duties of the Continuum of Care (CoC) from the Iowa Council. In its place, the Iowa Council approved an Interim CoC Board to assume responsibilities as the primary decision-making body for the CoC on a time-limited basis. The separation of duties became effective on April 1, 2020. A full transition of the permanent CoC board took place in April 2021 and has remained since the transition in 2021.

The CoC Board serves as the HUD-designated primary-decision-making group and oversight board of the Iowa Balance of State (hereinafter referred to as the “geographic area”) Continuum of Care for the Homeless (IA-501). The responsibilities for the CoC board include operate the COC, oversight of the Homeless Management Information System (HMIS) and COC planning. The Iowa Balance of State CoC jurisdiction is made up of 96 counties and the board meets monthly.

On the local planning level, the Quad Cities Housing Cluster is comprised of local organizations, local and county government representatives, law enforcement, elected government representatives, and health services. This cluster through their roles in the community provide affordable housing and supportive services to the community’s homeless persons, persons at risk of homelessness, and low to moderate income households.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Quad Cities Silos to Solutions is a plan resulting from a volunteer task force committed to addressing affordable housing in the community. This initiative was developed out of the Scott County Housing Council (SCHC) which the City of Davenport is represented by designated city staff. The vision by 2030 is to address the gap for affordable housing, preservation of the affordable units currently available, engage in partnership to foster dialogue and action on affordable housing. The cluster assists in the point in time count which identifies unsheltered persons and members of the cluster perform weekly homeless outreach in the community looking for unsheltered persons. Agencies collaborate in mutual referrals and resources, using the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) and Matching to Appropriate Placement Assessment (MAP) at intake to identify the programs and services best aligned to end the family/individual homelessness. The Coordinated Entry process for COC agencies has transitioned from local agencies to the Institute for Community Alliances (ICA) and the regional meetings are held weekly.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Quad Cities Housing Cluster is a multi-faceted group that provides emergency shelter, transitional housing, permanent housing, affordable housing and mainstream supportive services. The cluster identifies gaps in housing services and researches solutions to those gaps by utilizing the expertise of those agencies that have successfully provided housing and mainstream services to homeless persons. This collaboration provides program delivery that reduces redundancy in services, uses funds available more efficiently and allows those agencies who have experience in program delivery the opportunity to expand on existing successful programs. The cluster utilizes coordinated entry and diversion practice.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Iowa Council identified a need for consistent Iowa standards for homeless operations, services and performance. Driven by new HUD regulations, the Iowa Council outlined its strategy for establishing commonality and consistency in operational practices, services, and performance measures for organizations and programs with a focus on housing needs and services. In 2014 state fiscal year, the Council used state appropriation funds to contract with the State Public Policy Group to develop recommended standards for homeless programs as a best practice for Iowa's homelessness system. These standards are directed to individual organizations and their programs. By local achievement of these standards, each organization will contribute to the larger goal of system improvement and to reduce the amount of time homeless persons will need in shelter and prevent individuals and families who are recently homeless from re-entering shelter. The coordinated entry contact for the Quad Cities Bi-State area is the Institute for Community Alliances (ICA).

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Homeless prevention programs including rental and utility assistance program assist in helping low-income individuals and families from becoming homeless. Cluster organizations participate in the community's coordinated entry and diversion matrix for homeless persons leaving hospitals and correctional institutions. Prior to discharge, staff utilize coordinated entry in assisting exiting individuals with appropriate transitional and permanent housing and mainstream resources while reducing the return or entry into shelter. The City's CDBG funds Salvation Army's Homeless prevention program, Iowa

Legal Aid's eviction diversion program and Humility of Mary's Intake and Diversion Specialist. These CDBG funded programs provide supportive services to at risk populations in attempts to keep individuals and families housed so as not to return or enter shelter.

Discussion (optional)

City staff are members of the Quad Cities Housing Council/Housing Cluster. Members of the cluster also have staff from the Scott County Health Department and local non-profit groups that address various physical and mental health needs of Davenport citizens. Cluster members include those that serve the needs of citizens with physical disabilities, accessibility challenges, mental disabilities, the elderly, survivors of domestic violence and those who suffer from HIV/AIDS.

Additionally, through the CDBG Subrecipient program, the city has funded agencies that meet the health, mental health, and service needs of residents, and the city is likely to fund these activities again in the future, pending application for funding and resources permitting. Previously funded agencies include those providing accessibility, transportation, and mental health services, services to the homeless and survivors of domestic violence, those with HIV/AIDS, elderly, youth and others.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction (optional)

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Davenport will continue to use the feedback it receives annually through surveys, public input, and planning studies to help guide any negative effects on affordable housing that may be currently in place through public policies. Since the 2019 zoning update, the City has adopted policy change to directly address housing barriers and introduce housing variety.

The City endeavors to reduce barriers to affordable housing by simplifying zoning regulations. A user-friendly, searchable use matrix, downloadable as a pdf file, that allows developers to quickly identify permitted uses and access applicable development standards was adopted by ordinance. Additionally, to promote variety of housing, the City has introduced support for mixed-uses by allowing multiple uses to operate together where permitted simultaneously, without adopting specific zone for mixed-use housing. The result has expanded opportunities for two-family or multi-family dwellings in 12 of 21 zoning districts in the city.

Further policy adaptations are the sustained permitting of accessory-dwelling units with all single-family homes in the city; streamlined permitting through digital permitting software, enabling the contemporaneous permit review with multiple city departments; and remove parking limits for select commercial zones to promote density, maintain historic character, and offer housing options throughout the city.

In 2024, the City took steps to arrange adaptive reuse of a historic landmark through public-private partnership. In 2024 the City took initial steps forward converting a historic campus into a mix of housing by rezoning the 31-acres, city-owned, Annie Wittenmyer Campus as a Planned Unit Development with workforce housing, senior housing, and social services. In 2025, the City conveyed the property to a private development partner to rehabilitate the existing historic structures on campus to 99 dwelling units and supportive social services.

The City is entering the next phase of the development of the West Davenport Infrastructure and Land Use plan. The plan is designed to introduce intentional development to maximize the value for current and future residents of the west side of the City of Davenport. Lastly, the City will tenaciously continue to attract a variety of housing development in underdeveloped or vacant land inside established neighborhoods.

Discussion (optional)

Significant challenges exist in confronting the housing and community development needs of low to moderate income residents, including limited capacity of area non-profits, and the age and condition of housing stock and infrastructure available. Limited funding available through the federal programs further reduces the ability of cities to meet the challenges faced by residents. While the City makes every effort to partner with non-profit groups, other government agencies, and for-profit developers, the needs continue to outstrip the funding available to address them. Through efficient program design and funding strategies, it is hoped that the impact of limited federal funding can be minimized.

In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet identified needs and local objectives. For example, in the current program year, no applications were received for transportation or financial literacy programs, though those are needs identified through the planning process. In the absence of an eligible applicant to carry out these activities, the City is unable to evaluate them for funding in the current program year.

AP-85 Other Actions – 91.220(k)

Introduction (optional)

While the City makes every effort to partner with non-profit groups, other government agencies, and for-profit developers, the needs continue to outstrip the funding available to address them. Through program design changes and more focused funding strategies, it is the City's hope that the impact of the reduced funding can be minimized.

Actions planned to address obstacles to meeting underserved needs

Because funding is not available to meet all needs, the Citizens' Advisory Committee, which is responsible for evaluating applications and awarding funding, has put in place an evaluation process that places a higher point value on closely addressing the identified local objectives and on compliance and performance in carrying out funded activities. In this way, the CAC is attempting to use the limited federal dollars available in the most efficient manner.

In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet identified needs and local objectives. For example, in the current program year, no applications were received for transportation or financial literacy programs, though those are needs identified through the planning process. In the absence of an eligible applicant to carry out these activities, the City is unable to evaluate them for funding in the current program year.

Actions planned to foster and maintain affordable housing

As described elsewhere in the consolidated plan, CDBG and HOME funding in accordance with rules and regulations will be provided by the City directly to homeowners and developers, as well as to non-profits, for-profits or CHDOs to acquire and/or rehabilitate properties, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. This may include: acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance, relocation assistance, Tenant based rental assistance, and housing counseling. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. Other funding available includes program income generated by the respective revolving loan funds. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations.

Actions planned to reduce lead-based paint hazards

All of the housing rehabilitation programs offered by the City and subrecipient agencies adhere to lead based paint regulations. This includes programs for homeownership, where homes are

acquired, rehabilitated and sold to eligible households; as well as owner occupied rehabilitation programs for

households that already own their homes. In the event that older rental units are rehabilitated (rather than constructed new), lead based paint regulations would also apply. In all federally funded programs, federal funding is utilized to remediate or abate lead hazards as appropriate according to regulations. Additionally, the City has two lead risk assessors on staff. In all rehabilitation projects, lead safe work practices are used at all times when lead is present.

In addition to rehabilitating existing housing, the City was encouraged by several consultant prepared studies to balance federal investments between the revitalization of older areas and the provision of new housing opportunities outside of areas where they have traditionally been available. In continuing this strategy, the City has funded the construction of a variety of new housing units, both owner occupied and rental, that will obviously be lead free by virtue of the fact that lead based paint is no longer produced or allowed.

Rehabilitation programs are available to families with lead poisoned children as well. Such families may be referred by the Scott County Health Department at their discretion when they are detected. Because the State of Iowa has mandated that all children entering kindergarten be tested for lead based paint, the incidence of lead poisoning among children is now one that can be detected and addressed earlier.

Actions planned to reduce the number of poverty-level families

The City anticipates allocating CDBG funds to activities that assist in reducing the number of poverty level families in Davenport. In the past, the City has funded programs that assist poverty level families. These programs have included:

- economic development activities that create or retain jobs for low to moderate income workers and/or business owners,
- a transportation program for low/mod individuals and families,
- transitional housing and supportive services for low to moderate income households
- public service activities that support mentoring, after school, and summer programs for low to moderate income children
- Homeless prevention, rapid rehousing, and eviction diversion programs.

All of the activities funded through the CDBG and HOME programs are available to poverty level families, and the City has sought to balance the investment of federal funds between activities that benefit extremely low income families through a comprehensive set of projects:

- economic development activities that benefit low to moderate income business owners and employees in creating or retaining jobs, public service activities for families that need access to

- supportive services, child care, and enrichment activities,
- homeownership and rehabilitation opportunities for families that would like to purchase, maintain, or improve a home,
- rental development to ensure an adequate supply of decent, affordable housing for those who cannot afford or are not ready for homeownership
- Infrastructure activities in support of affordable housing to improve the livability and sustainability of older neighborhoods with higher levels of low income residents.

While many of these programs also provide services to families who are low to moderate income, the intention is that, particularly through economic development, affordable homeownership, and child care and enrichment activities, extremely low income households will be able to utilize their saved or gained resources to take the step out of poverty. In particular, youth programs funded through CDBG are intended to build life skills by providing resources, mentoring, and enrichment to young residents that help to break the cycle of poverty.

Actions planned to develop institutional structure

No gaps were identified in the institutional structure and service delivery system through the public input process. However, a need was identified for additional housing units affordable to households with very low incomes. That need is eligible to be addressed with unit production through the CDBG and HOME programs, and the City intends to address that need as funding is available and development opportunities arise.

Actions planned to enhance coordination between public and private housing and social service agencies

- The City serves as a member of the Quad City Housing Council, the Quad City Housing Cluster, and the Scott County Shelter and Transitional Housing Council. All of these groups conduct activities that address the housing needs of low and moderate income residents, including both homeless and non-homeless individuals and those with non-homeless special needs. These groups meet monthly. These groups represent public, private, and non-profit agencies serving Davenport residents.
- Through the CDBG program, the City funds a variety of subrecipients that serve these populations in the public service category. Comprised of eight agencies operating eight public services CDBG funded programs, these subrecipients represent a wide variety of public, private and social service agencies.
- City staff monitors annually nearly 100 affordable rental units originally funded with HOME and CDBG dollars. During the course of each year, staff is able to interact with these affordable housing providers to continue to get input on their needs and concerns.

The City intends to continue to hold membership on these boards and commissions. In addition, the City

intends to continue funding subrecipients as applications for funding are submitted and resources permit. These entities have been invited to participate in public input process in the past, and the City anticipates continuing to include them in the future.

Discussion (optional)

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction (optional)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Davenport does not anticipate dedicating any additional forms of investment not listed in 92.205. Developers applying for funds may bring investment from other sources that

cannot yet be identified.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The text of the covenant that the City uses for homebuyer projects is below:

Throughout at least the Term of Affordability (which may range from 5 to 20 years from the date of sale to the low- or moderate-income homebuyer) the Project must be occupied by low- or moderate-income households (less than 80% Area median income) who occupy the property as their primary residence, within the meaning of the Rules; thus, this agreement for covenants and restrictions shall be recorded ahead of all other mortgages, deeds, liens, and encumbrances and shall run with the property throughout the Term of Affordability so that all succeeding owners must comply with the provisions contained herein or repay in accordance with the following HUD-sanctioned Shared Net Proceeds rule:

Net proceeds are defined by HUD as the sale price of the home, minus loan repayments and closing costs. Under this rule, the City and the homeowner selling the property share in any net proceeds upon the sale of the property. The proportional share is calculated by the following formula:

$$\frac{\text{HOME Downpayment Assistance}}{\text{HOME D. P. Assistance} + \text{homeowner investment}} \times \text{Net Proceeds} = \text{HOME amount recaptured}$$

HOME D. P. Assistance + homeowner investment

$$\frac{\text{Homeowner Investment}}{\text{HOME D.P. Assistance} + \text{homeowner investment}} \times \text{Net Proceeds} = \text{homeowner repayment}$$

HOME D.P. Assistance + homeowner investment

The homeowner investment includes the amount the homeowner contributed to the down payment and any capital improvements made to the property over time.

It should be noted that there are three outcomes under this rule. The first possible outcome is that the sale price of the home yields no net proceeds (or even a loss). In this case, the homeowner bears the burden of the loss and there is nothing for the City to recapture. However, the sale to the new buyer releases the new buyer from this Agreement and satisfies the HOME contract with the original buyer.

The second possible outcome is that the sale price yields net proceeds, but the amount is insufficient to repay both the City HOME investment and the homeowner investment in full. In

this case, the formula above is applied and the City and the homeowner share in the net proceeds, each receiving less than originally invested. As an example, suppose the City's HOME down payment assistance was \$1,000 and the homeowner investment (additional down payment) was \$2,000. Further suppose that the net proceeds from the sale equal \$1,500. When the formula is applied, the City would recapture \$500 and the homeowner would receive \$1,000.

The third possible outcome is that the sale price of the home yields net proceeds greater than the City HOME and the homeowner investment. In this case, the formula above is again applied and the proceeds are shared. In following the same example wherein the HOME investment was \$1,000 and the homeowner investment was \$2,000, suppose the net proceeds equal \$3,600. In applying the formula, the City would recapture \$1,200 and the homeowner would receive \$2,400. Thus, both parties receive more than their initial investment.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City does not currently utilize HOME funds for acquisition programs. However it is included as a possible activity with HOME if an eligible project comes forward HOME funded activities may require an affordability period, if required, restrictions are enforced through restrictive covenants running with the property that are filed with the Scott County Recorder. The summary below outlines the affordability periods based on project type.

HOME Affordability Period

By Project Type-Project Costs-Affordability Period

- New Construction Housing – Any Amount – 20 Years
- Acquisition of New Construction Housing – Any Amount – 20 Years
- Housing Acquisition of Existing - \$0-25,000/unit – 5 Years
- Housing Acquisition of Existing - \$25,001 - \$50,000/unit – 10 Years
- Housing Acquisition of Existing - \$50,001 and up/unit – 15 Years
- Housing Rehabilitation of Existing - \$0-25,000/unit – 5 Years
- Housing Rehabilitation of Existing - \$25,001 - \$50,000/unit – 10 Years
- Housing Rehabilitation of Existing - \$50,001 and up/unit – 15 Years

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not currently utilize HOME funds for refinancing of multifamily housing debt for housing that is rehabilitated with HOME funds, nor does it intend to do so in this plan year. However, if the City does agree to consider refinancing existing debt for multi-family housing, it would follow the minimum underwriting standards described at 24 CFR 92.206(b), which are:

- HOME funds would be loaned only in the event that the refinancing is necessary to permit or continue the affordability of the units.
 - Regardless of the amount of HOME funds invested, the minimum affordability period shall be 15 years.
 - The minimum guidelines are:
 - Application will demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing; City Staff will review management practices to demonstrate that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated; Application will state whether the new investment is being made to maintain current affordable units, create additional affordable units, or both; Agreement will specify the required period of affordability, whether it is the minimum 15 years or longer; Application for HOME funds will be eligible jurisdiction-wide; and Agreement will state that HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG.
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable

15% of each year's HOME grant is available exclusively to Community Housing Development Organizations (CHDOs) HOME funds available within the CHDO Reserve, by Grant Year. These funds are included in the aggregate amount for the 2026 Housing Goal (AP-20) and Project (AP-35). Funding available to CHDOs in program year 2026 by grant year is below:

- 2024: \$59,143.27
- 2025: \$60,902.62
- 2026: \$61,455.96
- Total: \$181,501.85

City of Davenport

Department: Public Works
Contact Info: Brian Schadt | 563-326-7923

Action / Date
5/20/2026

Subject:

Second Consideration: Ordinance amending Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa, by revising the speed limit on 36th Street from Brady Street to Kimberly Road from a 35-mph speed zone to a 30-mph speed zone. [Ward 7]

Recommendation:

Adopt the Ordinance.

Background:

Recent development of new athletic fields near Brady Street Stadium has increased pedestrian activity along East 36th Street, particularly during practices and athletic events. In response, traffic speed and volume data were collected to evaluate existing conditions and determine whether the current posted speed limit remains appropriate.

The study found an average travel speed of 32 miles per hour, with 85 percent of drivers traveling at or below 37 miles per hour. These observed speeds are more consistent with a posted speed limit of 30 miles per hour, based on standard traffic engineering practices that align speed limits with prevailing travel speeds.

In addition to aligning with measured speeds, reducing the speed limit to 30 miles per hour will improve safety by providing drivers with additional time to perceive and react to pedestrians, including students crossing East 36th Street during athletic activities. Given the increased pedestrian presence and the collected traffic data, a reduced speed limit is appropriate to enhance safety for all roadway users.

Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE VI SPEED LIMITS OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY REVISING THE SPEED LIMIT ON 36TH STREET FROM BRADY STREET TO KIMBERLY ROAD FROM A 35-MPH SPEED ZONE TO A 30-MPH SPEED ZONE.

Section 1. That Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by revising the speed limit as follows:

36th Street from Brady Street to Kimberly Road, from 35 miles per hour to 30 miles per hour.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Brian Schadt | 563-326-7923

Action / Date
5/20/2026

Subject:

Second Consideration: Ordinance amending Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa, by revising the speed limit on Warren Street from 5th Street to 6th Street from a 30-mph speed zone to a 25-mph speed zone. [Ward 3]

Recommendation:

Adopt the Ordinance.

Background:

The speed limit on Warren Street is currently 25 miles per hour from West River Drive to West 5th Street, where the speed limit increases to 30 miles per hour. Recent expansion of the Project Renewal campus in the 500 block of Warren Street has resulted in increased pedestrian activity along this corridor.

Project Renewal operates facilities at 510 Warren Street (the "Yellow House") and 513 Warren Street (the "Blue House"), located directly across from one another. The organization provides after-school and summer programming for children in grades K–12. As a result, children frequently cross Warren Street between these two locations.

To better accommodate this increased pedestrian activity, it is proposed to extend the existing 25-mile-per-hour speed zone one additional block north to W 6th Street before transitioning to 30 miles per hour. In conjunction with this change, a marked crosswalk and additional warning signage will be installed to enhance driver awareness.

Extending the 25-mph zone will improve safety by providing drivers with additional time to perceive and react to pedestrians crossing the roadway. Given the presence of children and the frequency of crossings associated with Project Renewal programming, the proposed change is appropriate to enhance safety for all roadway users.

Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE VI SPEED LIMITS OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY REVISING THE SPEED LIMIT ON WARREN STREET FROM 5TH STREET TO 6TH STREET FROM A 30-MPH SPEED ZONE TO A 25-MPH SPEED ZONE.

Section 1. That Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by revising the speed limit as follows:

Warren Street from 5th Street to 6th Street, from 30 miles per hour to 25 miles per hour.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Administration
Contact Info: Brian Krup | 563-326-6163

Action / Date
5/20/2026

Subject:

Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

QC Pride; Quad Cities Unity Pride Parade; Downtown; 9:00 a.m. - 12:30 p.m. Saturday, June 6, 2026; **Closures:** 2nd Street from Iowa Street to the Centennial Bridge; Iowa Street from East 3rd Street to East River Drive. [Ward 3]

Sugar Shack; Bash at the Shack Neighborhood Block Party; 1939 West 4th Street; 10:30 a.m. - 3:00 p.m. Saturday, June 6, 2026; **Closure:** Cedar Street from West 4th Street south to the alley. [Ward 3]

Friends of Martin Luther King, Inc; Juneteenth Festival; Downtown; 7:30 a.m. - 5:00 p.m. Saturday, June 20, 2026; **Closure:** West 2nd Street from Harrison Street to Brady Street. [Ward 3]

Mississippi River Distilling Company; Garage Band Live Music; 318 East 2nd Street; various dates throughout the summer (full schedule attached); **Closure:** east-west alley between East 2nd Street and East 3rd Street from Iowa Street to the MidAmerican parking lot. [Ward 3]

Hope at the BRICK House; Family Night Block Parties; 1431 North Ripley Street; 4:30 p.m. - 8:30 p.m. every Friday beginning June 26, 2026, through August 21, 2026 (full schedule attached); **Closure:** North Ripley Street from West 14th Street to West 15th Street. [Ward 5]

Visit Quad Cities; Central State Shrines Association Parade; Downtown; 9:00 a.m. - 1:00 p.m. Saturday, August 22, 2026; **Closures:** 3rd Street from East River Drive to Gaines Street; Gaines Street from West 3rd Street to West 2nd Street; West 2nd Street from Gaines Street to Pershing Avenue; Iowa Street from East 2nd Street to East 4th Street; LeClaire Street from East 2nd Street to East 4th Street. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

In accordance with the City's Special Events Policy, street, lane, and public ground closure requests are subject to approval by the City Council upon recommendation of the Special Events Committee.

Attachments:

1. Resolution
2. QC Pride Parade Route
3. QC Pride Parade Flyer to Properties

4. Bash at the Shack Closure Map
5. Juneteenth Closure Map
6. Juneteenth Street Closure and Noise Variance Petition
7. Garage Band Live Music Closure Map
8. Garage Band Live Music Signatures
9. Garage Band Live Music Schedule 2026
10. Hope at the BRICK House Block Party Closure Map
11. Hope at the BRICK House Street Closure Petition
12. Hope at the BRICK House Block Party Schedule
13. Central State Shrines Association Parade Map
14. Central Shrines Association Parade DDP Email to Downtown Properties

Resolution No. _____

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving street, lane, or public ground closure requests for the listed dates and times.

*QC Pride; Quad Cities Unity Pride Parade; Downtown; 9:00 a.m. - 12:30 p.m. Saturday, June 6, 2026; **Closures:** 2nd Street from Iowa Street to the Centennial Bridge; Iowa Street from East 3rd Street to East River Drive. [Ward 3]*

*Sugar Shack; Bash at the Shack Neighborhood Block Party; 1939 West 4th Street; 10:30 a.m. - 3:00 p.m. Saturday, June 6, 2026; **Closure:** Cedar Street from West 4th Street south to the alley. [Ward 3]*

*Friends of Martin Luther King, Inc; Juneteenth Festival; Downtown; 7:30 a.m. - 5:00 p.m. Saturday, June 20, 2026; **Closure:** West 2nd Street from Harrison Street to Brady Street. [Ward 3]*

*Mississippi River Distilling Company; Garage Band Live Music; 318 East 2nd Street; various dates throughout the summer (full schedule attached); **Closure:** east-west alley between East 2nd Street and East 3rd Street from Iowa Street to the MidAmerican parking lot. [Ward 3]*

*Hope at the BRICK House; Family Night Block Parties; 1431 North Ripley Street; 4:30 p.m. - 8:30 p.m. every Friday beginning June 26, 2026, through August 21, 2026 (full schedule attached); **Closure:** North Ripley Street from West 14th Street to West 15th Street. [Ward 5]*

*Visit Quad Cities; Central State Shrines Association Parade; Downtown; 9:00 a.m. - 1:00 p.m. Saturday, August 22, 2026; **Closures:** 3rd Street from East River Drive to Gaines Street; Gaines Street from West 3rd Street to West 2nd Street; West 2nd Street from Gaines Street to Pershing Avenue; Iowa Street from East 2nd Street to East 4th Street; LeClaire Street from East 2nd Street to East 4th Street. [Ward 3]*

WHEREAS, the City, through its Special Events Policy, has accepted the above applications for events on the listed date and time that are requesting street, lane, or public ground closures; and

WHEREAS, upon review of the applications, it has been determined that streets, lanes, or public grounds will need to be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the above street, lane, or public ground closure requests are hereby approved and staff is directed to proceed with the closures.

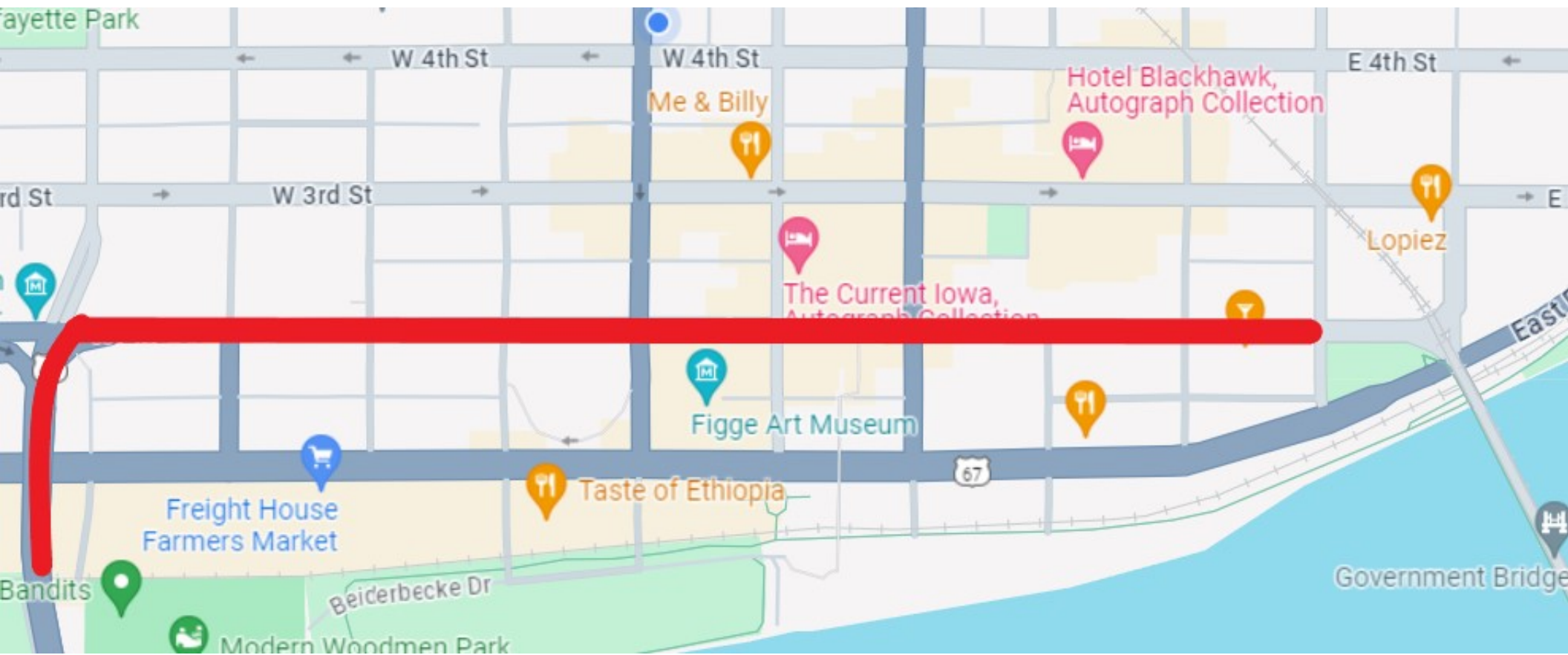
Passed and approved this 27th day of May, 2026.

Approved:

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk



WE ARE EXCITED!

QC PRIDE IS HAVING A PRIDE PARADE

June 6, 2026

Street closings will begin at 10 am with parade beginning at 11 am

The parade will be bi-state: 2nd street to centennial bridge crossing over into Illinois

For questions or more information contact Tee LeShoure at 309-373-1479

**Written objections to this request can be submitted to Brian.Krup@davenportiowa.com by 4:00 p.m. on
Wednesday, May 27, 2026.**



WE ARE EXCITED!

QC PRIDE IS HAVING A PRIDE PARADE

June 6, 2026

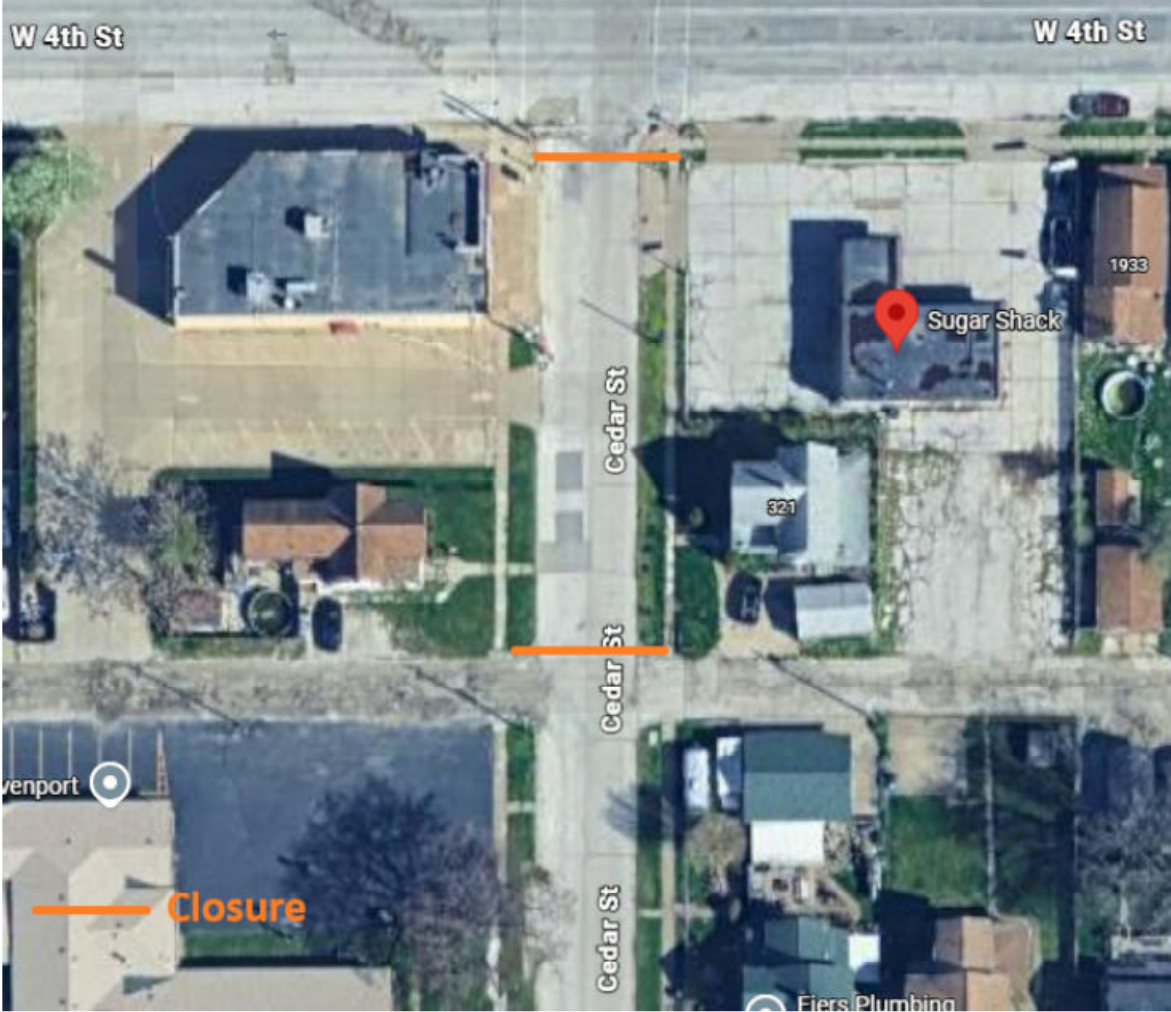
Street closings will begin at 10 am with parade beginning at 11 am

The parade will be bi-state: 2nd street to centennial bridge crossing over into Illinois

For questions or more information contact Tee LeShoure at 309-373-1479

**Written objections to this request can be submitted to Brian.Krup@davenportiowa.com by 4:00 p.m. on
Wednesday, May 27, 2026.**









CITY OF DAVENPORT

STREET CLOSING AND NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 20th day of June, 2026 during the hours of 7:30 am - 5 pm there is proposed a street closing of 2nd St. between Brady St. and Harrison St. with outdoor music/band/performance from 12 PM a.m./p.m. to 4 PM a.m./p.m., requested by The Friends of MLK, Inc.

**The date and time on this form must match the date and time entered on the special event application.*

Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
<u>Common Chord / 129 N Main St.</u> <u>Steve Ahrens</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Estes Construction / 131 W 2nd St</u> <u>Steve 400</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>The Current Iowa / 215 N Main</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>CBI Bank & Trust, 101 W 20th St</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B. & Beiderbecke Museum & Archives</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**If more space is needed, please use additional sheets.*
**If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.*

[Signature] 5 May 2026
Signature of Applicant Date

Pershing Ave

Pershing Ave

Iowa St

Iowa St

Closure

Outdoor Seating Area

STAGE

Satellite Bar
And Restroom
Access

Downtown Lounge
318 East 2nd
Street, Davenport, IA

Mississippi River
Distilling Company

310

322



Layers

E 2nd St

E 2nd St

Google

E 2nd St



CITY OF DAVENPORT

STREET CLOSURE PETITION FOR SPECIAL EVENTS

On the dates and times listed below, there is a proposed street closure with outdoor music/band/performance requested by:

Mississippi River Distilling Company, which will require the closing of the Alley between 100 feet west of Iowa Street and 250 feet east of Pershing Street.

An obstruction will be placed in the alley to restrict passage of vehicles, but pedestrian access will be maintained.

Proposed event dates/times:

- Friday, June 26, 2026 6P-10P
Friday, July 31, 2026 6P-10P
Thursday, August 13, 2026 5P-10P
Friday, August 14, 2026 5P-10P
Saturday, August 15, 2026 11A-11P
Friday, August 28, 2026 6P-10P
Friday, September 25, 2026 6P-10P

*Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).

Table with 4 columns: NAME AND ADDRESS, IN FAVOR, OPPOSED, NOT CONCERNED. Includes handwritten entries for 'Greg Klemme 301 E 3rd' and 'Dy Sady'.

* If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

Signature of Applicant: [Handwritten Signature] Date: 5/5/26

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

Friday, June 26, 2026

Setup Time: 4:00 PM - 7:00 PM

Event Time: 7:00 PM - 10:00 PM

Cleanup Time: 10:00 PM - 11:00 PM

Friday, July 31, 2026

Setup Time: 4:00 PM - 7:00 PM

Event Time: 7:00 PM - 10:00 PM

Cleanup Time: 10:00 PM - 11:00 PM

Thursday, August 13, 2026

* This is for Alternating Currents. Timing will be dictated by bands assigned to us.

Setup Time: 4:00 PM - 7:00 PM

Event Time: 7:00 PM - 10:00 PM

Cleanup Time: 10:00 PM - 11:00 PM

Friday, August 14, 2026

* This is for Alternating Currents. Timing will be dictated by bands assigned to us.

Setup Time: 4:00 PM - 7:00 PM

Event Time: 7:00 PM - 10:00 PM

Cleanup Time: 10:00 PM - 11:00 PM

Saturday, August 15, 2026

* This is for Alternating Currents. Timing will be dictated by bands assigned to us.

Setup Time: 10:00 AM - 12:00 PM

Event Time: 12:00 PM - 11:00 PM

Cleanup Time: 11:00 PM - 12:00 AM

Friday, August 28, 2026

Setup Time: 4:00 PM - 7:00 PM

Event Time: 7:00 PM - 10:00 PM

Cleanup Time: 10:00 PM - 11:00 PM

Friday, September 25, 2026

Setup Time: 4:00 PM - 7:00 PM

Event Time: 7:00 PM - 10:00 PM

Cleanup Time: 10:00 PM - 11:00 PM

th St

W 15th St

N Ripley St

Hope At The Brick House

P

1407

1415

1413

1409

Increase Healthy
Everyday Updatez

W 14th St

W 14th St

Closure

N Riple

1430

1429



CITY OF DAVENPORT

STREET CLOSURE PETITION FOR SPECIAL EVENTS

On the June 26; July 3, 10, 17, 24, 31 day of Aug 7, 14, 21, 2026 during the hours of 4:30 pm - 8:30 pm there is proposed a street closure, requested by Hope at the Beck House, which will require the closing of Ripley Street between 14th St. and 15th St.

Please note: dates and times on this form must match those entered on the special events application.

***Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
1329 Ripley 2 pit bull dogs loose 5/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1330 Ripley Jorge Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1401 Ripley All sorts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1409 Ripley vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1443 Ripley [Signature]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1417 Ripley [Signature]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1431 Ripley J Klopp	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1502 Ripley [Signature]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1503 Ripley [Signature]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* If more space is needed, please use additional sheets.

* If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

Joyce Klopp 5/5/26
 Signature of Applicant Date

Office of the City Clerk
 563-326-6163

226 West Fourth Street
 Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

Friday, June 26, 2026

Setup Time: 4:30 P.M. - 5:00 P.M.

Event Time: 5:00 P.M. - 8:00 P.M.

Cleanup Time: 8:00 P.M. - 8:30 P.M.

Friday, July 3, 2026

Setup Time: 4:30 P.M. - 5:00 P.M.

Event Time: 5:00 P.M. - 8:00 P.M.

Cleanup Time: 8:00 P.M. - 8:30 P.M.

Friday, July 10, 2026

Setup Time: 4:30 P.M. - 5:00 P.M.

Event Time: 5:00 P.M. - 8:00 P.M.

Cleanup Time: 8:00 P.M. - 8:30 P.M.

Friday, July 17, 2026

Setup Time: 4:30 P.M. - 5:00 P.M.

Event Time: 5:00 P.M. - 8:00 P.M.

Cleanup Time: 8:00 P.M. - 8:30 P.M.

Friday, July 24, 2026

Setup Time: 4:30 P.M. - 5:00 P.M.

Event Time: 5:00 P.M. - 8:00 P.M.

Cleanup Time: 8:00 P.M. - 8:30 P.M.

Friday, July 31, 2026

Setup Time: 4:30 P.M. - 5:00 P.M.

Event Time: 5:00 P.M. - 8:00 P.M.

Cleanup Time: 8:00 P.M. - 8:30 P.M.

Friday, August 7, 2026

Setup Time: 4:30 P.M. - 5:00 P.M.

Event Time: 5:00 P.M. - 8:00 P.M.

Cleanup Time: 8:00 P.M. - 8:30 P.M.

Friday, August 14, 2026

Setup Time: 4:30 P.M. - 5:00 P.M.

Event Time: 5:00 P.M. - 8:00 P.M.

Cleanup Time: 8:00 P.M. - 8:30 P.M.

Friday, August 21, 2026

Setup Time: 4:30 P.M. - 5:00 P.M.


Event Time: 5:00 P.M. - 8:00 P.M.

Cleanup Time: 8:00 P.M. - 8:30 P.M.



Central State Shrines Association Parade Saturday August 22, 2026

**Line up 9:00 am Set Off 10:30 am
After Glow & Cleanup Immediately Following**

-  Judges Stand-Kaisersladen Square Park (Figge Plaza as backup)
-  Road Closure for Parade Staging : 3rd St. from Pershing Ave. to River Dr.
-  Parade Route
-  Barricades
-  After Glow Party-tentative locations (Armored Gardens, Lopiez, and Miceys)
-  Hotel Blackhawk-Host Hotel
-  Free City Parking Lots for cars/pedestrians
-  Parking Ramps, Rates Apply
-  Parade Participant & Trailer Parking (Pending-working with owners)
-  Additional Road Closures

Krup, Brian

From: Downtown Davenport Partnership <hello@downtowndavenport.com>
Sent: Wednesday, May 13, 2026 11:38 AM
To: Krup, Brian
Subject: [EXT] Community Notice – Central States Shrine Association Parade/Visit Quad Cities

You don't often get email from hello@downtowndavenport.com. [Learn why this is important](#)

ATTENTION: This is an external email.

[View this email in your browser](#)

Hello!

Sharing the following update on behalf of our friends at Visit Quad Cities to help with advance planning and awareness for a special downtown parade taking place on Saturday, August 22.

Dear Business Owner,

We are excited to share that our community will be welcoming the Central States Shrine Association (CSSA) for a special parade that will take place on your block on Saturday, August 22, 2026, from approximately 10:30 am to 11:30 am, with parade line up starting around 9:00 am.

This event is much more than a parade — it is part of the Shriners' long-standing mission to support Shriners Children's, providing life-changing pediatric specialty care, innovative research, and compassionate treatment to children and families, regardless of their ability to pay. Funds raised and awareness generated through events like this help bring hope and healing to countless children across the country.

In addition to supporting an incredible cause, the CSSA convention and parade, Wednesday August 19, 2026, through Saturday August 22, 2026, will bring an estimated 4K total attendees from across multiple states into our community, generating tourism dollars that benefit local restaurants, shops, hotels, and small businesses. We are proud to showcase downtown and community hospitality to these visitors while supporting a mission focused on helping children and families in need. In addition, Visit Quad Cities considers this event a city-wide event due to the economic impact the CSSA will have on the whole region. The convention itself will be held at the Mississippi Valley Fairgrounds, with banquets and off-site events happening in several other cities and visitors overnighing in the majority of our hotels in the Quad Cities.

We understand that hosting a parade may create temporary inconveniences, including brief street closures and limited access during the event. However, we hope the positive impact of welcoming visitors to our area and raising awareness and support for children's healthcare will far outweigh the short-term. We are working closely with city officials and public safety personnel to minimize disruptions and to ensure a safe and enjoyable event for everyone.

Proposed Parade Route



- Judges Grand Kaiserladen Square Park (Figge Plaza as backup)
- Road Closure for Parade Staging : 3rd St. from Parkling Ave. to River Dr.
- Parade Route
- Barricades
- After Glow Party tentative locations (Armazed Gardens, Lopez, and Mickey's)
- Hotel Blackhawk Host Hotel
- Free City Parking Lots for cars/pedestrians
- Parking Ramps, Rates Apply
- Parade Participants & Trailer Parking (Pending-working with owners)
- Additional Road Closures

We truly appreciate your patience, understanding, and support as our community comes together for this meaningful event. To learn more about this event please visit [CSSA2026 | Visit Quad Cities](https://www.visitquadcities.com/CSSA2026).

If you have any questions regarding the parade or its route, we respectfully ask that you submit them in writing via email no later than 4pm on May 27, 2026 . Written objections can be submitted to Brian Krup, Deputy City Clerk for the City of Davenport, at Brian.Krup@davenportiowa.com. All comments received by that date will be carefully reviewed as part of the planning process.

Thank you for being an important part of our community and for helping us support a mission that changes children's lives every day.

Warm regards,
 Central States Shrine Association Planning Committee and Visit Quad Cities



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You are receiving this email because you are a downtown stakeholder.

Our mailing address is:

Downtown Davenport Partnership

331 W. 3rd St

Ste. 100

Davenport, IA 52801

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).



City of Davenport

Department: Administration
Contact Info: Brian Krup | 563-326-6163

Action / Date
5/20/2026

Subject:

Motion approving noise variance requests on the listed dates and times for outdoor events.

Sugar Shack; Bash at the Shack Neighborhood Block Party; 1939 West 4th Street; 10:30 a.m. - 3:00 p.m. Saturday, June 6, 2026; Outdoor music, over 50 dBA. [Ward 3]

QC Pride; Quad Cities Unity Pride Parade; Downtown (see attached parade route); 11:00 a.m. - 12:00 p.m. Saturday, June 6, 2026; Outdoor music, over 50 dBA. [Ward 3]

Friends of Martin Luther King, Inc; Juneteenth Festival; Downtown (see attached event map); 12:00 p.m. - 4:00 p.m. Saturday, June 20, 2026; Outdoor music/band, over 50 dBA. [Ward 3]

Mississippi River Distilling Company; Garage Band Live Music; 318 East 2nd Street; various dates throughout the summer (full schedule attached); Outdoor music/band, over 50 dBA. [Ward 3]

Hope at the BRICK House; Family Night Block Parties; 1431 North Ripley Street; 5:00 p.m. - 8:00 p.m. every Friday beginning June 26, 2026, through August 21, 2026 (full schedule attached); Outdoor music, over 50 DBA. [Ward 5]

Visit Quad Cities; Central State Shrines Association Parade; Downtown (see attached parade route); 10:30 a.m. - 12:00 p.m. Saturday, August 22, 2026; Outdoor music, over 50 dBA. [Ward 3]

Recommendation:

Pass the Motion.

Background:

These requests for noise variances have been received pursuant to the Municipal Code of Davenport, Iowa, Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

Attachments:

1. QC Pride Parade Flyer to Properties
2. QC Pride Parade Route
3. Garage Band Live Music Signatures
4. Hope at the BRICK House Noise Variance Petition
5. Juneteenth Street Closure and Noise Variance Petition
6. Juneteenth Closure Map
7. Central Shrines Association Parade DDP Email to Downtown Properties
8. Central State Shrines Association Parade Map

WE ARE EXCITED!

QC PRIDE IS HAVING A PRIDE PARADE

June 6, 2026

Street closings will begin at 10 am with parade beginning at 11 am

The parade will be bi-state: 2nd street to centennial bridge crossing over into Illinois

For questions or more information contact Tee LeShoure at 309-373-1479

**Written objections to this request can be submitted to Brian.Krup@davenportiowa.com by 4:00 p.m. on
Wednesday, May 27, 2026.**



WE ARE EXCITED!

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June 6, 2026

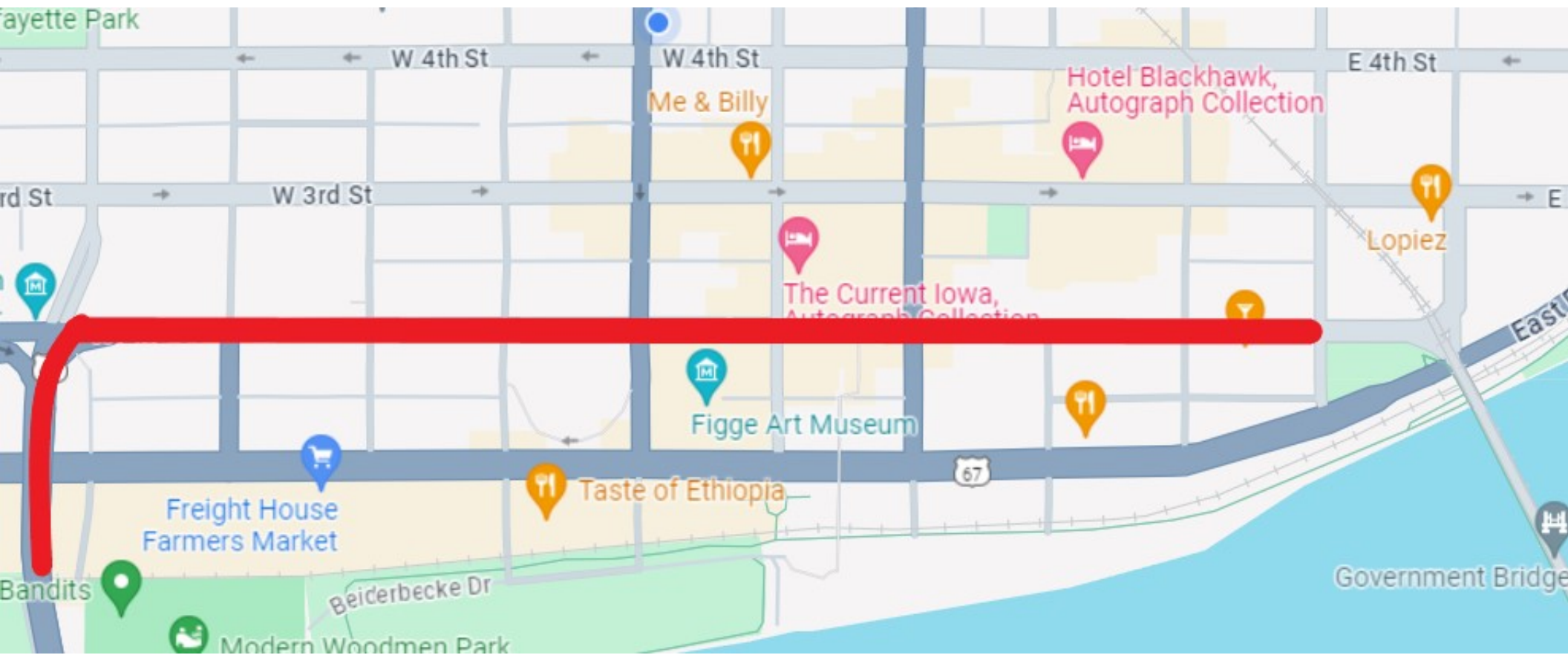
Street closings will begin at 10 am with parade beginning at 11 am

The parade will be bi-state: 2nd street to centennial bridge crossing over into Illinois

For questions or more information contact Tee LeShoure at 309-373-1479

**Written objections to this request can be submitted to Brian.Krup@davenportiowa.com by 4:00 p.m. on
Wednesday, May 27, 2026.**







CITY OF DAVENPORT

STREET CLOSURE PETITION FOR SPECIAL EVENTS

On the dates and times listed below, there is a proposed street closure with outdoor music/band/performance requested by:

Mississippi River Distilling Company, which will require the closing of the Alley between 100 feet west of Iowa Street and 250 feet east of Pershing Street.

An obstruction will be placed in the alley to restrict passage of vehicles, but pedestrian access will be maintained.

Proposed event dates/times:

- Friday, June 26, 2026 6P-10P
Friday, July 31, 2026 6P-10P
Thursday, August 13, 2026 5P-10P
Friday, August 14, 2026 5P-10P
Saturday, August 15, 2026 11A-11P
Friday, August 28, 2026 6P-10P
Friday, September 25, 2026 6P-10P

*Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).

Table with 4 columns: NAME AND ADDRESS, IN FAVOR, OPPOSED, NOT CONCERNED. Includes handwritten entries for 'Greg Klemme 301 E 3rd' and 'Dy S...'. The 'IN FAVOR' column has 'X' marks for the first two rows.

* If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

Signature of Applicant: [Handwritten Signature] Date: 5/5/26



CITY OF DAVENPORT

NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the June 26, July 3, 10, 17, 24, 31 day of Aug 7, 14, 21, 2026, there is proposed an event which will include outdoor music or a band, requested by Hope at the Beach House, during the hours of 4:30-8:30pm.

Please note: dates and times on this form must match those entered on the special events application.

***Please sign your name and print address below and indicate whether you are in favor of the noise variance, opposed to the noise variance, or are not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
1329 Ripley 2 pit bull dogs loose 5/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1330 Ripley George Ripley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1401 Ripley Allen Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1409 Ripley vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1413 Ripley [Signature]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1417 Ripley [Signature]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1431 Ripley [Signature]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1502 Ripley [Signature]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1503 Ripley [Signature]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

*If more space is needed, please use additional sheets.

[Signature] 5/5/26
Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com



CITY OF DAVENPORT

STREET CLOSING AND NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 20th day of June, 2026 during the hours of 7:30 am - 5 pm there is proposed a street closing of 2nd St. between Brady St. and Harrison St. with outdoor music/band/performance from 12 PM a.m./p.m. to 4 PM a.m./p.m., requested by The Friends of MLK, Inc.

**The date and time on this form must match the date and time entered on the special event application.*

Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
<u>Common Chord / 129 N Main St.</u> <u>Steve Ahrens</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Estes Construction / 131 W 2nd St</u> <u>Ste 400</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>The Current Iowa / 215 N Main</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>CBI Bank & Trust, 101 W 20th St</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B. & Beiderbecke Museum & Archives</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**If more space is needed, please use additional sheets.*

**If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.*

[Signature] 5 May 2026
Signature of Applicant Date



Krup, Brian

From: Downtown Davenport Partnership <hello@downtowndavenport.com>
Sent: Wednesday, May 13, 2026 11:38 AM
To: Krup, Brian
Subject: [EXT] Community Notice – Central States Shrine Association Parade/Visit Quad Cities

You don't often get email from hello@downtowndavenport.com. [Learn why this is important](#)

ATTENTION: This is an external email.

[View this email in your browser](#)

Hello!

Sharing the following update on behalf of our friends at Visit Quad Cities to help with advance planning and awareness for a special downtown parade taking place on Saturday, August 22.

Dear Business Owner,

We are excited to share that our community will be welcoming the Central States Shrine Association (CSSA) for a special parade that will take place on your block on Saturday, August 22, 2026, from approximately 10:30 am to 11:30 am, with parade line up starting around 9:00 am.

This event is much more than a parade — it is part of the Shriners' long-standing mission to support Shriners Children's, providing life-changing pediatric specialty care, innovative research, and compassionate treatment to children and families, regardless of their ability to pay. Funds raised and awareness generated through events like this help bring hope and healing to countless children across the country.

In addition to supporting an incredible cause, the CSSA convention and parade, Wednesday August 19, 2026, through Saturday August 22, 2026, will bring an estimated 4K total attendees from across multiple states into our community, generating tourism dollars that benefit local restaurants, shops, hotels, and small businesses. We are proud to showcase downtown and community hospitality to these visitors while supporting a mission focused on helping children and families in need. In addition, Visit Quad Cities considers this event a city-wide event due to the economic impact the CSSA will have on the whole region. The convention itself will be held at the Mississippi Valley Fairgrounds, with banquets and off-site events happening in several other cities and visitors overnighing in the majority of our hotels in the Quad Cities.

We understand that hosting a parade may create temporary inconveniences, including brief street closures and limited access during the event. However, we hope the positive impact of welcoming visitors to our area and raising awareness and support for children's healthcare will far outweigh the short-term. We are working closely with city officials and public safety personnel to minimize disruptions and to ensure a safe and enjoyable event for everyone.

Proposed Parade Route



- Judges Grand Kaiserladen Square Park (Figge Plaza as backup)
- Road Closure for Parade Staging : 3rd St. from Parkling Ave. to River Dr.
- Parade Route
- Barricades
- After Glow Party tentative locations (Armazed Gardens, Lopez, and Mickey's)
- Hotel Blackhawk Host Hotel
- Free City Parking lots for cars/pedestrians
- Parking Ramps, Rates Apply
- Parade Participants & Trailer Parking (Pending-working with owners)
- Additional Road Closures

We truly appreciate your patience, understanding, and support as our community comes together for this meaningful event. To learn more about this event please visit [CSSA2026 | Visit Quad Cities](https://www.visitquadcities.com/CSSA2026).

If you have any questions regarding the parade or its route, we respectfully ask that you submit them in writing via email no later than 4pm on May 27, 2026 . Written objections can be submitted to Brian Krup, Deputy City Clerk for the City of Davenport, at Brian.Krup@davenportiowa.com. All comments received by that date will be carefully reviewed as part of the planning process.

Thank you for being an important part of our community and for helping us support a mission that changes children's lives every day.

Warm regards,
 Central States Shrine Association Planning Committee and Visit Quad Cities



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You are receiving this email because you are a downtown stakeholder.

Our mailing address is:

Downtown Davenport Partnership

331 W. 3rd St

Ste. 100

Davenport, IA 52801

[Add us to your address book](#)

Want to change how you receive these emails?



You can [update your preferences](#) or [unsubscribe from this list](#).





Central State Shrines Association Parade Saturday August 22, 2026

**Line up 9:00 am Set Off 10:30 am
After Glow & Cleanup Immediately Following**

-  Judges Stand-Kaisersladen Square Park (Figge Plaza as backup)
-  Road Closure for Parade Staging : 3rd St. from Pershing Ave. to River Dr.
-  Parade Route
-  Barricades
-  After Glow Party-tentative locations (Armored Gardens, Lopeiz, and Miceys)
-  Hotel Blackhawk-Host Hotel
-  Free City Parking Lots for cars/pedestrians
-  Parking Ramps, Rates Apply
-  Parade Participant & Trailer Parking (Pending-working with owners)
-  Additional Road Closures

City of Davenport

Department: Finance
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
5/20/2026

Subject:
Motion approving beer and liquor license applications.

A. New License, New Owner, Temporary Permit, Temporary Outdoor Area, Location Transfer, etc. (as Noted):

Ward 3

Carriage Haus (Smokin' Haus Entertainment, LLC) – 312 West 3rd Street – Temporary Outdoor Area June 6-7 – License Type: Class C Liquor (On-Premises)

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) – 300 West 3rd Street – Temporary Outdoor Area June 6-7 – License Type: Class C Liquor (On-Premises)

B. Annual License Renewals (With Outdoor Area as Noted):

Ward 2

Kwik Stop (S & D, LLC) - 2308 West 53rd Street - License Type: Class B Beer/Wine (Carry-Out)

Walgreens #03595 (Walgreen Co) - 1720 West Kimberly Road - License Type: Class E Liquor (Carry-Out)

Hawkeye Sports Bar & Grill (Ortiz Holdings, LLC) - 4646 Cheyenne Avenue - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 3

Geezer's Draffhouse (Geezer's, Inc) - 1654 West 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Sippi's Restaurant (Sippi's, Inc) - 406 West 2nd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 4

The Gardens (Washington Gardens, LLC) - 1301 West 13th Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Walgreens #05239 (Walgreen Co) - 1660 West Locust Street - License Type: Class E Liquor (Carry-Out)

Ward 5

Express Lane Gas & Food Mart, Inc (Express Lane, Inc) - 1208 East Locust Street - License Type: Class B Beer/Wine (Carry-Out)

Ward 6

Aldi, Inc #80 (Aldi, Inc - Corporation) - 5262 Elmore Avenue - License Type: Class B Beer/Wine (Carry-Out)

Big River Bowling (Kimberly Entertainment, LLC) - 2902 East Kimberly Road - License Type: Class C Liquor (On-Premises)

Flavor Of India (Kita, LLC) - 2660 East 53rd Street - License Type: Class C Liquor (On-Premises)

Rhythm City Casino (Rhythm City Casino, LLC) - 7077 Elmore Avenue - Outdoor Area - License Type: Class C Liquor (On-Premises)

Walgreens #06186 (Walgreen Co) - 4011 East 53rd Street - License Type: Class E Liquor (Carry-Out)

Ward 7

Azteca 4 (Azteca 4, Inc) - 3566 Brady Street - License Type: Class C Liquor (On-Premises)

Walgreens #04041 (Walgreen Co) - 1525 East Kimberly Road - License Type: Class E Liquor (Carry-Out)

Recommendation:
Pass the Motion.

Background:
These applications have been reviewed by the Police, Fire, and Zoning Departments.

Attachments:
None

City of Davenport

Department: Public Works
Contact Info: Brian Schadt | 563-326-7923

Action / Date
5/20/2026

Subject:

Resolution accepting work completed under the Water Pollution Control Plant & Compost Facility Flood Mitigation, Stormwater, and Effluent Pumping System Project (EDA #06-79-06258) by Langman Construction, Inc of Rock Island, Illinois, in the amount of \$13,541,785.74, CIP #39012. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

This project secured the southern perimeter of the Water Pollution Control Plant (WPCP) and Compost Facility by constructing an earthen berm system of approximately 4,600 feet in length to a height of three feet over a 500-year Mississippi River flood event. In addition, this project constructed interior stormwater and effluent pumping systems that ensure the plant continues to operate efficiently and effectively during high water events from the Mississippi River.

The project was completed in accordance with the approved plans and specifications. Final quantities have been reviewed and approved by the Engineering Department, and the work has been determined to meet City standards. This action formally accepts the project and closes out the construction contract.

The final cost of the project was \$13,541,785.74, funded by a \$9,900,000 grant from the Economic Development Administration (EDA) with the remaining being local funds, CIP #39012 (EDA #06-79-06258).

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the Water Pollution Control Plant & Compost Facility Flood Mitigation, Stormwater, and Effluent Pumping System Project (EDA #06-79-06258) by Langman Construction, Inc of Rock Island, Illinois, in the amount of \$13,541,785.74, CIP #39012.

WHEREAS, the City of Davenport entered into a contract with Langman Construction, Inc of Rock Island, Illinois, for the Water Pollution Control Plant & Compost Facility Flood Mitigation, Stormwater, and Effluent Pumping System Project; and

WHEREAS, work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost of the contract was \$13,541,785.74.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that work completed under the Water Pollution Control Plant & Compost Facility Flood Mitigation, Stormwater, and Effluent Pumping System Project (EDA #06-79-06258) by Langman Construction, Inc of Rock Island, Illinois, in the amount of \$13,541,785.74, CIP #39012, is hereby accepted.

Passed and approved this 27th day of May, 2026.

Approved:

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Brian Schadt | 563-326-7923

Action / Date
5/20/2026

Subject:

Resolution accepting the storm sewer associated with the Davenport Community School District Central Athletic Fields development project. [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

The Davenport Community School District Central Athletic Fields Project is a redevelopment project located at 3640 Davenport Avenue. The school district is relocating the existing bus barn and replacing that parking lot with a combination baseball stadium and soccer field.

The developer is the Davenport Community School District, Davenport, Iowa. The plans for the site improvements were created by Martin Whitacre of Muscatine, Iowa. The construction of the storm sewer was completed by KE Flatwork of Eldridge, Iowa.

This resolution accepts:

- 9 new storm manholes. New manhole 14285 connects to existing 24" storm sewer 14451.
- Approximately 667 linear feet of 30-inch reinforced concrete pipe.
- Approximately 813 linear feet of 24-inch reinforced concrete pipe.

The Davenport Department of Engineering and Capital Projects has inspected the work and found it to be acceptable according to City of Davenport specifications. This portion of the storm sewer has been satisfactorily completed and is hereby formally accepted, and, as of this date, considered public infrastructure.

Attachments:

1. Resolution
2. Map

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting the storm sewer associated with the Davenport Community School District Central Athletic Fields development project.

WHEREAS, the Davenport Community School District Central Athletic Fields development project has been developed by the Davenport Community School District, Davenport, Iowa; and

WHEREAS, nine new storm manholes, with new manhole 14285 connecting to the existing 24" storm sewer 14451, were constructed by KE Flatwork of Eldridge, Iowa; and

WHEREAS, 667 linear feet of 30-inch reinforced concrete pipe was constructed by KE Flatwork of Eldridge, Iowa; and

WHEREAS, 813 linear feet of 24-inch reinforced concrete pipe was constructed by KE Flatwork of Eldridge, Iowa; and

WHEREAS, Department of Engineering and Capital Projects has inspected the work and found it to be acceptable according to City of Davenport specifications; and

WHEREAS, the City has a four-year maintenance bond on file in the amount of \$129,500.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the Davenport Community School District Central Athletic Fields development project site improvements, which storm sewer constructed by KE Flatwork of Eldridge, Iowa, having been satisfactorily completed, are hereby formally accepted.

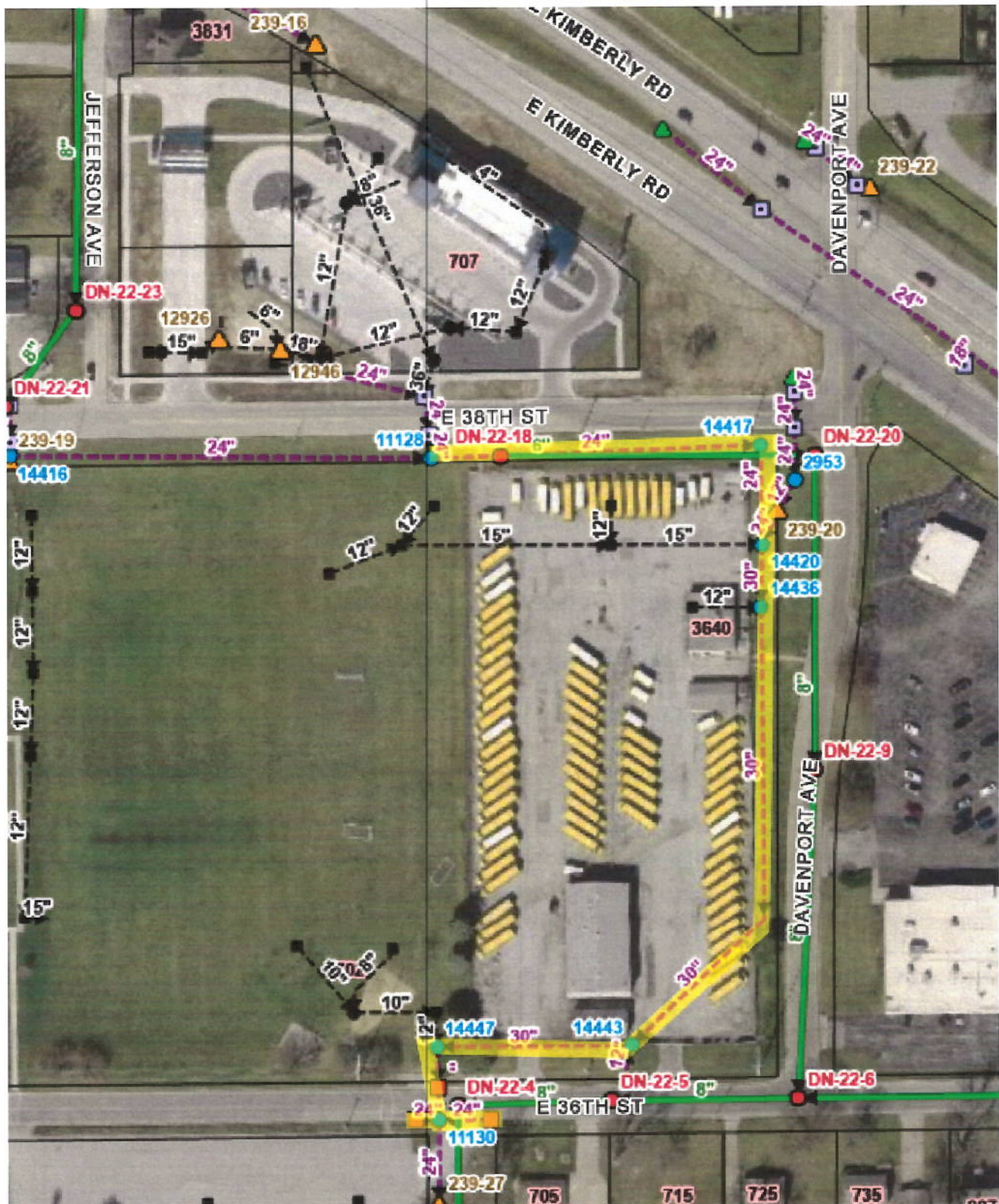
Passed and approved this 27th day of May, 2026.

Approved:

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk



City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
5/20/2026

Subject:

Resolution awarding a contract for the Elmore Avenue (East Kimberly Road to 3838 Elmore Avenue) Patching Project to Hawkeye Paving Corporation of Davenport, Iowa, in the amount of \$291,655, CIP #35061. [Ward 6]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on April 14, 2026, and sent to contractors. On May 6, 2026, the Purchasing Division opened and read five (5) bids. Hawkeye Paving Corporation of Davenport, Iowa, was determined to be the lowest responsive and responsible bidder and is recommended for award.

This project is located on Elmore Avenue from Kimberly Road to 3838 Elmore Avenue. The proposed improvements include, but are not limited to, the furnishing of all labor, materials and equipment necessary for the full depth patching of the existing roadway; resetting of all existing utility surface features to finish grade; paint striping; topsoil; sodding; and erosion control.

This contract is funded through CIP #35061 | High Volume Street Repair Program.

Attachments:

1. Resolution
2. Bid Tab

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the Elmore Avenue (East Kimberly Road to 3838 Elmore Avenue) Patching Project to Hawkeye Paving Corporation of Davenport, Iowa, in the amount of \$291,655, CIP #35061.

WHEREAS, the City needs to contract for the Elmore Avenue (East Kimberly Road to 3838 Elmore Avenue) Patching Project; and

WHEREAS, Hawkeye Paving Corporation of Davenport, Iowa, was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that a contract for the Elmore Avenue (East Kimberly Road to 3838 Elmore Avenue) Patching Project is hereby awarded to Hawkeye Paving Corporation of Davenport, Iowa, in the amount of \$291,655, CIP #35061.

Passed and approved this 27th day of May, 2026.

Approved:

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: Elmore Avenue Patching Project | E. Kimberly Rd to 3838 Elmore Ave

BID NUMBER: 26-63


OPENING DATE: May 6, 2026

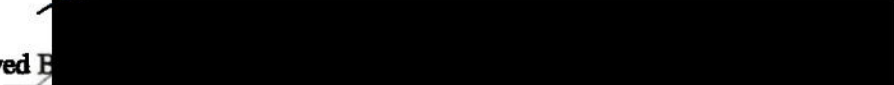
FUNDING: CIP #35061 | High Volume Street Repair Program

RECOMMENDATION: Award the contract to Hawkeye Paving Corporation of Davenport, IA in the amount of \$291,655.00.

<u>VENDOR NAME</u>	<u>Bid Total</u>
Hawkeye Paving Corporation of Davenport, IA	\$291,655.00
N.J. Miller, Inc. of Bettendorf, IA	\$325,010.00
Americore LLC of Muscatine, IA	\$332,166.00
Centennial Contractors of the Quad Cities, of Moline, IL	\$419,395.00
Langman Construction, Inc. of Rock Island, IL	\$425,287.04

Approved By 

Approved 

Approved By 

Approv 

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
5/20/2026

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the East Pleasant Street (Bridge Avenue to Esplanade Avenue) Reconstruction Project, CIP #35062. [Ward 5]

Recommendation:

Adopt the Resolution.

Background:

This is a roadway reconstruction project on East Pleasant Street from Bridge Avenue to Esplanade Avenue. This project will completely remove the existing, degraded pavement to allow for a full-depth replacement with seven-inch thick Portland Cement Concrete (PCC). To enhance safety and navigation, the project includes revised corners at all street and alley intersections, specifically designed to eliminate current "tight" turns and provide more room for vehicles to maneuver. These wider transitions will provide improved access for residential traffic, emergency, and city service vehicles. The plan also prioritizes accessibility through the installation of new ADA-conforming ramps at all intersections which will tie into existing public walks, bringing these areas into compliance with federal standards and ensuring safe passage for all pedestrians. These improvements represent a comprehensive investment in the neighborhood's safety, accessibility, and long-term resilience.

The proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment necessary for the reconstruction of the existing roadway; ADA sidewalk and ramps; integrated curb replacement; resetting of all existing utility surface features to finish grade; replacement of driveway approach aprons; topsoil; sodding; and erosion control.

This project is budgeted in CIP #35062 | Neighborhood Street Repair Program.

Attachments:

1. Resolution
2. Map

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the East Pleasant Street (Bridge Avenue to Esplanade Avenue) Reconstruction Project, CIP #35062.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the East Pleasant Street (Bridge Avenue to Esplanade Avenue) Reconstruction Project; and

WHEREAS, notice of Hearing on the plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the East Pleasant Street (Bridge Avenue to Esplanade Avenue) Reconstruction Project, CIP #35062.

Passed and approved this 27th day of May, 2026.

Approved:

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

Pleasant Street Reconstruction Project | PRJ-5606



5/11/2026, 12:51:35 PM

▭ Parcels

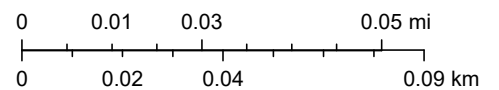
2024 Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

1:2,257



City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
5/20/2026

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Harrison Street (West Central Park Avenue to West Locust Street) Resurfacing Project, CIP #35068. [Wards 4 & 5]

Recommendation:

Adopt the Resolution.

Background:

This project will improve the pavement condition of Harrison Street from West Central Park Avenue to West Locust Street. Based on current pavement conditions, the recommended treatment is asphalt resurfacing, including removal and replacement of the top three inches of asphalt; localized full-depth pavement patches; sewer improvements; and pedestrian curb ramp upgrades. Iowa American Water will replace water main infrastructure within the project limits prior to construction at their own expense.

Harrison Street within the project limits is under the jurisdiction of the Iowa Department of Transportation (Iowa DOT). To advance the use of Iowa DOT construction funds and facilitate timely improvements to this highly utilized corridor, the City will administer and manage the project. Under a funding agreement, the Iowa DOT will reimburse the City for roadway-related construction costs, while the City will be responsible for costs associated with drainage improvements, ADA curb ramps, and sewer repairs.

Funding for the City's portion has been budgeted in CIP #35068.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract and estimate of cost for the Harrison Street (West Central Park Avenue to West Locust Street) Resurfacing Project, CIP #35068.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Harrison Street (West Central Park Avenue to West Locust Street) Resurfacing Project; and

WHEREAS, the City of Davenport has approved a shared funding agreement with the Iowa Department of Transportation (Iowa DOT) which splits costs of improvements based on responsibility currently estimated at \$756,127 from the Iowa DOT and \$160,238 from the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Harrison Street (West Central Park Avenue to West Locust Street) Resurfacing Project.

Passed and approved this 27th day of May, 2026.

Approved:

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
5/20/2026

Subject:

Resolution approving a Downtown Services Agreement with the Downtown Davenport Partnership for the provision of downtown garbage removal, parking ramp cleaning, pocket park maintenance, and Skybridge cleaning services. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

The City of Davenport and the Downtown Davenport Partnership (DDP) have a history of working cooperatively to provide services to the downtown community. The DDP has been successfully providing these services since 2020.

The DDP and City are interested in continuing to improve the provision of downtown services through the attached Downtown Services Agreement whereby the DDP will provide certain services on behalf of the City of Davenport. The City will pay for these services provided by the DDP through the terms outlined in the Downtown Services Agreement. A maximum annual amount is established in the agreement to prevent additional spending without prior approval from the City.

Attachments:

1. Resolution
2. Agreement

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving a Downtown Services Agreement with the Downtown Davenport Partnership for the provision of downtown garbage removal, parking ramp cleaning, pocket park maintenance, curblines snow removal, and Skybridge cleaning services.

WHEREAS, the City of Davenport and the Downtown Davenport Partnership have a vested interest in maintaining the frequency and quality of services provided in downtown Davenport; and

WHEREAS, the Downtown Davenport Partnership has been responsible for performing refuse removal for public trash receptacles, cleaning and maintaining three parking ramps, cleaning and maintaining the Skybridge, and cleaning and maintaining two pocket parks since July 1, 2020; and

WHEREAS, the Downtown Davenport Partnership and City of Davenport are interested in continuing to improve the provision of downtown services through the attached Downtown Services Agreement whereby the Downtown Davenport Partnership will provide certain services on behalf of the City of Davenport; and

WHEREAS, the City of Davenport will pay for the provision of services provided by the Downtown Davenport Partnership through the terms outlined in the Downtown Services Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the Downtown Services Agreement with the Downtown Davenport Partnership for the provision of downtown garbage removal, parking ramp cleaning, pocket park maintenance, curblines snow removal, and Skybridge cleaning services is hereby approved.

Passed and approved this 27th day of May, 2026.

Approved:

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

**DOWNTOWN SERVICES AGREEMENT
BETWEEN THE CITY OF DAVENPORT, IA
AND**

**THE DOWNTOWN DAVENPORT PARTNERSHIP FOR THE PROVISION OF DOWNTOWN
GARBAGE REMOVAL, PARKING RAMP CLEANING, POCKET PARK MAINTENANCE, AND
SKYBRIDGE CLEANING SERVICES**

This Downtown Services Agreement (the "Agreement") is entered into on this _____ day of _____, 2026 between the City of Davenport, IA (the "City") and the Downtown Davenport Partnership ("DDP") for DDP to perform the specified scope of services in downtown Davenport, as agreed to herein, and for City to compensate DDP, as agreed to herein, for the provision of services.

SECTION 1: SCOPE OF SERVICES

The City owns and is responsible for cleaning and maintaining certain downtown assets. As described in Section 3E, the assets listed herein are assets of the City, and the replacement, non-routine maintenance, and capital-type repairs for these assets are strictly the responsibility of City and not of DDP under the Agreement. The City and DDP agree that the following scope of services is to be performed by DDP, consistent with the terms of this Agreement. The items identified in Sections 1A, 1B, 1C, and 1D shall collectively be referred to as the "Services".

A. Downtown Pickup of Publicly Accessible Waste Receptacles

The City owns certain waste receptacles available for public use located in downtown Davenport within the boundaries of the Downtown SSMID and Expanded SSMID ("Public Waste Receptacles"). Exhibit A provides a current map identifying the location of Public Waste Receptacles. The City and DDP acknowledge that waste receptacles may be added and/or removed to those identified in Exhibit A, and that all waste receptacles owned by City for public use within the established boundaries are included within the definition of Public Waste Receptacles whether or not they are identified in Exhibit A. DDP accepts responsibility for:

- i. Emptying Public Waste Receptacles with a frequency of no less than once per day so as to prevent waste generated downtown from overflowing or becoming a public nuisance.
- ii. Cleaning Public Waste Receptacles as required to present clean and orderly and to avoid becoming a public nuisance.
- iii. Transporting and depositing waste generated from Public Waste Receptacles into a dumpster provided by City.
- iv. Ensuring that waste is not blown onto sidewalks or streets when being emptied or transported by DDP.
- v. Monitoring the condition of Public Waste Receptacles to determine appropriate

- times for emptying including 2nd Street near the Ground Transportation Center
- vi. Monitoring the condition of Public Waste Receptacles to determine need for repair or replacement. Receptacles in need of repair or replacement should be reported to City's Public Works Department.
 - vii. Recommending to City the relocation of current Public Waste Receptacles, the addition of new receptacles, or the removal of existing receptacles to provide for a clean and orderly downtown environment. Such relocation, addition, or removal of Public Waste Receptacles shall be mutually agreed upon.
 - viii. Disposal of pet waste as appropriate

B. Cleaning Downtown Parking Ramps

The City owns certain public parking ramps referred to as the Harrison Street Parking Ramp, the Redstone Parking Ramp, and the RiverCenter Parking Ramp in downtown Davenport within the boundaries of the Downtown SSMID and Expanded SSMID ("Parking Ramps"). Exhibit B provides a current map identifying the location of Parking Ramps. DDP accepts responsibility for:

- i. Performing daily routine cleaning of the elevator and lobby areas in the Parking Ramps. Tasks include dusting high and low, sweeping and mopping floors, wiping down elevator cabs, polishing elevator doors, cleaning elevator tracks, emptying waste receptacles, emptying cigarette urns, cleaning windows up to eight (8) feet high, and checking lights to report outages to the City.
- ii. Performing daily routine cleaning of the stairwells in the Parking Ramps. Tasks include dusting high and low, wiping down doors and jambs, wiping down stair handrails, sweeping and mopping floors, emptying waste receptacles, cleaning interior glass up to eight (8) feet high, and checking lights to report outages to the City.
- iii. Performing daily routine cleaning of parking levels in the Parking Ramps. Tasks include monitoring surfaces and removing and cleaning any trash, leaves, debris, broken glass, spills, etc. as well as checking lights to report outages to the City.
- iv. Performing daily routine cleaning of the sidewalks and exterior grounds of the Parking Ramps. Tasks include monitoring surfaces and removing and cleaning any trash, leaves, debris, broken glass, spills, etc. as well as checking lights to report outages to the City.
- v. Performing daily routine cleaning of the parking equipment including any pay stations, ticket dispensers, and gate arm boxes at the Parking Ramps. Tasks include dusting, cleaning, and removing graffiti.
- vi. Performing daily routine cleaning of the custodial rooms in the Parking Ramps. Tasks include dusting high and low, organizing materials, cleaning, sweeping and mopping floor, and checking lights to report outages to the City.
- vii. Performing daily routine cleaning of the attendant booths and restrooms at the

Parking Ramps. Tasks include dusting high and low, cleaning windows, sweeping and mopping floors, emptying waste receptacles, refilling tissue paper and soap dispensers, cleaning toilets, cleaning mirrors, cleaning sinks, spot cleaning walls and partitions, cleaning push plates on doors, and checking lights to report outages to the City.

- viii. Performing daily routine cleaning of the Skywalk Corridor located at the RiverCenter Parking Ramp. Tasks include dusting high and low, picking up trash, emptying waste receptacles, vacuuming, spot cleaning walls, and spot cleaning corridor glass.

C. Cleaning the Skybridge

The City owns a pedestrian bridge commonly referred to as the Skybridge that spans River Drive connecting the Redstone Parking Ramp to the Davenport riverfront within the boundaries of the Downtown SSMID and Expanded SSMID ("Skybridge"). Exhibit C provides a current map identifying the location of the Skybridge. DDP accepts responsibility for:

- i. Performing daily routine cleaning of the elevators, lobbies, and landing areas in the Skybridge. Tasks include dusting high and low, sweeping and mopping floors, wiping down elevator cabs, polishing elevator doors and walls, cleaning elevator tracks, emptying waste receptacles, emptying cigarette urns, removing markings or graffiti, interior cleaning of windows up to eight (8) feet high, and checking lights to report outages to the City.
- ii. Performing daily routine cleaning of the stairwells in the Skybridge. Tasks include sweeping and mopping landings and steps, removing gum or other debris, removing any markings or graffiti, spot cleaning walls, wiping down doors and door handles, wipe down and clean stair handrails, cleaning windows up to eight (8) feet high, dusting high and low, and checking lights to report outages to the City.
- iii. Performing daily routine cleaning of the sidewalks and exterior grounds of the Skybridge. Tasks include monitoring surfaces and removing and cleaning any trash, leaves, debris, broken glass, spills, etc. as well as checking lights to report outages to the City.
- iv. Performing daily route cleaning of the walkway in the Skybridge. Tasks include spot cleaning glass (window cleaning to be performed weekly), sweeping and mopping floor (auto scrubbing to be performed weekly), removing gum or debris from surfaces, removing markings or graffiti from surfaces, dusting high and low, checking glass and report breaks to the City, and checking lights to report outages to the City.

D. Cleaning and Maintaining Downtown Pocket Parks

The City owns certain downtown pocket parks commonly referred to as K-Square and Lady of Germania located in downtown Davenport within the boundaries of the Downtown SSMID and Expanded SSMID ("Pocket Parks"). Exhibit D provides a current map identifying the location of Pocket Parks. As of the date of this Agreement, City does not own the private downtown park known as Bechtel Park; however, if Bechtel Park transfers ownership to the City, it shall be included within the definition of Pocket Parks for this Agreement. If the number of parks increases beyond those included listed in Exhibit D, the parties agree to negotiate the maximum amount listed in Section 2H(a)(iv). DDP accepts responsibility for:

- i. Performing daily routine cleaning of the Pocket Parks including removing and discarding trash or debris, raking leaves, clearing surfaces, dusting and wiping down seating areas, picking up animal feces, trimming bushes, removing grass growing in solid surface areas, removing weeds, watering, mulching (mulch to be provided by City at City's cost), weeding flower beds, removing spider webs from all areas, and checking lights to report outages to the City.
- ii. Performing routine reporting on the functionality of the fountain/fog feature at K-Square. Annual start up and shutdown services will be performed by city staff.

E. Snow Removal from the Curb Line

The DDP will provide curb snow removal and piling on an hourly basis with the use a City of Davenport skid loader. This service will be done with the permission of the Streets Operations Supervisor, Streets Operations Manager, or any other senior level staff member at Public Works. The use of city equipment is not allowed on sidewalks or for the purpose of removing snow from private drives, lots, etc. This service will serve to augment the removal of snow from the downtown area to enable better pedestrian access and commerce. The Downtown Davenport Partnership certifies that there is adequate insurance to cover the equipment in the event of damage, loss or theft. Usage time for the equipment will not be billed to the City of Davenport. The City of Davenport will only be billed for one operator for the actual number of hours worked clearing snow from the curb line.

SECTION 2: DDP RESPONSIBILITIES

In accordance with this Agreement, DDP agrees to the following:

- A. DDP shall perform the Services as described in Section 1. DDP is responsible for procuring and providing all labor, supervision, equipment, materials, and supplies necessary to perform the Services. DDP employees or contractors engaging in the Services are not considered employees or contractors of the City.
- B. DDP shall maintain an employee time tracking system so as to track the actual number of hours worked by both laborers and supervisors in each of the areas generally listed by title as Section 1A, 1B, 1C, and 1D, which areas are Public Waste Receptacles, Parking Ramps, Skybridge, and Pocket Parks. This time tracking system shall be accurate and

recorded by the minute using software selected by the DDP. Time reported to the City, at a minimum, must include the classification of Public Waste Receptacles, Parking Ramps, Skybridge, or Pocket Parks (collectively referred to as "General Service Classifications"), the classification of the employee type as laborer or supervisor ("Employee Type Classification"), and the actual number of hours worked. ("Hours Worked"). DDP agrees to allow City to inspect any and all available reports necessary to review and/or confirm the numbers described in this section.

- C. DDP shall procure and carry insurance as required in Section 4.
- D. DDP shall make responsible one full-time employee as the main contact point with whom the City can discuss items related to DDP's performance of the Services and other details of this Agreement.
- E. DDP shall make all reasonable efforts to perform the Services in accordance with the standards and quality as established by City.
- F. DDP shall provide sufficient supervision in completion of the Services as to reasonably ensure that the Services are performed in a timely, time efficient, and satisfactory manner.
- G. DDP shall receive and respond to complaints from City, downtown businesses, and the public within a reasonable time frame. For the purposes of this section, return contact is to be made within one business day.
- H. DDP may perform the Services within each General Service Classification until the following maximum annual amounts have been reached within that classification. Annual amounts are calculated from July 1 through June 30. Once the maximum annual amount has been reached, DDP shall not provide or charge the City for the Services without prior written approval from the City, which approval by the City shall not be unreasonably withheld; such approval by the City shall establish a new maximum annual amount that shall not be exceeded by DDP. Annual maximum amounts are in no way considered a "flat fee" for the services described, rather the parties agree and acknowledge that the amounts set forth herein are maximum estimates of the contemplated extent of services and both parties further agree and acknowledge that the services contemplated herein are subject to conditions and circumstances beyond either parties' control. In the event the City does not provide written approval for additional amounts over and above the estimated maximum annual amounts, there shall be no claim of breach by the City against DDP for services not provided after the maximum annual amount, as from time to time established, has been met.
 - a. Maximum Amounts for each General Service Classification:
 - i. Public Waste Receptacles: \$82,000
 - ii. Parking Ramps: \$120,000
 - iii. Skybridge: \$40,000
 - iv. Pocket Parks: \$20,000
 - v. Curb line snow removal: \$20,000
- I. DDP shall invoice and bill the City for its performance of the Services as outlined in

the Agreement.

SECTION 3: CITY RESPONSIBILITIES

In accordance with the Agreement, City agrees to the following:

- A. City shall provide DDP access to those downtown assets necessary for DDP to perform the Services.
- B. City shall make responsible one full-time employee as the main contact point with whom the DDP can discuss items related to DDP's performance of the Services and other details of this Agreement.
- C. City shall pay amounts billed by DDP in DDP's performance of the Services as outlined herein:
 1. For each General Service Classifications, DDP shall bill the City based on Hours Worked for each Employee Type Classification as follows:
 - i. Laborer: Up to \$24.00 per hour
 - ii. Supervisor: Up to \$34.00 per hour
 2. DDP shall be permitted to bill City for equipment and overhead costs as outlined herein:
 - i. The equipment charge shall be up to \$6.00 per hour based on the Hours Worked for the Laborer position *excluding times where City of Davenport owned equipment is utilized for services.*
 - ii. Overhead costs shall be up to 20% of the dollar sum of the totals from Section 3(C)1.
 3. The amounts described in Section 3(C)1 and Section 3(C)2 shall apply to the Initial Term. If Additional Terms are approved, each Additional Term shall have a one-time 5% increase in the amounts outlined in Section 3(C)1 and Section 3(C)2.
- D. City may request, and DDP may provide, additional work that is not included in the Services ("Additional Work"). Neither party is obligated to offer or provide Additional Work. The responsibilities outlined in Section 2 shall apply to DDP's performance of Additional Work the same as it would in the performance of the Services. If Additional Work is requested and accepted, the City shall pay amounts billed by DDP in DDP's performance of the Additional Work as outlined herein:
 1. DDP shall bill the City based on Hours Worked for each Employee Type Classification as follows:
 - i. Laborer: Up to \$29.25 per hour
 - ii. Supervisor: Up to \$34.00 per hour
 2. DDP shall be permitted to bill City for equipment and overhead costs as outlined herein:
 - i. The equipment charge shall be up to \$6.00 per hour based on the Hours Worked for the Laborer position.
 - ii. Overhead costs shall be up to 20% of the dollar sum of the totals from Section 3(D)1.

3. The amounts described in Section 3(D)1 and Section 3(d)2 shall apply to the Initial Term. If Additional Terms are approved, each Additional Term shall have a one-time 5% increase in the amounts outlined in Section 3(D)1 and Section 3(D)2.
- E. City acknowledges that the assets listed in Sections 1A, 1B, 1C, and 1D are City's assets and that the replacement, non-routine maintenance, and capital-type repairs for those identified assets are strictly the responsibility of City and not of DDP under the Agreement.
- F. City shall maintain responsibility for the assets listed in Sections 1A, 1B, 1C, and 1D, except as described in Section 1 and Section 2.

SECTION 4: INSURANCE

DDP shall secure and maintain such primary insurance policies as will protect DDP or DDP subcontractors from claims for bodily injuries, death, or property damage that may arise from operations under this Agreement whether such operations be by DDP employees or by any subcontractor or anyone employed by them directly or indirectly.

DDP shall carry the following insurance limits. The City shall be named as an additional insured under General Liability.

(1) Statutory Worker's Compensation with waiver of subrogation in favor of the City.

(2) General Liability

General Aggregate \$1,000,000 Products Completed \$1,000,000 Each Occurrence
\$1,000,000

(3) Automobile Liability

Any Auto, Hired & Non-Owned Combined Single Limit \$1,000,000

(4) Excess Liability Umbrella Form \$1,000,000

The comprehensive general liability insurance shall include independent contractors' protective liability, products, and completed operations broad form property damage coverage. The completed operations and products liability shall be maintained for two years after final payment. Property damage shall include coverage for explosion, collapse, and underground damage.

The insurance required shall:

- (1) be Primary insurance and non-contributory.
- (2) include contractual liability insurance coverage for the Contractor's obligations under the indemnification paragraph in this Section 4.

DDP shall provide a certificate of insurance ("COI"), acceptable to the City indicating insurance required by the Agreement is in force. The COI shall be filed with the City prior to start of the Agreement. DDP shall ensure that coverages afforded under the policies will not be cancelled until

at least thirty (30) days prior written notice has been given to the City.

To the fullest extent permitted by the law, the DDP shall defend, indemnify, and hold harmless the City, its officials and its agents and employees from and against all claims, damages, losses, and expenses including but not limited to all attorneys' fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss, or expense

(1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom; and

(2) is caused in whole or in part by any negligent act or omission of the DDP, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this paragraph.

In any and all claims against the City, its officials or any of its agents or employees by any employee of the DDP, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in anyway by any limitation on the amount or type of damages, compensation or benefits payable by or for the DDP or any subcontractor under workers' or workmen's compensation acts, disability benefit acts, or other employee benefit acts.

The obligations of the DDP under this paragraph shall not extend to the liability of the City, its agents or employees, arising out of

(1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications; or

(2) the giving of or the failure to give directions or instructions by the project manager or his representatives, providing such giving or failure to give is the primary cause of the injury or damage.

(3) City's obligation for repair, maintenance, and care for City property to the extent not contract for in this Agreement.

SECTION 5: TERM

This Agreement extension shall become effective on July 1, 2026 ("Effective Date"). Following this term, the Agreement may be renewed if so desired by the Davenport City Council and the Downtown Davenport Partnership.

SECTION 6: TERMINATION

This Agreement may be terminated by either party at any time without cause with 120-days' notice to the other party as outlined in Section 7. If the Agreement is terminated prior to the end of the Initial Term or Additional Terms, DDP shall be owed all amounts for the Services performed consistent with this contract until the date of termination.

The City may remove a service delivery area and/or facility with 90 days written notice should service delivery model or ownership of said facility change.

In the event of termination due to an uncured default, the Agreement shall terminate immediately. DDP shall be owed all amounts for the Services performed until the date of default notification consistent with this contract, as provided in Section 10.

SECTION 7: NOTIFICATIONS

Any notice given pursuant to this Agreement shall be delivered postage pre-paid (a) via certified mail, return receipt requested, (b) via overnight courier, or (c) via in-person delivery to the following addresses:

If to City:

City of Davenport

Attn: City Administrator 226 W. 4th Street Davenport, IA 52801

If to DDP:

Downtown Davenport Partnership Attn: Executive Director

331 W. 3rd Street Davenport, IA 52801

For purposes of this Agreement, notice will also be deemed to have been properly sent if such is sent by electronic delivery (e-mail) provided that confirmation of such is received or can be documented.

Routine day-to-day operations communication between the parties shall be ongoing between DDP's operations manager and City's public works department and shall not in and of themselves require written notice subject to this section.

SECTION 8: USE OF SPACE

DDP shall use its access to the City's owned assets and properties listed in this Agreement solely for the performance of the Services. Any changes to this use must first be approved in writing by City, which may be granted or denied in its sole discretion. DDP acknowledges that the use and occupancy of these areas is at its own risk, cost, and expense.

SECTION 9: NON-TRANSFERABLE

This Agreement may not be assigned, delegated, or otherwise transferred without the prior written consent of the City in City's sole discretion. If approved, this Agreement shall be in full force and effect in regards to any City-approved successor or assigned.

SECTION 10: DEFAULT

The failure by either party to observe or perform any of the terms, covenants, or conditions of this Agreement to be observed or performed by such party, where such failure has continued uncured for a period of twenty (20) days after written notice thereof from the non-defaulting party shall constitute a default and breach of this Agreement by such party. Once a party is in default and/or breach of the Agreement, the non-defaulting party may immediately terminate the Agreement by providing written notice to the party in default.

SECTION 11: ENTIRE AGREEMENT

This Agreement, including all Exhibits hereto, embodies the entire agreement between the parties and supersedes all prior agreements and understandings, if any, relating to the subject matter hereto.

SECTION 12: AMENDMENTS AND WAIVERS

No amendment of any provision of this Agreement shall be valid unless the same shall be in writing and signed by the parties. No waiver by either party of any default, misrepresentation, or breach of warranty or covenant hereunder, whether intentional or not, shall be deemed to extend in to any prior or subsequent default, misrepresentation, or breach of warranty or covenant hereunder or affect in any way any rights arising by virtue of any prior or subsequent such occurrence.

SECTION 13: COUNTERPARTS

This Agreement may be executed in two or more counterparts, each of which shall be deemed as original, but all of which taken together shall constitute one and the same instrument. The parties contemplate that they may be executing counterparts of this Agreement transmitted by electronic mail and agree and intend that a signature delivered by electronic mail shall bind the party so signing with the same effect as though the signature were an original signature.

SECTION 14: THIRD PARTY BENEFICIARIES

There are no third party beneficiaries of this Agreement. This Agreement is intended only to benefit the DDP and the City.

SECTION 15: NOT A JOINT VENTURE

Nothing in this Agreement shall be construed as creating or constituting the relationship of a partnership, joint venture, or other association of any kind or agent and principal relationship between the parties hereto. Each party shall be deemed to be an independent contractor contracting for services and acting toward the mutual benefits expected to be derived here from. No party, unless otherwise specifically provided for herein, has the authority to enter into any contract or create an obligation or liability on behalf of, in the name of, or binding upon another party to this Agreement.

SECTION 16: PROFESSIONAL PRACTICES

DDP represents and warrants that all of the services to be performed hereunder will be rendered using sound, professional practices and in a competent and professional manner by knowledgeable, trained, and qualified personnel.

SECTION 17: CHOICE OF LAW AND FORUM

The laws of the State of Iowa shall govern and determine all matters arising out of or in connection with this Agreement without regard to the choice of law provisions of Iowa law. In the event any proceeding of a quasi-judicial or judicial nature is commenced in connection with this Agreement, the exclusive jurisdiction for the proceeding shall be brought in Scott County District Court for the State of Iowa, Davenport, Iowa, or in the United States District Court for the Southern District of Iowa, Eastern Division, Davenport, Iowa wherever jurisdiction is appropriate. This provision shall not be construed as waiving any immunity to suit or liability including without limitation sovereign immunity in State or Federal court, which may be available to the Department or the State of Iowa.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written, but to the effective as of the Effective Date.

CITY OF DAVENPORT, IA

By: _____

Name:

Its:

DOWNTOWN DAVENPORT PARTNERSHIP

By: _____

Name:

Its:

Exhibit A

List of Waste Receptacles as of May 1 2026
Note – Subject to change / update by mutual agreement



Exhibit B

Parking Ramps as of May 1, 2026



City of Davenport

Department: Public Works
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
5/20/2026

Subject:

Resolution approving updates to coverage limits and deductibles for the Sewer Lateral Repair Program. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

The Sewer Lateral Repair program was established in 2010 to meet the City of Davenport's goal of removing inflow and infiltration from the sanitary sewer system and to provide relief to residents with broken lateral lines. The original program was intended to cover most costs with a \$500 deductible. Due to recent escalating costs, there is a need to increase the coverage limits to retain the Program's original intent. Costs for the Sewer Lateral Repair Program are funded through bonds abated by the Sewer Fund.

The updated program will evaluate costs from the previous calendar year to set limits for the new fiscal year. The program maximum, which is the cap the City will cover, will be based on the program covering the 90th percentile of sewer lateral repairs, rounded to the nearest \$500.

Effective July 1, 2026, the homeowner deductible will increase from \$500 to \$750. Homeowners will also be responsible for any repair costs exceeding the established program cap.

Approval of this Resolution will be retroactive to FY 2022 to provide this relief equitably. This will result in some homeowners receiving waived bills and/or a refund. This portion will also be paid from the Sewer Fund.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving updates to coverage limits and deductibles for the Sewer Lateral Repair Program.

WHEREAS, the Sewer Lateral Repair program was established in 2010 to meet the City of Davenport's goal of removing inflow and infiltration from the sanitary sewer system and to provide relief to residents with broken lateral lines; and

WHEREAS, the original program was intended to cover most costs, with a \$500 deductible, but due to recent escalating costs, there is a need to increase the coverage limits to retain the program's original intent; and

WHEREAS, coverage limits will be determined by evaluating costs from the previous calendar year to set limits for the new fiscal year, with the program maximum, the cap the city will cover, based on the program covering the 90th percentile of sewer lateral repairs, rounded to the nearest \$500; and

WHEREAS, effective July 1, 2026, the homeowner deductible will increase from \$500 to \$750, and homeowners will also be responsible for any repair costs exceeding the established program cap; and

WHEREAS, the updates will be retroactive to FY 022 to provide relief equitably, resulting in some homeowners receiving waived bills and/or a refund.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that updates to coverage limits and deductibles for the Sewer Lateral Repair Program are hereby approved.

Passed and approved this 27th day of May, 2026.

Approved:

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Amy Kay | 563-327-5160

Action / Date
5/20/2026

Subject:

Motion approving an increase to the Natural Resources landscaping maintenance services contract with Delf's Landscape and Irrigation of Blue Grass, Iowa, in the amount of \$66,156 for additional native areas. [All Wards]

Recommendation:

Pass the Motion.

Background:

The City of Davenport owns and maintains many stormwater management and water quality improvement practices, detention basins and prairie areas. Some areas are maintained by internal staff, and some are contracted out due to the scope of work and hours of maintenance needed.

Approval of this Motion will add enough funding to allow the contractor to complete FY 2026 work.

Attachments:

None

City of Davenport

Department: Finance
Contact Info: Basia Gerlach | 563-326-7727

Action / Date
5/20/2026

Subject:

Resolution to fix meeting date for hearing on the issuance of not to exceed \$35,000,000 General Obligation Corporate Bonds, Series 2027. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

The purpose of this Public Hearing is to begin proceedings for the issuance of not to exceed \$35,000,000 General Obligation Corporate Bonds, Series 2027. The proceeds from this bond sale, occurring later in FY 2027 (typically spring of 2027), will be used to pay the costs in connection with making improvements to sanitary sewers, streets, street lighting, signage, sidewalks, airport, municipal buildings and facilities, vehicles, and public safety, along with a number of other projects adopted by the City Council and incorporated into the FY 2027 Budget.

Adoption of this Resolution will set the Public Hearing for the June 3, 2026, Committee of the Whole Meeting beginning at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

Attachments:

1. Resolution

SET DATE FOR HEARING ON
ISSUANCE OF GENERAL OBLIGATION
CORPORATE BONDS, SERIES 2027

629872-98

Davenport, Iowa

May 27, 2026

The City Council of the City of Davenport, Iowa, met on May 27, 2026, at 5:30 p.m. at the Council Chambers, City Hall, Davenport, Iowa. The Mayor presided and the roll was called showing the following Aldermen present and absent:

Present: _____

Absent: _____.

The City Council took up for consideration a resolution setting a date for public hearing on the proposed issuance of not to exceed \$35,000,000 General Obligation Corporate Bonds, Series 2027.

Alderman _____ introduced the resolution hereinafter next set out and moved its adoption, seconded by Alderman _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Aldermen voted:

Ayes: _____

Nays: _____.

The resolution, as hereinafter set out, was signed by the Mayor as evidence of approval, was attested by the Deputy Clerk and was declared to be effective.

••••

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

Mayor

Attest:

Deputy Clerk

RESOLUTION NO. _____

Resolution to fix meeting date for hearing on the issuance of not to exceed \$35,000,000 General Obligation Corporate Bonds, Series 2027

WHEREAS, in accordance with its Charter and Chapter 384 of the Code of Iowa, the City of Davenport, in Scott County, Iowa (the “City”) hereby proposes to issue General Obligation Corporate Bonds, Series 2027 (the “Bonds”) in a principal amount not to exceed \$35,000,000, for the purpose of paying the costs in connection with making improvements to sanitary sewers, storm water drainage systems, waterway and flood control assets, streets, street lighting, signage and signalization, streetscapes, sidewalks and paths, the municipal airport, municipal buildings and facilities, and municipal parks; acquiring and maintaining vehicles and/or equipment for municipal parks, streets, public safety department, solid waste collection, and the municipal library; repair and maintenance of bridges; information technology improvements; public transportation system improvements; and municipal economic development and housing projects (collectively, the “Projects”); and

WHEREAS, it is necessary to fix a date for a hearing on the issuance of the Bonds, and to give proper notice thereof;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Davenport, Iowa, as follows:

Section 1. The City Council shall meet as the Committee-of-the-Whole on June 3, 2026, at the Council Chambers, City Hall, Davenport, Iowa, at 5:30 p.m., at which time and place any resident or property owner of the City may present oral or written comments with respect to the issuance of the Bonds, and all comments will be considered by the City Council at its regular meeting to be held at 5:30 p.m., on June 10, 2026, at the Council Chambers, City Hall, at which time the City Council will take additional action for the issuance of the Bonds.

Section 2. The Deputy Clerk is hereby directed to give notice of the proposed action for the issuance of the Bonds, setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once, and not less than 4 nor more than 20 days prior to the meeting, in the *Quad City Times*. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE
PROCEEDINGS FOR THE ISSUANCE OF NOT TO EXCEED \$35,000,000
GENERAL OBLIGATION CORPORATE BONDS, SERIES 2027

The City Council of the City of Davenport, Iowa, will meet as the Committee-of-the-Whole on June 3, 2026 at the Council Chambers, City Hall, Davenport, Iowa, at 5:30 p.m., for the purpose of holding a public hearing and instituting proceedings for the issuance of not to exceed \$35,000,000 General Obligation Corporate Bonds, Series 2027 (the “Bonds”), for the purpose of paying the costs in connection with making improvements to sanitary sewers, storm water drainage systems, waterway and flood control assets, streets, street lighting, signage and signalization, streetscapes, sidewalks and paths, the municipal airport, municipal buildings and facilities, and municipal parks; acquiring and maintaining vehicles and/or equipment for municipal parks, streets, public safety department, solid waste collection, and the municipal library; repair and maintenance of bridges; information technology improvements; public transportation system improvements; and municipal economic development and housing projects.

At that time and place, oral or written comments from any resident or property owner of the City may be presented, and all comments will be considered by the City Council at its regular meeting to be held at 5:30 p.m., on June 10, 2026, at the Council Chambers, City Hall, at which time the City Council will take additional action for the issuance of the Bonds.

It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the City issuing the Bonds will be \$26.02, however the City Council may determine for any fiscal year while the Bonds are outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.

The Bonds, when issued, will constitute general obligations of the City, payable from taxes levied upon all taxable property in the City.

By order of the City Council of Davenport, Iowa.

Brian Krup
Deputy Clerk

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the “Regulations”) of the Internal Revenue Service, the City declares (a) that it intends to undertake the Projects which are reasonably estimated to cost approximately \$35,000,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of the Bonds, or (ii) expenditures made no earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Projects have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved May 27, 2026.

Mayor

Attest:

Deputy Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy Clerk of the City of Davenport, Iowa, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council of the City relating to the fixing of a date for the hearing on the issuance of not to exceed \$35,000,000 General Obligation Corporate Bonds, Series 2027.

WITNESS MY HAND this _____ day of _____, 2026.

Deputy Clerk

STATE OF IOWA
COUNTY OF SCOTT
CITY OF DAVENPORT

SS:

I, the undersigned, Deputy Clerk of the City of Davenport, Iowa, do hereby certify that pursuant to the resolution of its Council fixing a meeting date for the hearing on and taking of additional action for the issuance of not to exceed \$35,000,000 General Obligation Corporate Bonds, Series 2027, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published in the *Quad City Times* on the date specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2026.

Deputy Clerk

(Attach here publisher's original affidavit with a clipping of the notice as published.)

City of Davenport

Department: Information Technology
Contact Info: Michael Boddicker | 563-888-2162

Action / Date
5/20/2026

Subject:

Resolution approving a payment to Naviant of Verona, Wisconsin, in the amount of \$105,168.22 for the annual renewal of the OnBase maintenance and support agreement. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

OnBase is the City's document management software that is integrated into most software application processes to store, track, and retrieve critical documents. Naviant is the City's sole source provider of maintenance and support services for this product. This renewal covers the period from July 1, 2026, through June 30, 2027.

Funding for this expense is from account 50450530 560530 | IT Software.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving a payment to Naviant of Verona, Wisconsin, in the amount of \$105,168.22 for the annual renewal of the OnBase maintenance and support agreement.

WHEREAS, the City needs to renew its maintenance and support agreement for OnBase, the City's document management software; and

WHEREAS, Naviant of Verona, Wisconsin, is the City's sole source provider of this service.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a payment to Naviant of Verona, Wisconsin, in the amount of \$105,168.22 for the annual renewal of the OnBase maintenance and support agreement is hereby approved.

Passed and approved this 27th day of May, 2026.

Approved:

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Administration
Contact Info: Tim Gleason | 563-326-7701 |

Action / Date
5/20/2026

Subject:
Motion for suspension of the rules to vote on first consideration of the following item.

Recommendation:

Background:

Attachments:
None

City of Davenport

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

Action / Date
5/20/2026

Subject:

First Consideration: Ordinance for Case REZ26-04 being the request of Piggott Properties, LLC to rezone Piggott Properties 1st Addition from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

- i. Motion for suspension of the rules
- ii. Passage of second and third considerations

Recommendation:

Consider the Ordinance.

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.

Plan and Zoning Commission Recommendation

At its May 5, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26-04 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 staff report from the May 5, 2026, Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Plan & Zoning Commission Staff Report
3. Application
4. Maps
5. Public Notice-Committee of the Whole
6. Public Notice-Plan & Zoning Commission

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ26-04 BEING THE REQUEST OF PIGGOTT PROPERTIES, LLC TO REZONE PIGGOTT PROPERTIES 1ST ADDITION FROM AG AGRICULTURAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT. [WARD 1]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described units of Scott County, Iowa real estate are hereby rezoned to "R-1 Single-Family Residential District."

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 77 N01'TH. RANGE 2 EAST OF THE 5TH P.M. IN SCOTT COUNTY, IOWA, EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE IOWA BY WARRANTY DEED DATED JANUARY 27, 1960 AND RECORDED IN BOOK 246 OF DEEDS AT PAGE 318, RECORDS OF THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA, AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED MAY 3, 1967 AN RECORDED IN BOOK 306 OF DEEDS AT PAGE 125, RECORDS OF THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA. ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO NORTHWESTERN BELL TELEPHONE COMPANY BY CORRECTION WARRANTY DEED DATED JULY 31, 1861 AND RECORDED IN BOOK 256 OR DEEDS AT PAGE 448, RECORDS OF THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA. SUBJECT TO THE RIGHTS OF THE PUBLIC IN THAT PORTION OF THE ABOVE PREMISES INCLUDED IN UTAH AVENUE IN THE CITY OF DAVENPORT, IOWA, CONTAINING APPROXIMATELY 8.75 ACRES.

Section 2. That the following findings are hereby imposed upon said rezoning:

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.

Section 3. At its May 5, 2026 meeting, the City Plan and Zoning Commission voted to forward Case REZ26-04 to the City Council with a recommendation for approval subject to the listed findings.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

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.

Public Input:

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

Attachments:

1. Maps
2. Application



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR
REZONING
 (MAP AMENDMENT)

DATES: PRE-APP 03/19/2026	SUBMITTAL 03/19/2026	PUBLIC HEARING
------------------------------	-------------------------	----------------

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

ZONING DISTRICTS	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 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:

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

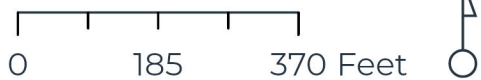
0 185 370 Feet 

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.

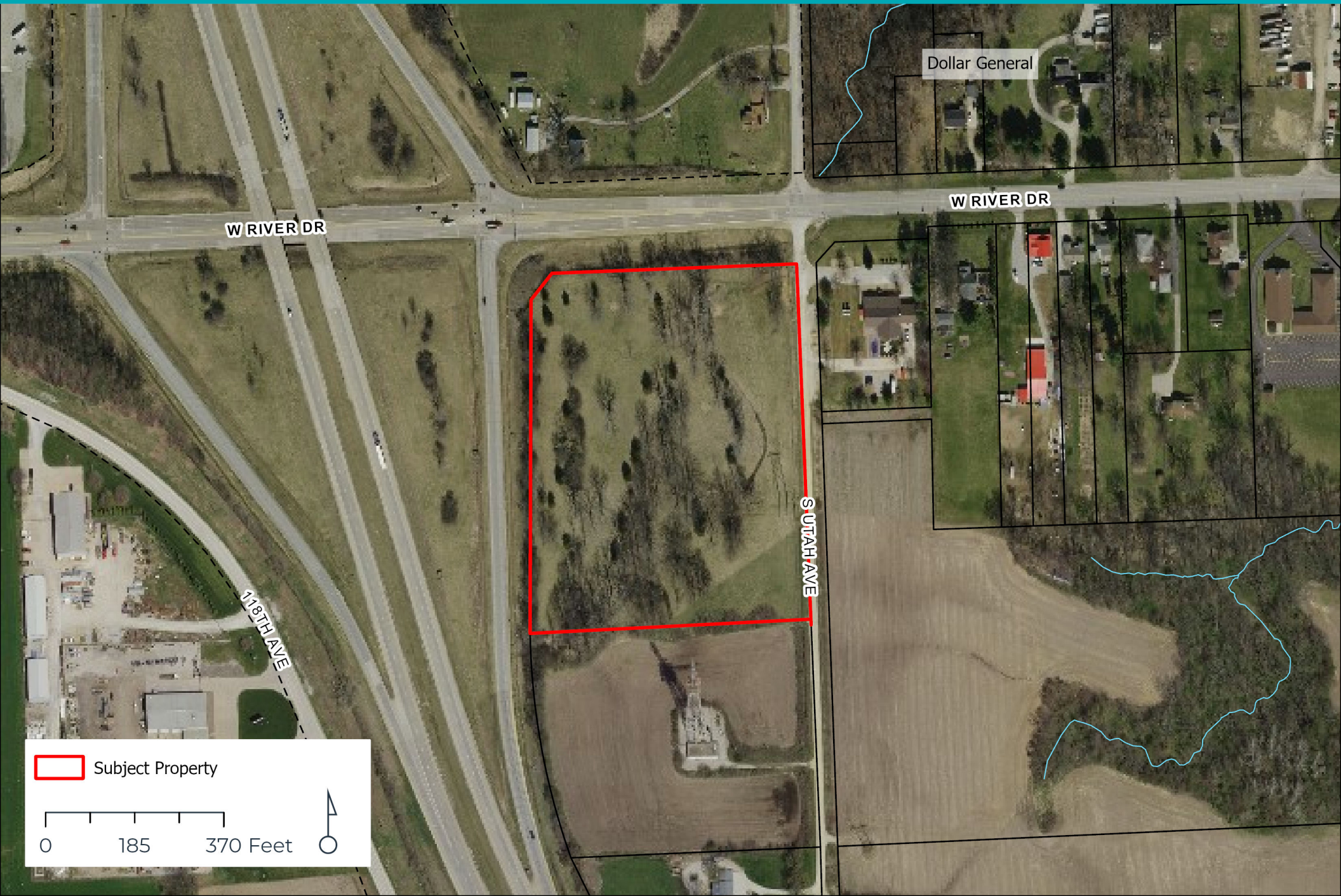


 200' Notice Boundary  Subject Property



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.



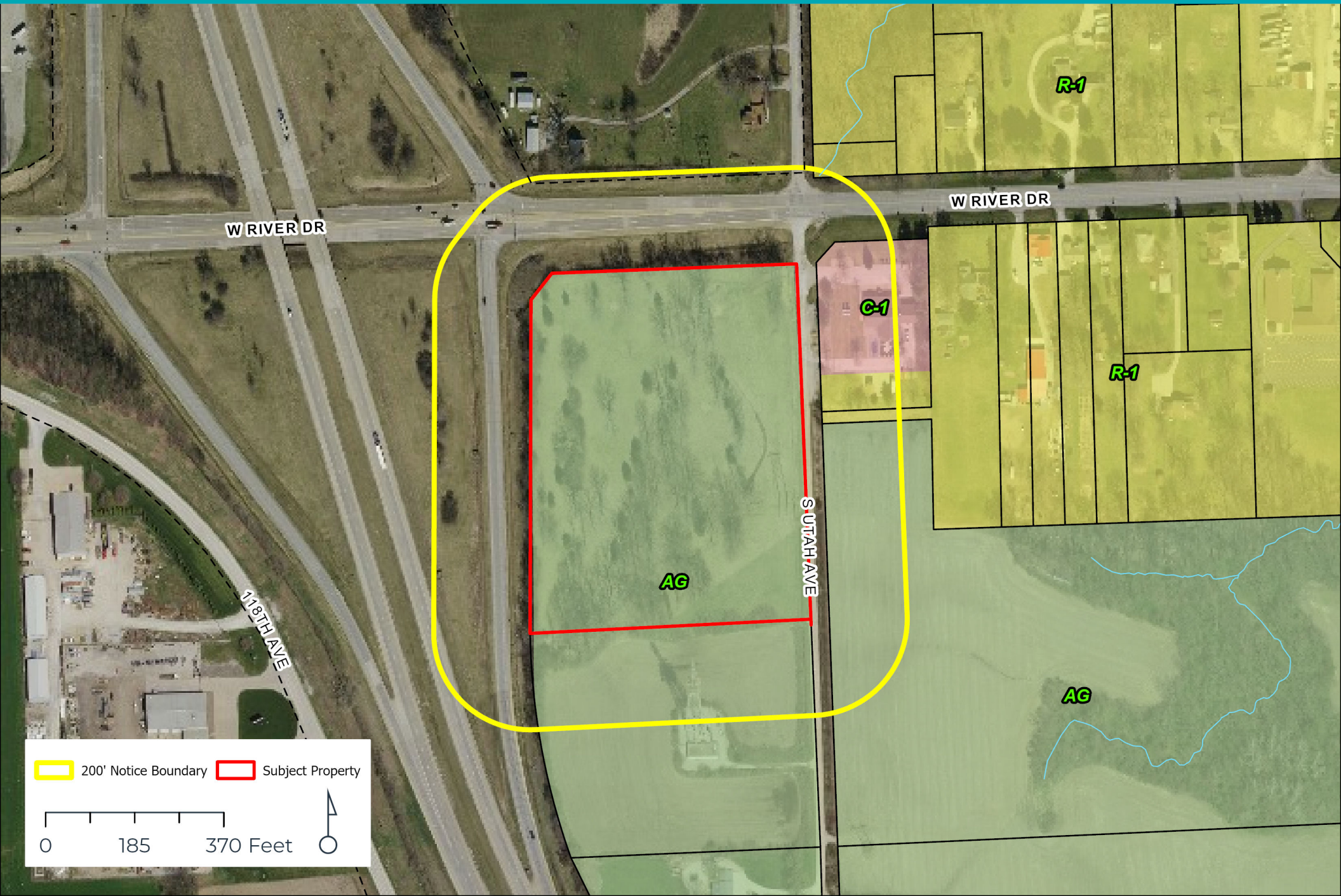
 Subject Property

0 185 370 Feet




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 



PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject property located at Parcel 20107-01

Committee of the Whole Public Hearing Meeting

Date: 05/20/2026

Time: 5:30 PM

Location: Community Room | Davenport Police Department | 416 North Harrison Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned AG Agricultural District. The request is to rezone the property to R-1 Single-Family Residential District. The purpose is to build a single-family home.

Request/Case Description

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]

At its May 05, 2026 meeting, the Plan and Zoning Commission recommended 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.

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, May 20, 2026 in the Police Department Community Room, 416 North Harrison Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?

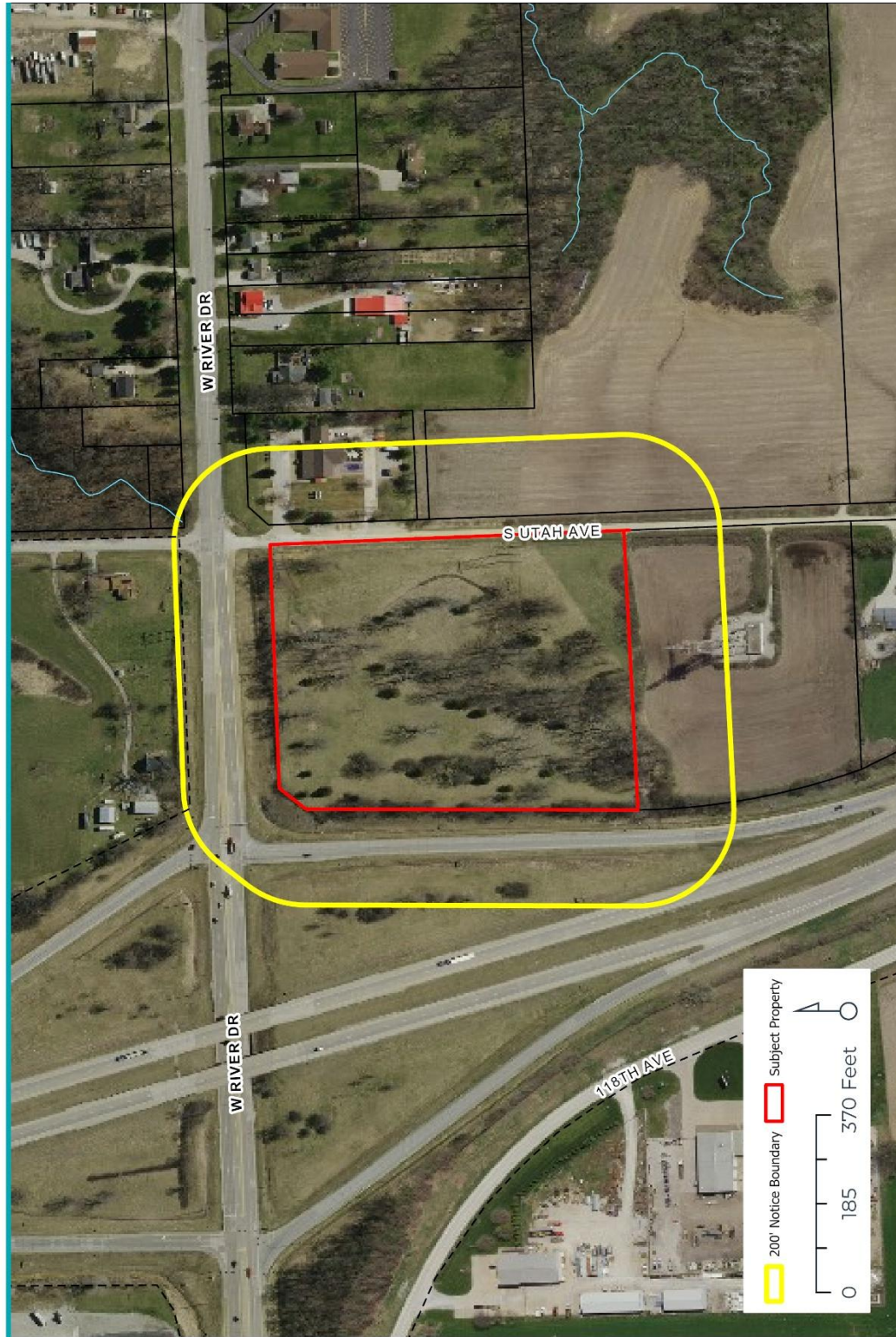
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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.





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of Parcel 20107-01

Plan & Zoning Commission Public Hearing Meeting

Date: 4/14/2026

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to rezone the property in red from AG Agricultural to R-1 Single-Family Residential Zoning District. The rezoning is proposed to facilitate the development of a single-family home.

Requests/Case Descriptions:

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

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on April 14, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on May 05, 2026. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the Development & Neighborhood Services Department.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

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.

