

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, June 2, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

- I. New Business
 - 1. Case REZ26-05: Request of Rooted Counseling Center, PLLC to rezone 2721 North Harrison Street to C-T Commercial Transitional Zoning District from R-4C Single-Family and Two-Family Residential Zoning District [Ward 7].

REGULAR MEETING AGENDA

- II. Roll Call
- III. Report of the City Council Activity
- IV. Secretary's Report
 - 1. Consideration of the May 19, 2026 meeting minutes.
- V. Report of the Comprehensive Plan Committee
- VI. Zoning Activity
 - A. Old Business
 - B. New Business
- VII. Subdivision Activity
 - A. Old Business
 - B. New Business
- VIII. Future Business
- IX. Communications
- X. Other Business
- XI. Adjourn

City of Davenport

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

Action / Date
6/2/2026

Subject:

Case REZ26-05: Request of Rooted Counseling Center, PLLC to rezone 2721 North Harrison Street from R-4C Single-Family and Two-Family Central Residential District to C-T Commercial Transitional Zoning District. [Ward 7]

Recommendation:

Hold the public hearing.

A formal staff recommendation will be provided at the June 16, 2026 Plan and Zoning Commission meeting.

Background:

The subject property is zoned R-4C Single Family and Two-Family Central Residential District. The site is currently a single-family home. The purpose of the rezoning to C-T Commercial Transitional District is to open a psychology counseling office 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-T. 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. Residential General (RG): Designates neighborhoods that are mostly residential but include or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and

density, with the exception along edges and transition areas, where higher intensity may be considered.

2. 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-T Commercial Transitional Zoning District. The C-T Commercial Transitional Zoning District is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the June 16, 2026 Plan and Zoning Commission meeting.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the May 18th neighborhood meeting and the June 16th Plan and Zoning Commission Public Hearing. The neighborhood meeting was held at the subject property. Five members of the public attended the neighborhood meeting. Neighbors asked about the use of the property and parking for customers. To date, no written comments or formal protest petitions have been submitted. Staff will apprise the Commission of any additional correspondence at the June 16th Plan and Zoning Commission meeting.

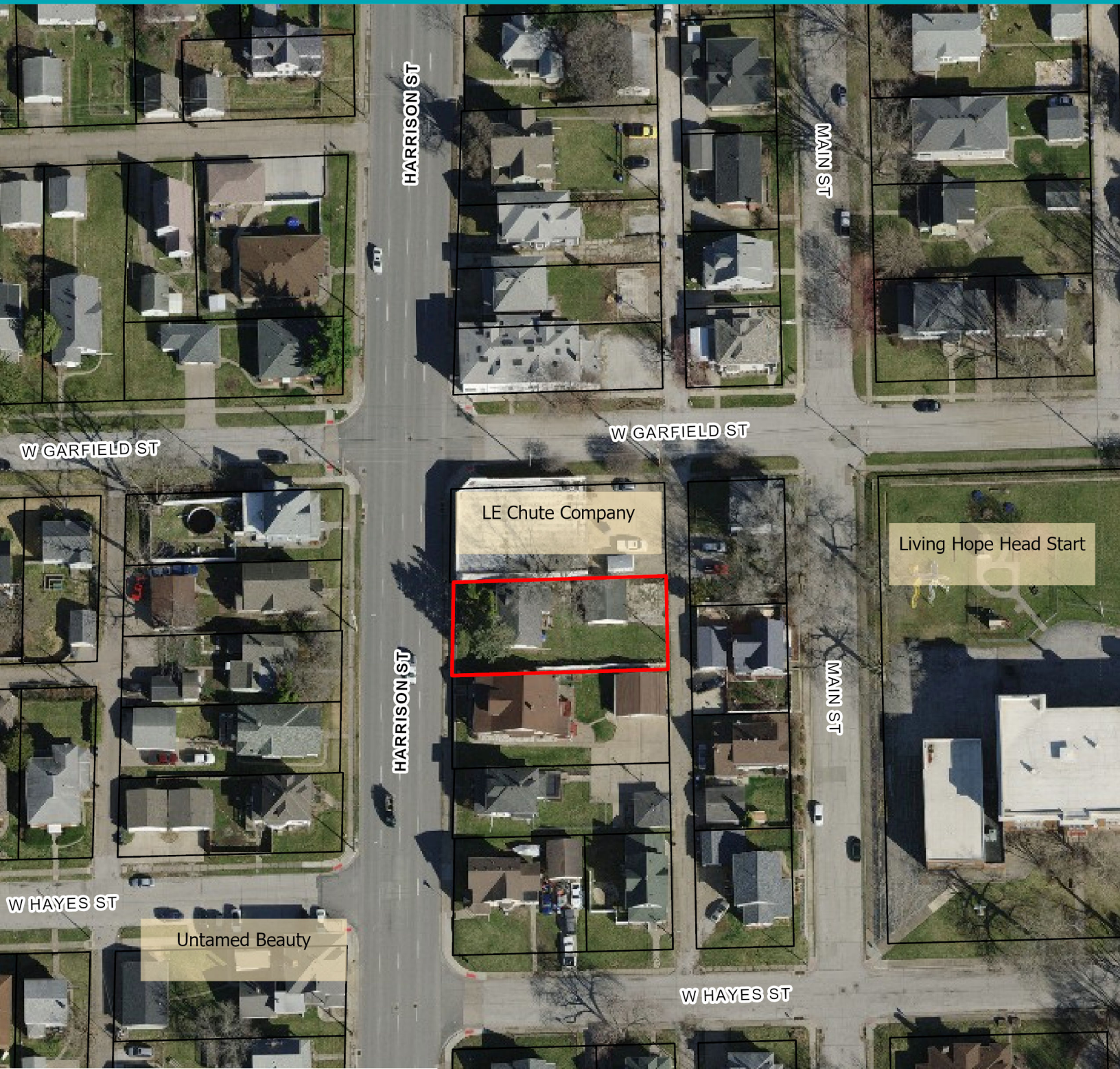
Attachments:

1. Maps
2. Application
3. Public Notice




Vicinity Map | Case REZ26-05

Request of Rooted Counseling Center PLLC to rezone 2721 North Harrison Street from R4-C Single-Family and Two Family Central Residential District to C-T Commercial Transitional Zoning District [Ward 7]



 Subject Parcel

0 62.5 125 Feet



Public Notification | Case REZ26-05

Request of Rooted Counseling Center PLLC to rezone 2721 North Harrison Street from R4-C Single-Family and Two Family Central Residential District to C-T Commercial Transitional Zoning District [Ward 7]



 Subject Parcel  Notification Ring

0 70 140 Feet 

Request of Rooted Counseling Center PLLC to rezone 2721 North Harrison Street from R4-C Single-Family and Two Family Central Residential District to C-T Commercial Transitional Zoning District [Ward 7]



 Subject Parcel

0 62.5 125 Feet





Zoning Map | Case REZ26-05

Request of Rooted Counseling Center PLLC to rezone 2721 North Harrison Street from R4-C Single-Family and Two Family Central Residential District to C-T Commercial Transitional Zoning District [Ward 7]



 Subject Parcel

0 65 130 Feet





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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR
REZONING
 (MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
5/5/26	5/5/26	4/2/26
PROJECT TITLE		

APPLICANT INFORMATION

Applicant Name | Company Name
 Rooted Counseling Center PLLC

Address
 2721 N. Harrison St. Davenport, IA 52803

City | State | Zip
 ↑

Phone
 (309) 738-3981

Secondary Phone
 —

E-Mail Address

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

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

JAMES ESTES
 Type Applicant's Name
 [Signature]
 Applicants Signature
 5/5/26
 Date

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
 2721 N. Harrison St. Davenport, IA 52803

NEIGHBORHOOD MEETING DATE / TIME / LOCATION
 5/18/26 5:30 2721 N Harrison St

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	R4C	CT	

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

DEVELOPMENT TEAM

Property Owner
 JAMES ESTES (Jim)
 Address
 2501 Iowa St. Davenport, IA 52803
 Phone
 (309) 738-3981
 Secondary Phone
 E-Mail Address

Project Manager/Other
 JAMES ESTES (Jim)
 Address
 2501 Iowa St. Davenport, IA 52803
 Phone
 (309) 738-3981
 Secondary Phone
 E-Mail Address

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.



NEIGHBORHOOD MEETING NOTICE

To: All property owners within 200 feet of 2721 North Harrison Street

Neighborhood Meeting

Date: 5/18/2026

Time: 5:30 PM

Location: 2721 North Harrison Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting will be held for a request to rezone 2721 North Harrison Street from R4-C Single-Family and Two Family Central Residential District to C-T Commercial Transitional Zoning District. The rezoning is proposed to facilitate the development of a counseling center in the existing house on 2721 North Harrison Street. The rezoning is proposed to allow the owner to erect signage on the building and expand parking onsite.

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 2721 North Harrison Street to discuss with the owner about the proposed changes.

Requests/Case Descriptions:

Case REZ26-05: Request of Rooted Counseling Center PLLC to rezone 2721 North Harrison Street from R4-C Single-Family and Two Family Central Residential District to C-T Commercial Transitional Zoning District [Ward 7]

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 June 02, 2026. You will receive a notice of the Plan and Zoning Commission 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?

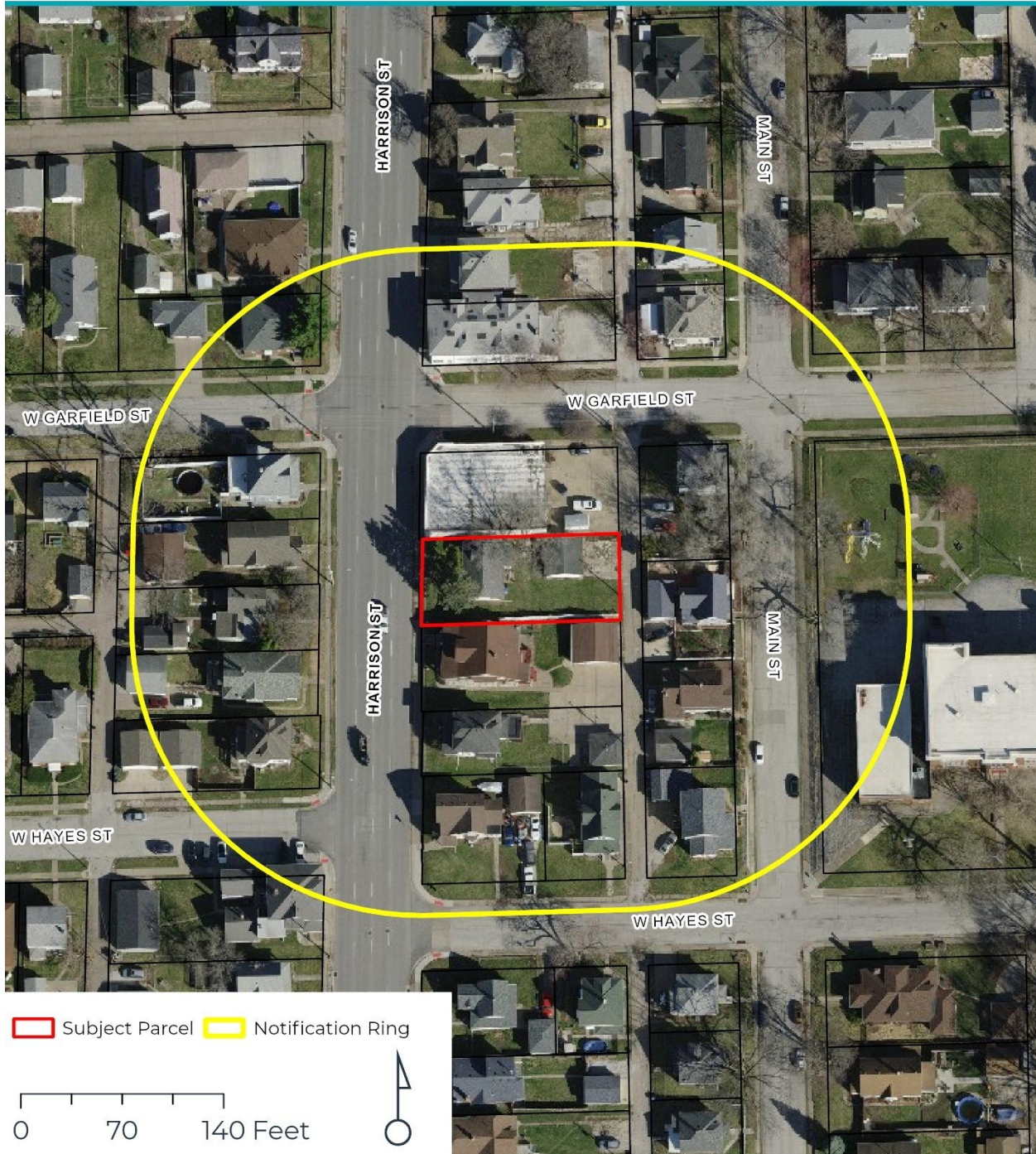
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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.



Public Notification | Case REZ26-05

Request of Rooted Counseling Center PLLC to rezone 2721 North Harrison Street from R4-C Single-Family and Two Family Central Residential District to C-T Commercial Transitional Zoning District [Ward 7]



City of Davenport

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

Action / Date
6/2/2026

Subject:
Consideration of the May 19, 2026 meeting minutes.

Recommendation:
Approve the meeting minutes.

Background:
The May 19, 2026 meeting minutes are attached.

Attachments:
1. P&Z Minutes 5-19-2026

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, May 19, 2026; 5:00 PM

Police Department | 416 Harrison Street | Community Room

I. Roll Call

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

II. Report of the City Council Activity

III. Secretary's Report

1. Consideration of the May 5, 2026 meeting minutes.

Dunlop motioned to approve the May 5, 2026 meeting minutes, seconded by Eikleberry. Motion to approve was approved by voice vote (10-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

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

Staff presented an overview of the project. Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F26-07 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor sign the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Provide maintenance and repair agreements for shared laterals serving any structures within the subdivision.
4. Revise Note 7 to omit "And is subject to applicable zoning conditions as outlined in Ordinance 2021-105."

Applicant representative was present. Motion by Eikleberry, seconded by Garrington, to approve staff recommendation with the listed findings and conditions. Motion approved by roll call vote (10-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, seconded by Hepner, to adjourn the meeting. Motion passed by voice vote (10-0).

Meeting adjourned at 5:05 pm.

