

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, June 16, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
  1. Consideration of the June 2, 2026 meeting minutes.
- IV. Report of the Comprehensive Plan Committee
- V. Zoning Activity
  - A. Old Business
  - B. New Business
    1. 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]
- VI. Subdivision Activity
  - A. Old Business
  - B. New Business
- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn

City of Davenport

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

**Action / Date**  
**6/16/2026**

Subject:  
Consideration of the June 2, 2026 meeting minutes.

Recommendation:  
Approve the minutes.

Background:  
The June 2, 2026 meeting minutes are attached.

Attachments:  
1. Meeting Minutes 6-2-26

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

Roll Call:

Present: Eikleberry, Hepner, Johnson, Tallman, Inghram, Maness, Garrington, Schilling, Schneider

Excused: Dunlop, Thomas

Staff: Berkley, Werderitch, Reu

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].

Staff presented an overview of the request to rezone the property. Commissioner Inghram asked the staff about parking in the alley. Staff stated future parking would adhere to the zoning ordinance. The applicant was in attendance and explained their plans.

Commissioner asked about future signage. Applicant states they plan for a freestanding sign along Harrison Street and the alley. Commissioner Maness asked about the property's current use and ownership. Applicant stated it is vacant and they own it now. The public hearing closed.

REGULAR MEETING AGENDA

II. Roll Call

Present: Eikleberry, Hepner, Johnson, Tallman, Inghram, Maness, Garrington, Schilling, Schneider

Excused: Dunlop, Thomas

Staff: Berkley, Werderitch, Reu

III. Report of the City Council Activity

Piggot withdrew his rezoning request.

IV. Secretary's Report

1. Consideration of the May 19, 2026 meeting minutes.

Motion by Hepner, second by Eikleberry, to approve the May 19, 2026 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

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

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

Meeting adjourned at 5:15 pm.

City of Davenport

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

**Action / Date**  
**6/16/2026**

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:

Staff recommends Case REZ26-05 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 Residential General and Urban Corridor.
2. The proposed zoning map amendment to C-T Commercial Transitional 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 minor nonconformities.

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 an adjacent property or street.

Staff believe the proposed psychology office will not meet no-impact home-based business. The proposed psychology office will increase traffic through the residential area, generate off-street parking, and a sign will be visible from the street and alley.

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 does not fit the character of a home-based business and is 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 an 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:**

**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 Residential General (RG) and an Urban Corridor

(UC) in the Davenport +2035 Land Use Plan. The combination of land use categories is intended 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. Harrison Street is a busy corridor. Staff do not believe an amendment to the Comprehensive Plan is required. It is staff's opinion that the proposed rezoning to C-T Commercial Transitional is consistent with the Comprehensive Plan.

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

Staff Response: The following zoning districts about the subject property:

1. North: C-T Commercial Transitional District
2. South: R-4C Single-Family and Two-Family Central Residential District
3. East: R-4C Single-Family and Two-Family Central Residential District
4. West: R-4C Single-Family and Two-Family Central Residential District

Rezoning the subject property to C-T Commercial Transitional District continues compatibility with the businesses in the north and surrounding residential homes. The intersection of Garfield Street and Harrison Street functions as an established neighborhood-scale commercial node, characterized by low-intensity commercial development serving nearby residents. Expanding the C-T District at this location is not anticipated to create adverse land use impacts or conflicts with adjacent properties, as the proposed zoning classification is intended to provide an appropriate transition between commercial and residential uses. It is staff's opinion that the proposed zoning map amendment is compatible with the existing development pattern and character of the surrounding commercial corridor and neighborhood.

**The compatibility with established neighborhood character.**

Staff Response: The established character consists of a small commercial node and single-family homes. The applicant proposes to operate an office in the existing single-family home. The change of use requires a 15-foot landscaping buffer along the south property line. It is staff's opinion that the proposed zoning map amendment does not change 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 zoning map amendment to permit a low-intensity commercial use on the property. The proposed psychology office would require minimal site modifications and would serve as an appropriate transitional use between the surrounding single-family residential neighborhood and nearby commercial development. Access to the site and customer parking would be provided from the alley, minimizing impacts on adjacent residential streets. Due to the nature and scale of the proposed use, staff anticipates only limited increases in traffic, noise, or other activity levels. As such, staff finds that the proposed rezoning would not adversely affect the public health, safety, or welfare of the surrounding neighborhood and would be compatible with the character of the 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 R-4C Single-Family and Two-Family Residential District. The current zoning district prohibits commercial activity as the principal use. Any commercial activity in the R-4C district is an 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-T Commercial Transitional District, the 0.2-acre property would be unable to conform to the district dimensional standards. The subject property would be nonconforming in its minimum lot area of 10,000 square feet and district setbacks. Uses in C-T do not require parking. The applicant intends to utilize the existing detached garage for parking as well as repaving the concrete driveway for additional patient parking spaces. New parking facilities shall conform to the 2019 Zoning Ordinance. It is the staff's opinion that the proposed zoning map amendment will create minor nonconformities on the subject property. Staff determined that no conditions need be applied to rectify the nonconformities.

**Public Input:**

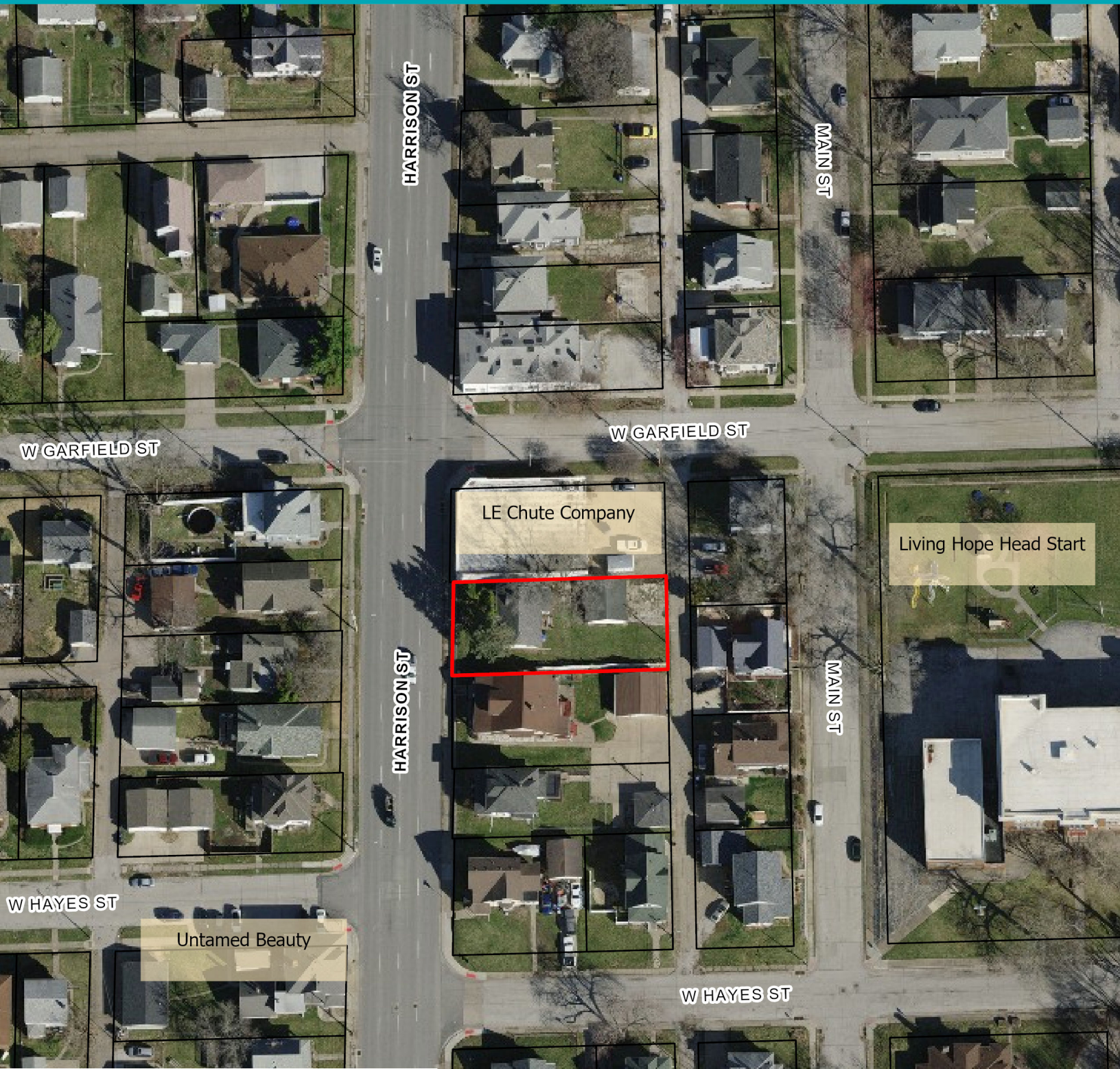
Letters were sent to property owners within 200 feet of the proposed request notifying them of the May 18th neighborhood meeting and the June 2nd Plan and Zoning Commission Public Hearing. The neighborhood meeting was held at the subject property. Five members of the public attended the neighborhood 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. Public Notice
3. Application

## 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]



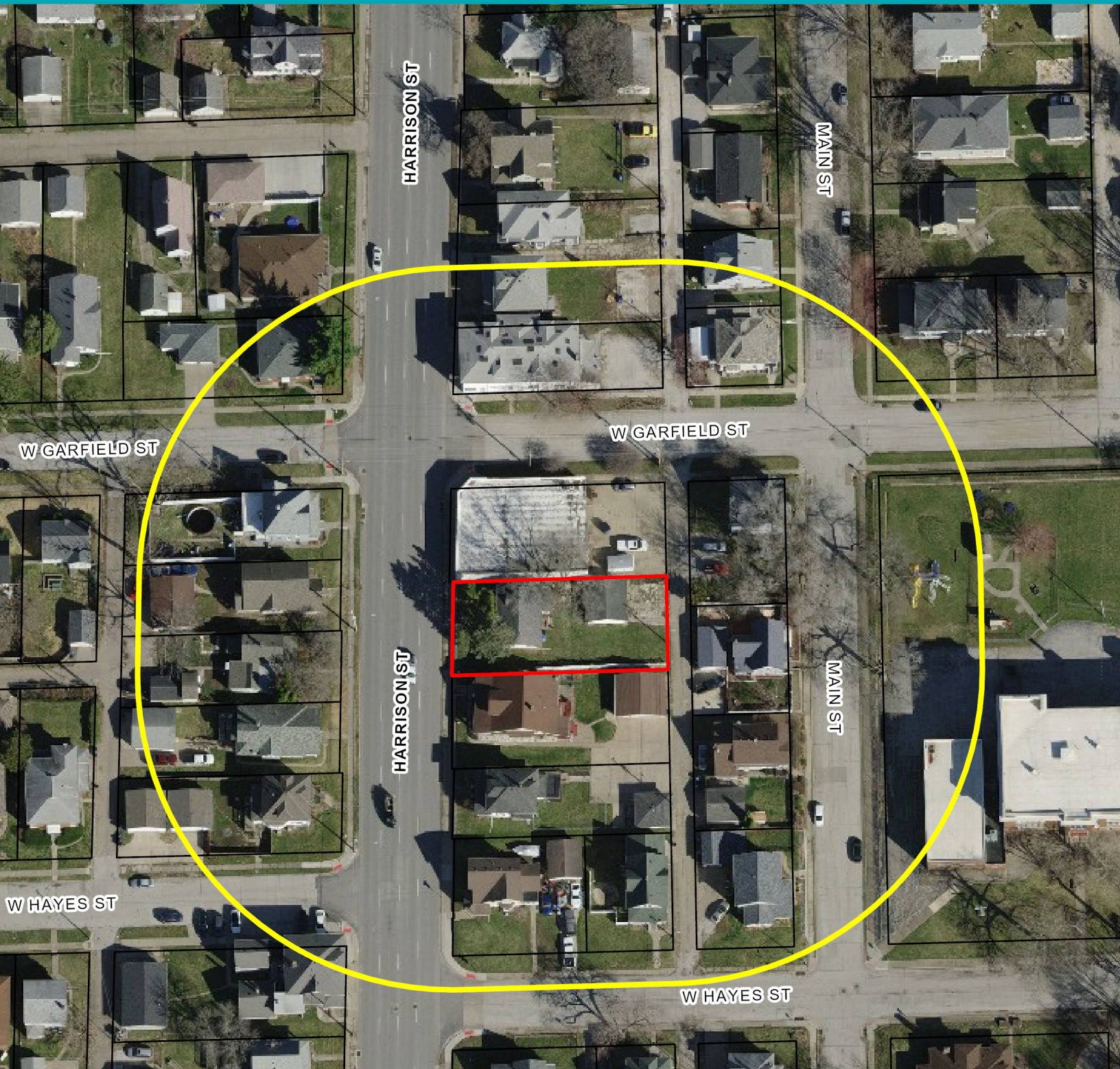
 Subject Parcel

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

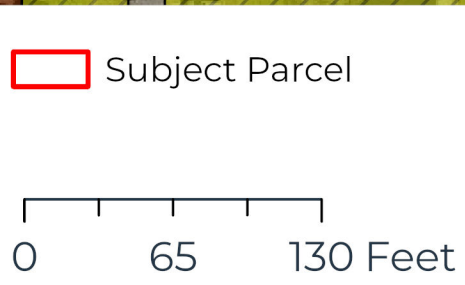
0 62.5 125 Feet





## 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]





## 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](mailto:planning@davenportiowa.com) (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46<sup>th</sup> 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](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](mailto: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](mailto: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**  
 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](mailto:planning@davenportiowa.com) or contact staff with any questions or requests for additional information.