PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, June 30, 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 16, 2026 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F26-08: Request of 53rd Luxury LLC for a Final Plat of Speer Commercial Park 3rd Addition. The 5-lot subdivision is located at 1777 East 53rd Street, on 28.3 acres. [Ward 8]

2. Case F26-09: Request of Eric and Venus Logsdon for a Final Plat of Logsdon First Addition. The 3-lot subdivision is located at 1709 Wisconsin Avenue, on 4 acres. [Ward 1]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**
**6/30/2026**

Subject:
Consideration of the June 16, 2026 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The June 16, 2026 meeting minutes are attached.

Attachments:
1. Meeting Minutes 6-16-26

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

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the June 2, 2026 meeting minutes.

Motion by Hepner, second by Tallman, to approve the June 2, 2026 meeting minutes. Motion to approve was unanimous by voice vote (9-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

i. 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]

Staff presented an overview of the rezoning request. The site is currently a single-family home. The purpose of 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.

Staff recommended 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.

The petitioner, Jim Estes, was in attendance to answer questions, outline improvements to the property, and discuss the operation of the business.

Commissioners inquired about minor nonconformities created by the rezoning request.

Motion by Schilling, second by Hepner, to approve staff recommendation in Case REZ26-05. Motion to approve was unanimous by roll call vote (9-0).

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Hepner, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (9-0).

The meeting adjourned at 5:08 pm.

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **6/30/2026**

Subject:
Case F26-08: Request of 53rd Luxury LLC for a Final Plat of Speer Commercial Park 3rd Addition. The 5-lot subdivision is located at 1777 East 53rd Street, on 28.3 acres. [Ward 8]

Recommendation:
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F26-08 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add the following note to the plat: "The property is zoned C-3 General Commercial District and is subject to the conditions established by Ordinance No. 2023-436."
4. Add the following note to the plat: "Development of the platted area shall be in compliance with the approved Special Use Permit on file with the City of Davenport."
5. Provide the City with Maintenance and Repair Agreements for all shared access drives and storm sewer infrastructure.
6. Dedication and acceptance of the sanitary sewer infrastructure shall be completed prior to recording of the final plat.
7. Include final wetland delineation extents on the final plat.

Background:
The subject property consists of approximately 28.30 acres located south of East 53rd Street and west of Eastern Avenue. The western portion of the site is the Audi, Volkswagen, and Mercedes-Benz automobile dealerships. The eastern portion of the property is currently under development as a new automotive dealership campus that will accommodate Kia, Hyundai, and Lexus.

The final plat creates five commercial lots ranging in size from approximately 3.47 acres to 10.87 acres. Access is provided from East 53rd Street and Eastern Avenue through a system of shared access drives and easements. The plat establishes the lot configuration necessary to support the existing and planned dealership operations while providing for shared access, utilities, drainage facilities, and stormwater management infrastructure.

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

The property is subject to the conditions established by Ordinance No. 2023-436. The following conditions shall apply to all lots within this plat:

1. A traffic study shall be required prior to approval of any development. Any traffic safety measures installed as a result of the development of the subject property shall be installed at the developer's expense.
2. A buffer yard shall be established commensurate with the depth of the established buffer yard to the west of the subject property along the north property line of the Stone Gate development.
3. With any non-residential use development south of the northern boundary of the Stone Gate development extended, a fifty-foot buffer yard shall be established as required by code. Any multifamily development shall provide buffer yards as required by code.
4. The buffer yard shall be landscaped with a density commensurate to the established buffer yard to the west of the subject property. If the minimum landscaping required by code is installed, a certificate of occupancy may be granted via performance bond for the remaining landscaping which must be installed within the next growing season.
5. Lighting shall consist of LED Dark Sky compliant fixtures not higher than thirty-five feet. The level of lighting shall be reduced to a level necessary to provide security lighting only within one half-hour after of the close of business.
6. Routine use of PA systems or similar devices outside of buildings on the property shall not be permitted.
7. Car washes on the property shall not be located closer than one-hundred twenty-five feet from residential districts, and operate only when the dealership is open for business.
8. Billboards shall be prohibited.
9. In addition to ancillary Auto Dealer uses granted in the C-3 district by Special Use, only C-3 uses which are allowed in the C-T Commercial Transitional Zoning District are permitted south of the northern boundary of the Stone Gate development extended.

**Special Use Permit:**
Development of the platted area shall be in compliance with the approved Special Use Permit on file with the City of Davenport. The Zoning Board of Adjustment approved Case SU25-03 at its March 13, 2025 meeting, subject to the following conditions:

1. The extent of submitted Site Plan with the March 2025 application shall be binding; any changes deemed a modification shall be subject to Special Uses §17.14.50;
2. Prior to occupancy full site plan review shall be approved through the E-Plan system;
3. The use of flags/pennants/tinsel/balloons shall be prohibited;
4. All conditions of REZ23-03 Council Ordinance 2023-436 shall remain in full force and

effect, including the location of the car wash facility at least 125' from residential zoning districts, and the stipulated buffer yard along the south property line, billboard prohibition, and Dark Sky complainant light fixtures; and

5. Should complaints arise due to non-compliance of conditions a rehearing of the Special Use shall be scheduled per Davenport Municipal Code specifications for Board of Adjustment; and
6. Should the ownership no longer be affiliated with a franchised auto dealership, the Special Use shall be reviewed regarding this change by the Zoning Board of Adjustment.

**Comprehensive Plan:**
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

**Future Land Use Designation:**
The subject property is designated Commercial Corridor on the western approximately 17.7 acres and Residential General on the eastern approximately 10.6 acres of the Davenport +2035 Future Land Use Map.

1. **Commercial Corridor**: Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage
2. **Residential General**: Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

**Technical Review:**

1. Zoning: The proposed five-lot subdivision complies with the bulk dimensional standards of the C-3 General Commercial District. The plat establishes lots of sufficient size to accommodate the existing Audi, Volkswagen, and Mercedes-Benz dealerships, as well as the Kia, Hyundai, and Lexus dealerships currently under construction. Staff have reviewed the development plan and subdivision plat for conformance with the rezoning conditions in Ordinance No. 2023-436 and the Special Use Permit on file.
2. Streets: The property maintains frontage along East 53rd Street and Eastern Avenue. Vehicular access is provided through existing driveway connections and an internal private circulation system. The final plat establishes a 26-foot access easement to facilitate shared vehicular access between the proposed lots, promoting coordinated site

circulation while minimizing the need for additional access points along the adjacent arterial roadways. As part of the overall redevelopment, the developer has submitted plans for the installation of a traffic signal at the intersection of East 53rd Street and Spring Street. The proposed signal is currently under review by City staff and will be installed at the developer's sole expense.

3. Stormwater: The final plat establishes the necessary stormwater management infrastructure through the dedication of a Stormwater Management Area Easement and associated drainage easements. Existing stormwater facilities were approved as part of the overall site development and are designed to accommodate the subdivision as proposed. No additional public stormwater improvements are required with approval of the final plat. However, the plat shall be revised to include the final wetland delineation extents.
4. Sewer System: The property is served by existing public sanitary sewer infrastructure located within East 53rd Street and the Hanlin's Creek corridor. Due to the proposed lot configuration, the existing sanitary sewer serving the development is required to be dedicated to the City as public infrastructure. City staff are coordinating with the developer to verify that the installed sewer improvements conform to City standards and are eligible for public acceptance. Dedication and acceptance of the sanitary sewer infrastructure shall be completed prior to recording of the final plat.
5. Other Utilities: City staff and utility providers have reviewed the Final Plat and find it generally consistent with the requirements of the Davenport Subdivision Ordinance.
6. Parks/Open Space: The proposed subdivision will not impact parks or designated open space areas.

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

Attachments:
1. Final Plat of Speer Commercial Park 3rd Addition
2. Platting Exhibit
3. Maps
4. Ordinance No. 2023-436
5. Application

# SPEER COMMERCIAL PARK 3RD ADDITION

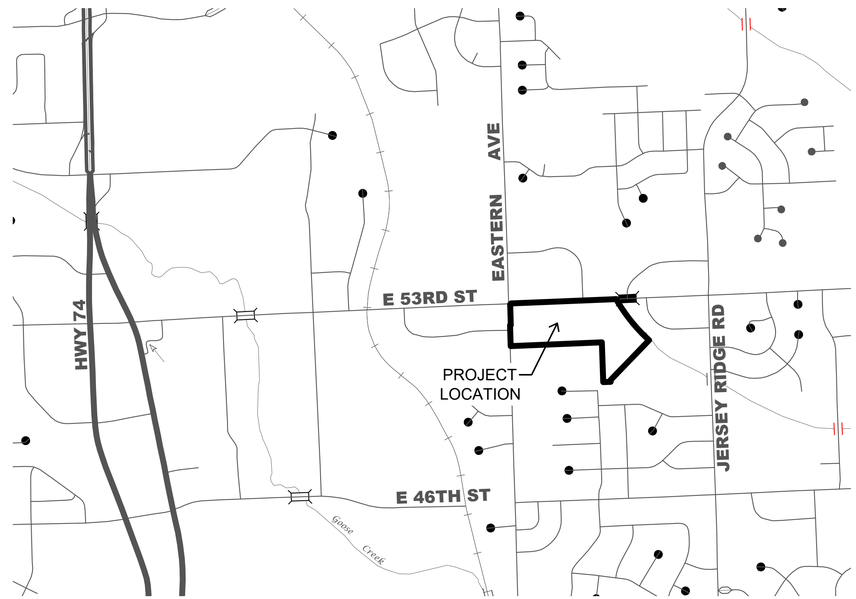
## FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

### INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
Tim Forinash
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
twforinash@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
Lot 1, Speer Commercial Park 1st Addition
Lot 1, Speer Commercial Park 2nd Addition
Outlot A, Speer Commercial Park 2st Addition

REQUESTED BY:
53rd Luxery LLC




## VICINITY MAP

DAVENPORT, IOWA

### PROPERTY DESCRIPTION

A PART OF LOT 1, SPEER COMMERCIAL PARK 1ST ADDITION, RECORDED IN FILE NUMBER 2018-00032090, AND A PART OF LOT 1 AND OUTLOT A, SPEER COMMERCIAL PARK 2ND ADDITION, RECORDED IN FILE NUMBER 2023-00001524, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY CORNER LOT 1, SPEER COMMERCIAL PARK 2ND ADDITION; THENCE SOUTH 44°02'11" WEST ALONG THE SOUTHERLY LINE OF LOT 1, SPEER COMMERCIAL PARK 2ND ADDITION, A DISTANCE OF 780.37 FEET TO THE EASTERLY LINE OF LOT 1, SPEER COMMERCIAL PARK 2ND ADDITION; THENCE SOUTH 01°55'33" EAST ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, SPEER COMMERCIAL PARK 2ND ADDITION; THENCE SOUTH 88°04'27" WEST ALONG THE SOUTHERLY LINE OF LOT 1, SPEER COMMERCIAL PARK 2ND ADDITION, A DISTANCE OF 105.10 FEET TO THE SOUTHWEST CORNER OF LOT 1, SPEER COMMERCIAL PARK 2ND ADDITION; THENCE NORTH 1°51'16" WEST ALONG THE WEST LINE OF LOT 1, SPEER COMMERCIAL PARK 2ND ADDITION, A DISTANCE OF 560.51 FEET TO THE NORTHEAST CORNER OF LOT 21, STONE GATE EAST ADDITION, RECORDED IN FILE NUMBER 2011-00006813; THENCE SOUTH 87°38'58" WEST ALONG THE SOUTH LINE OF LOT 1, SPEER COMMERCIAL PARK 2ND ADDITION AND THE SOUTH LINE OF LOT 1, SPEER COMMERCIAL PARK 1ST ADDITION, A DISTANCE OF 1,288.38 FEET TO THE SOUTHWEST CORNER OF LOT 1, SPEER COMMERCIAL PARK 1ST ADDITION; THENCE NORTH 1°42'58" WEST ALONG THE WEST LINE OF LOT 1, SPEER COMMERCIAL PARK 1ST ADDITION, A DISTANCE OF 296.74 FEET; THENCE NORTH 88°17'02" EAST, 10.50 FEET; THENCE NORTH 1°42'58" WEST ALONG THE WEST LINE OF LOT 1, SPEER COMMERCIAL PARK 1ST ADDITION, A DISTANCE OF 293.63 FEET TO THE NORTHWESTERLY LINE OF LOT 1, SPEER COMMERCIAL PARK 1ST ADDITION; THENCE NORTH 42°57'33" EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 16.81 FEET TO THE NORTH LINE OF LOT 1, SPEER COMMERCIAL PARK 1ST ADDITION; THENCE NORTH 87°38'04" EAST ALONG THE NORTH LINE OF LOT 1 SPEER COMMERCIAL PARK 1ST ADDITION AND THE NORTH LINE OF LOT 1, SPEER COMMERCIAL PARK 2ND ADDITION, A DISTANCE OF 1,483.10 FEET TO THE NORTHEAST CORNER OF LOT 1, SPEER COMMERCIAL PARK 2ND ADDITION; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF LOT 1, SPEER COMMERCIAL PARK 2ND ADDITION AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2,400 FEET, WHOSE LENGTH IS 748.42 FEET AND WHOSE CHORD BEARS SOUTH 38°41'39" EAST, 745.39 FEET TO THE POINT OF BEGINNING, CONTAINING 28.30 ACRES (1,232,939 S.F.) MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### DATE OF SURVEY

OCTOBER 24, 2023

### PROPERTY ADDRESS

1777, 1911, 1915, 2021, 2131 & 2135 53RD STREET
DAVENPORT, IA 52807

### PROPERTY OWNER

53RD LUXURY LLC

### AREA SUMMARY

28.30 ACRES (1,232,939 S.F.)

### ZONING

C-3: GENERAL COMMERCIAL

### BULK REGULATIONS

| | |
|---|---|
| FRONT YARD SETBACK: | 25 FEET |
| SIDE YARD SETBACK: | 10 FEET UNLESS ABUTTING A RESIDENTIAL DISTRICT THEN 20 FEET |
| REAR YARD SETBACK: | 10 FEET UNLESS ABUTTING A RESIDENTIAL DISTRICT THEN 20 FEET |
| MAXIMUM HEIGHT: | 55 FEET |

### NOTES

1. BASIS OF BEARING IS IOWA REGIONAL COORDINATE SYSTEM ZONE 11.
2. SITE WAS UNDER CONSTRUCTION AT THE TIME OF FINAL PLATTING.

### LEGEND

| FEATURES | FOUND | SET |
|---|---|---|
| PLSS Section Corner | ▲ | △ |
| Land Survey Monument (1/2" Rebar, Pink Cap # 26175 Unless Otherwise Noted) | ● | ○ |
| R.O.W. Rail | ⌶ | |
| Centerline Reference Monument (Cut "X", Unless Otherwise Noted) | ◆ | ◇ |
| Calculated Corner | ✚ | |
| Platted Distance | P | |
| Measured Bearing & Distance | M | |
| Recorded As | R | |
| Deed Distance | D | |
| Calculated Distance | C | |
| Yellow Plastic Cap | YPC | |
| Red Plastic Cap | RPC | |
| Centerline | | |
| Section Line | | |
| 1/4 Section Line | | |
| 1/4 1/4 Section Line | | |
| Easement Line | | |

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

TIMOTHY W. FORINASH 26175 IOWA LICENSED PROFESSIONAL LAND SURVEYOR

Timothy W. Forinash, PLS Date

License Number 26175

My License Renewal Date is December 31, 2027

Pages or sheets covered by this seal:

| MARK | REVISION | DATE | BY |
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Engineer: Checked By: Scale: 1" =
Technician: TWF Date: 05/21/2026 T-R-S:
Project No: 123.0435.010 Sheet 1 OF 4

SPEER COMMERCIAL PARK 3RD ADDITION
DAVENPORT, SCOTT COUNTY, IOWA
FINAL PLAT
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 123.0435.010
Sheet 1 OF 4

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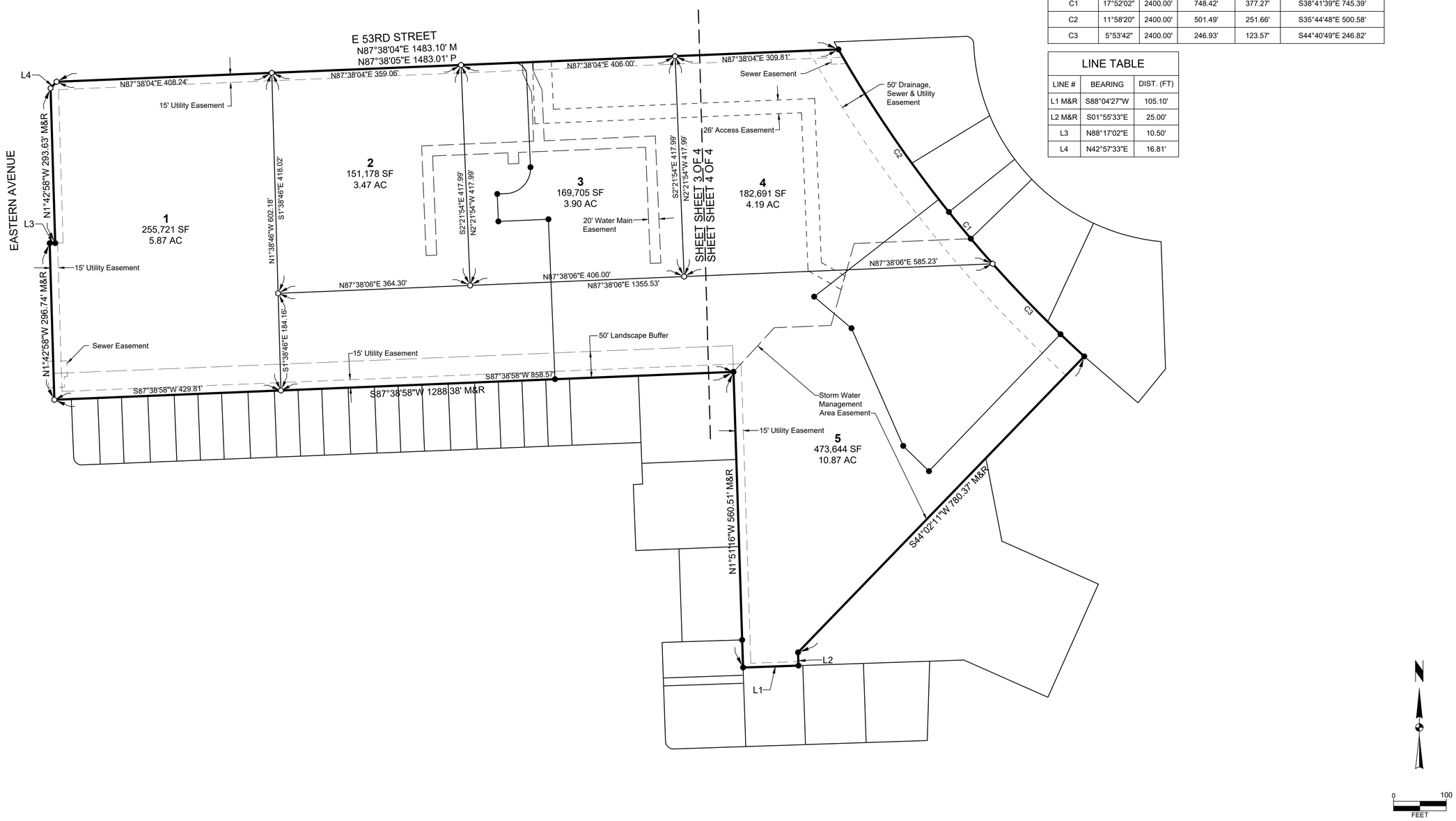
# SPEER COMMERCIAL PARK 3RD ADDITION

## FINAL PLAT




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | Δ | RADIUS | ARC LENGTH | TANGENT | CHORD BEARING/LENGTH |
| C1 | 17°52'02" | 2400.00' | 748.42' | 377.27' | S38°41'39"E 745.39' |
| C2 | 11°58'20" | 2400.00' | 501.49' | 251.66' | S35°44'48"E 500.58' |
| C3 | 5°53'42" | 2400.00' | 246.93' | 123.57' | S44°40'49"E 246.82' |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DIST. (FT) |
| L1 M&R | S88°04'27"W | 105.10' |
| L2 M&R | S01°55'33"E | 25.00' |
| L3 | N88°17'02"E | 10.50' |
| L4 | N42°57'33"E | 16.81' |

| MARK | REVISION | DATE | BY |
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Engineer: Checked By: Scale: 1" =
Technician: TWF Date: 06-03-2026 T-R-S:

Project No: 123.0435.010

Sheet 2 OF 4

SPEER COMMERCIAL PARK 3RD ADDITION

DAVENPORT, SCOTT COUNTY, IOWA

FINAL PLAT

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
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515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 123.0435.010

Sheet 2 OF 4

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# SPEER COMMERCIAL PARK 3RD ADDITION

## FINAL PLAT

| LINE TABLE | | | | | | | | |
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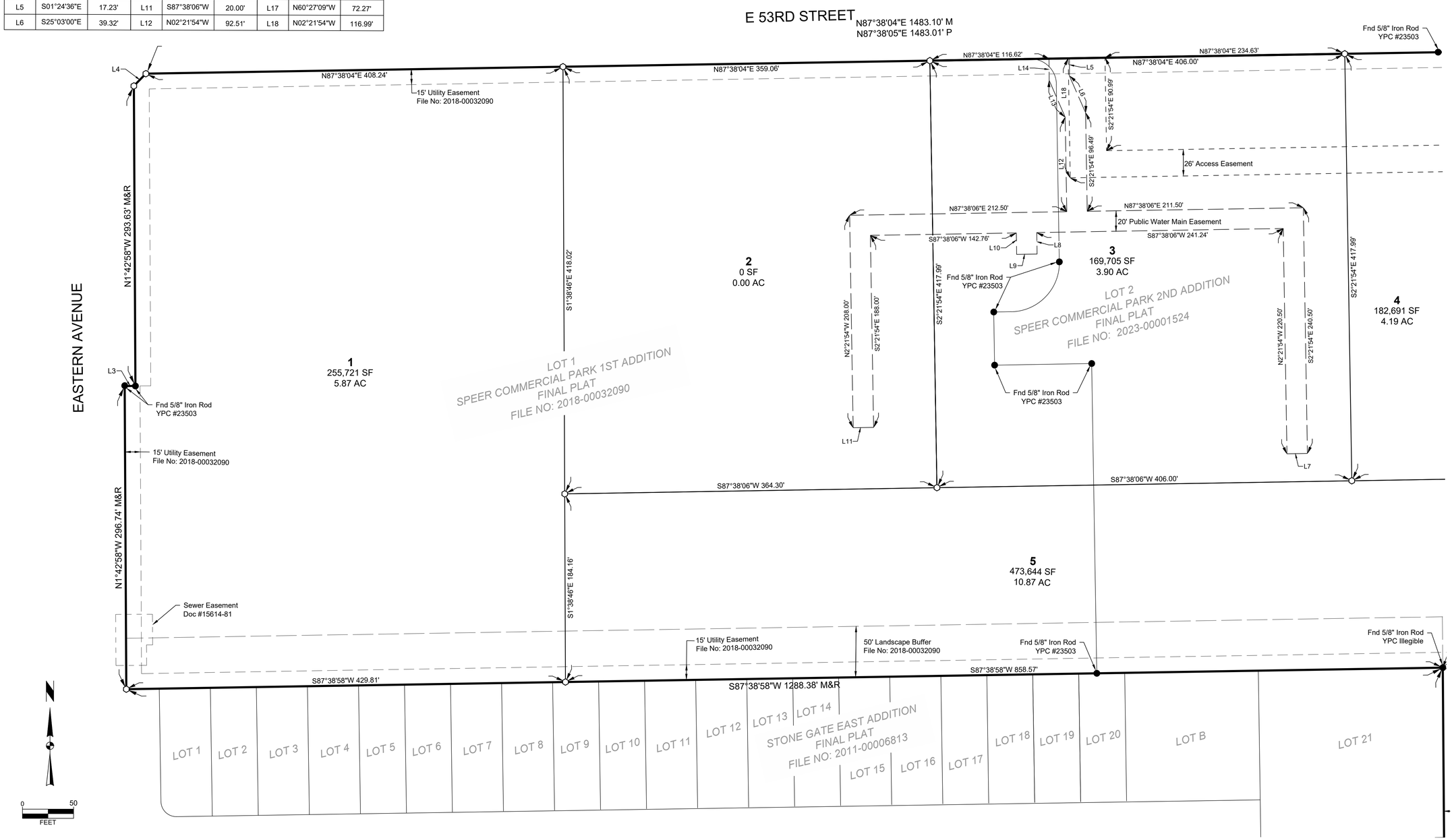
| LINE # | BEARING | DIST. (FT) | LINE # | BEARING | DIST. (FT) | LINE # | BEARING | DIST. (FT) |
| L1 M&R | S88°04'27"W | 105.10' | L7 | S87°38'06"W | 20.00' | L13 | N24°51'54"W | 39.36' |
| L2 M&R | S01°55'33"E | 25.00' | L8 | S02°21'54"E | 21.00' | L14 | N01°52'12"W | 21.12' |
| L3 | N88°17'02"E | 10.50' | L9 | S87°38'06"W | 20.00' | L15 | S60°27'09"E | 51.49' |
| L4 | N42°57'33"E | 16.81' | L10 | N02°21'54"W | 21.00' | L16 | S15°50'00"W | 26.76' |
| L5 | S01°24'36"E | 17.23' | L11 | S87°38'06"W | 20.00' | L17 | N60°27'09"W | 72.27' |
| L6 | S25°03'00"E | 39.32' | L12 | N02°21'54"W | 92.51' | L18 | N02°21'54"W | 116.99' |

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Technician: TWF Date: 05/21/2026 T-R-S:
Project No: 123.0435.010 Sheet 3 OF 4

SPEER COMMERCIAL PARK 3RD ADDITION

DAVENPORT, SCOTT COUNTY, IOWA

FINAL PLAT


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515-964-2020 | www.snyder-associates.com


SNYDER & ASSOCIATES

Project No: 123.0435.010

Sheet 3 OF 4

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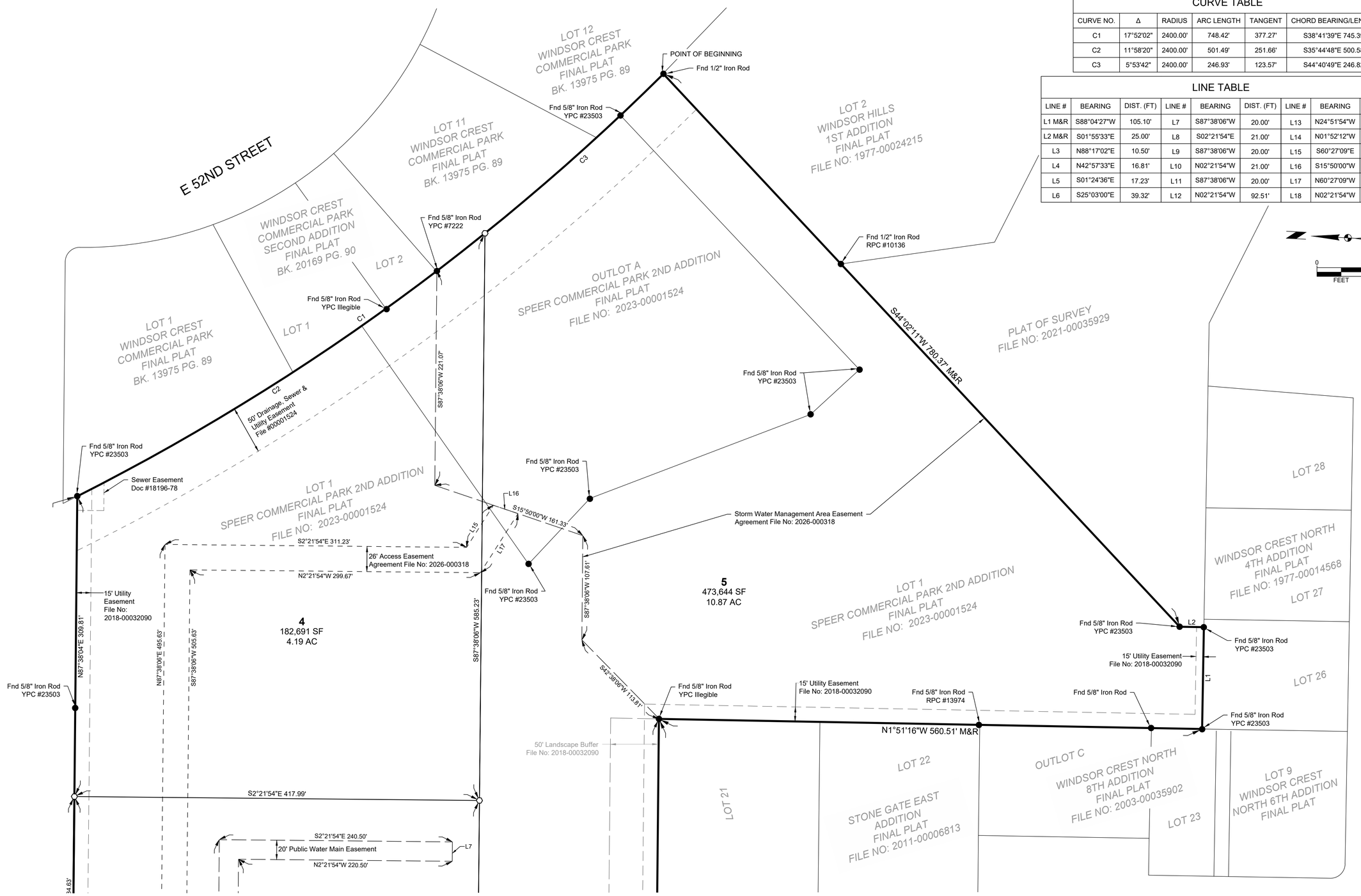
# SPEER COMMERCIAL PARK 3RD ADDITION

## FINAL PLAT

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| L4 | N42°57'33"E | 16.81' | L10 | N02°21'54"W | 21.00' | L16 | S15°50'00"W | 26.76' |
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| MARK | REVISION | DATE | BY |
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Engineer: Checked By: Scale: 1" =
Technician: TWF Date: 05/21/2026 T-R-S:
Project No: 123.0435.010

Sheet 4 OF 4

SPEER COMMERCIAL PARK 3RD ADDITION

DAVENPORT, SCOTT COUNTY, IOWA

FINAL PLAT


SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com


SNYDER & ASSOCIATES

Project No: 123.0435.010

Sheet 4 OF 4


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## DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PAVEMENTS TO REMAIN.
   B. PROTECT EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH OWNER AND UTILITY PROVIDER PRIOR TO CONSTRUCTION. ADJUSTMENTS OF UTILITY APPURTENANCE TO FINISH GRADES IS CONSIDERED INCIDENTAL TO THE PROJECT.
   C. PROTECT EXISTING TREES.
   D. PROTECT EXISTING FENCE.
   E. PROTECT EXISTING BRICK EDGING.
   F. PROTECT EXISTING RIP RAP.

2. SEE SHEET C200 FOR DEMOLITIONS.

3. PAVEMENTS, PROVIDE THE FOLLOWING:
   A. DRIVES AND TRUCK LANE, 8" DEPTH HMA PAVEMENT ON 6" DEPTH MODIFIED SUBBASE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. DRIVES AND PARKING, 5" DEPTH HMA ON 6" DEPTH MODIFIED SUBBASE COMPACTED TO 95% STANDARD PROCTOR DENSITY. SEE DETAIL ON SHEET C600.
   C. SIDEWALKS, 4" DEPTH PCC ON 6" PREPARED SUBGRADE.
   D. 6" PCC STANDARD CURB, SEE DETAIL.
   E. 6" INTEGRAL CURB, SEE DETAIL.
   F. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. DETECTABLE WARNINGS AS SHOWN.
   G. CURB HEIGHT ELEVATED VEHICLE DISPLAY PAD TO MATCH ADJACENT PAVEMENT THICKNESS AND COLOR.
   H. 7" PCC DRIVEWAY CONNECTION TYPE B
   I. SAW CUT TO FULL DEPTH.
   J. 2' WIDE BY 5" DEPTH PCC BAND AROUND SW-511 INTAKES.
   K. 5" DEPTH PCC BAND AROUND SANITARY SEWER AND STORM SEWER STRUCTURES.
   L. TRAIL, 6" DEPTH PCC ON 6" GRANULAR SUBBASE.
   M. 7" PCC DRIVE WAY CONNECTION TYPE A.
   N. TAPER TO NO CURB.
   O. 2' X2' POURED IN PLACE STAMPED CONCRETE COLORED TO MATCH OR COMPLIMENT GDSI 2.0 COLOR SCHEME

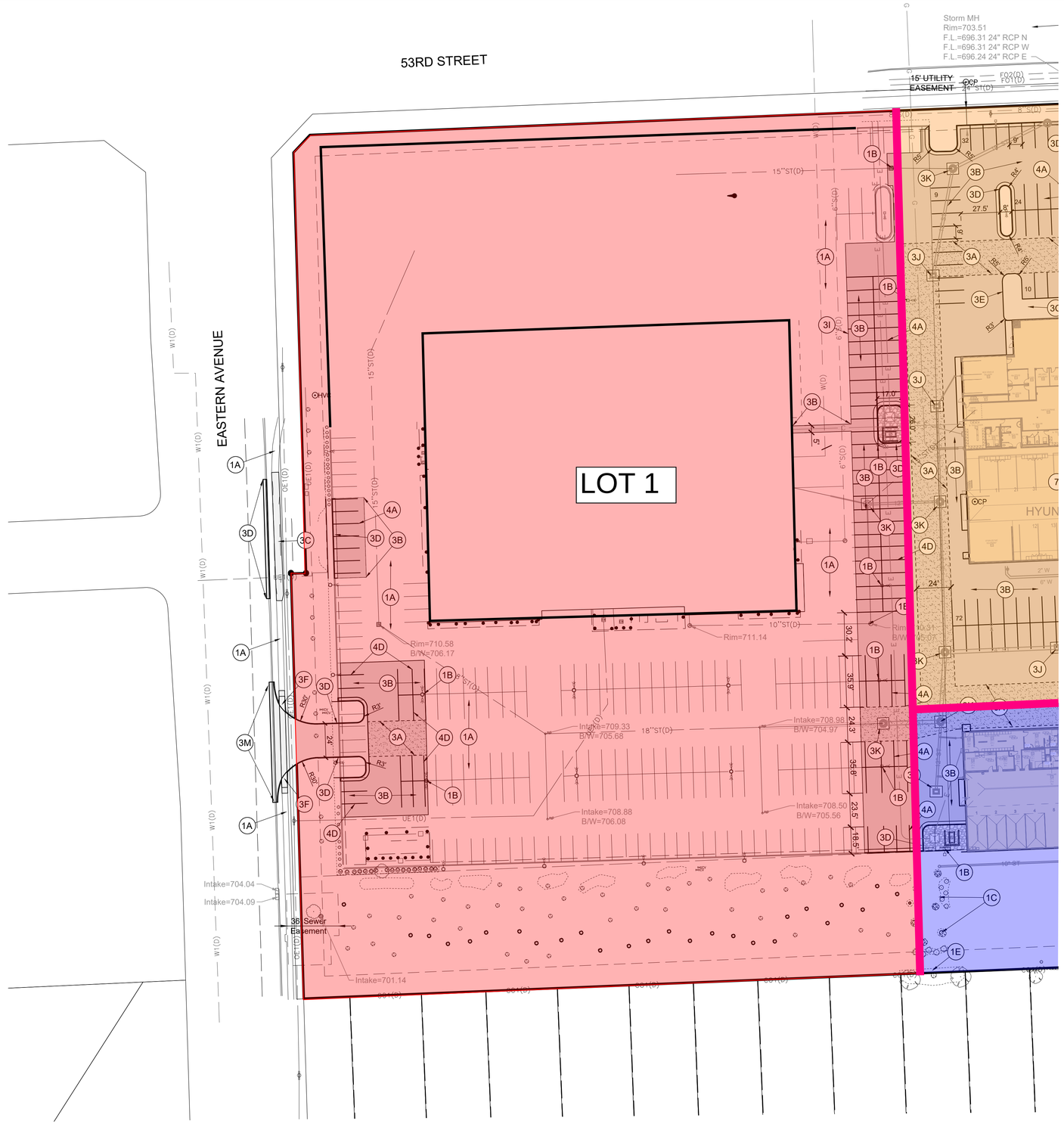
4. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
   A. 4" WIDE PAINTED PARKING STALL LINES.
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
   D. REPLACE EXISTING PAINTED PARKING STALL LINES.

5. SIGNS, PROVIDE THE FOLLOWING:
   A. PROVIDE ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS, MOUNT TO BUILDING.
   B. PROVIDE HYUNDAI DIRECTIONAL SIGNAGE GDSI-DIR-36

6. SITE AMENITIES, PROVIDE THE FOLLOWING:
   A. 20'X24' TRASH ENCLOSURE WITH 10' 7" PCC APPROACH PAD. SEE ARCHITECTURAL PLANS FOR LOCATION AND DETAILS
   B. TRANSFORMER PAD. VERIFY SIZE OF PAD AND LOCATION WITH ELECTRICAL PLANS AND FRANCHISE UTILITY COMPANY PRIOR TO CONSTRUCTION.
   C. MONUMENT SIGN.
   D. 5" DEPTH PCC BAND, BOLLARDS AND STRIPING FOR HYDRANT ASSEMBLY PROTECTION.

7. BUILDING. SEE ARCHITECTURAL PLANS.

8. STORAGE BUILDING. SEE ARCHITECTURAL PLANS.

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| 17 | GENERATOR ENCLOSURE | 05-05-26 | JFS |
| 16 | CAR WASH CANOPY ISLAND | 04-23-26 | JFS |
| 15 | CORRELATOR DRAIN | 04-15-26 | JFS |
| 14 | DIRECTION SIGNS | 03-16-26 | JFS |

Engineer: JFS | Checked By: EDC | Scale: 1" = 40'
Technician: JWM | Date: 05-06-2025 | T-R-S: TTN-RRW-SS
Project No: 123.0435.01

Sheet C301

# GURLEY LEEP DAVENPORT DEALERSHIP

## DIMENSION PLAN

DAVENPORT, IOWA


SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com


SNYDER & ASSOCIATES

Project No: 123.0435.01
Sheet C301

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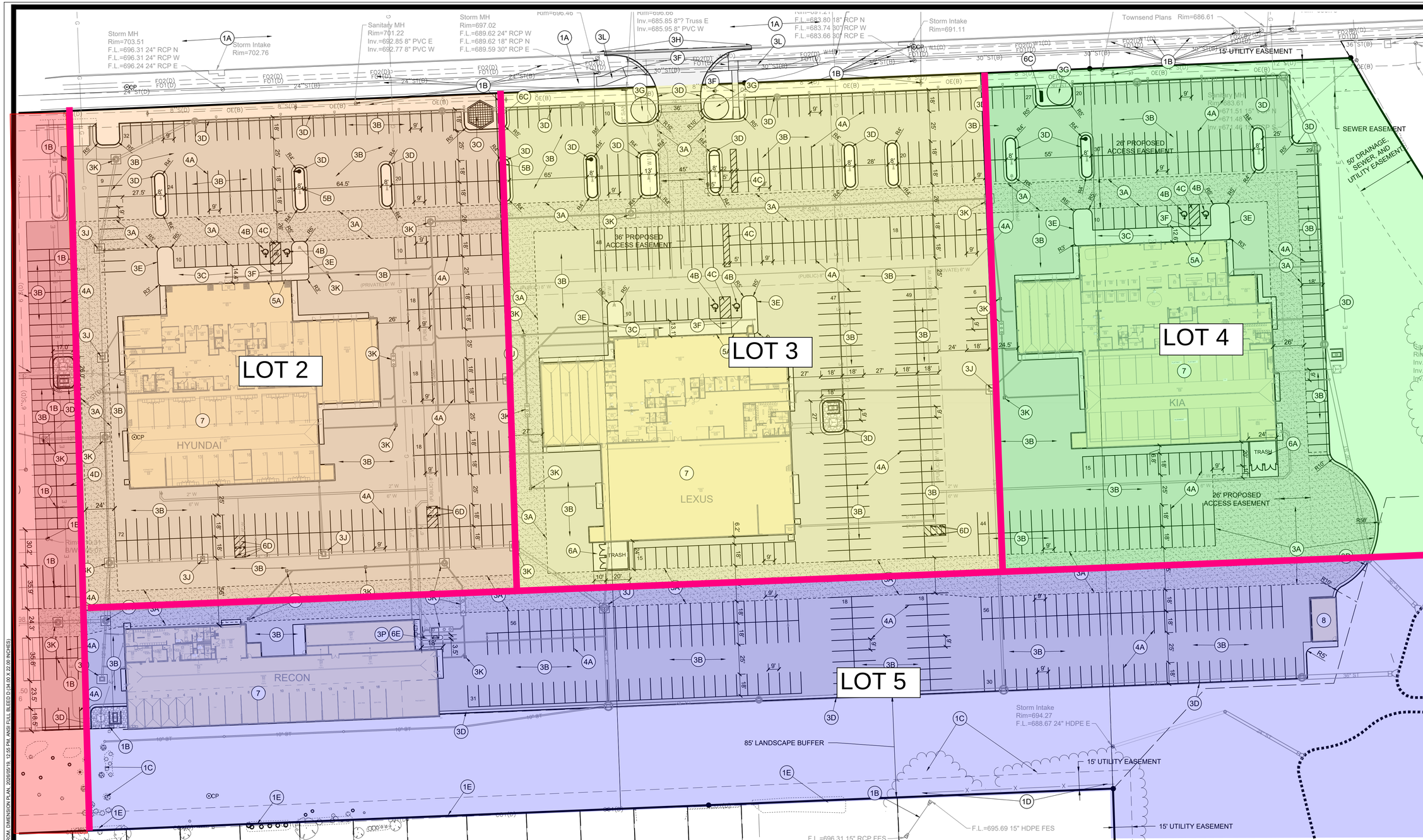


## DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PAVEMENTS TO REMAIN.
   B. PROTECT EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH OWNER AND UTILITY PROVIDER PRIOR TO CONSTRUCTION. ADJUSTMENTS OF UTILITY APPURTENANCE TO FINISH GRADES IS CONSIDERED INCIDENTAL TO THE PROJECT.
   C. PROTECT EXISTING TREES.
   D. PROTECT EXISTING FENCE.
   E. PROTECT EXISTING BRICK EDGING.
   F. PROTECT EXISTING RIP RAP.

2. SEE SHEET C200 FOR DEMOLITIONS.

3. PAVEMENTS, PROVIDE THE FOLLOWING:
   A. DRIVES AND TRUCK LANE, 8" DEPTH HMA PAVEMENT ON 6" DEPTH MODIFIED SUBBASE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. DRIVES AND PARKING, 5" DEPTH HMA ON 6" DEPTH MODIFIED SUBBASE COMPACTED TO 95% STANDARD PROCTOR DENSITY. SEE DETAIL ON SHEET C600.
   C. SIDEWALKS, 4" DEPTH PCC ON 6" PREPARED SUBGRADE.
   D. 6" PCC STANDARD CURB, SEE DETAIL.
   E. 6" INTEGRAL CURB, SEE DETAIL.
   F. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. DETECTABLE WARNINGS AS SHOWN.
   G. CURB HEIGHT ELEVATED VEHICLE DISPLAY PAD TO MATCH ADJACENT PAVEMENT THICKNESS AND COLOR.
   H. 7" PCC DRIVEWAY CONNECTION TYPE A
   I. SAW CUT TO FULL DEPTH.
   J. 2' WIDE BY 5" DEPTH PCC BAND AROUND SW-511 INTAKES.
   K. 5" DEPTH PCC BAND AROUND SANITARY SEWER AND STORM SEWER STRUCTURES.
   L. TRAIL, 6" DEPTH PCC ON 6" GRANULAR SUBBASE.
   M. 7" PCC DRIVE WAY CONNECTION TYPE A.
   N. TAPER TO NO CURB.
   O. 2' X 2' POURED IN PLACE STAMPED CONCRETE COLORED TO MATCH OR COMPLIMENT GDSI 2.0 COLOR SCHEME.
   P. PROVIDE 11" PCC INTEGRAL CURB ISLAND ON 6" DEPTH MODIFIED SUBBASE COMPACTED TO 95% STANDARD PROCTOR. PCC TO MATCH SUBGRADE ELEVATION OF ADJACENT HMA PAVEMENT, AND PROVIDE FOR A 6" RAISED CURB AT THE SURFACE.

4. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
   A. 4" WIDE PAINTED PARKING STALL LINES.
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   C. ACCESSIBLE AISLE, 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
   D. REPLACE EXISTING PAINTED PARKING STALL LINES.

5. SIGNS, PROVIDE THE FOLLOWING:
   D. PROVIDE ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS, MOUNT TO BUILDING.
   E. PROVIDE HYUNDAI DIRECTIONAL SIGNAGE GDSI-DIR-36

6. SITE AMENITIES, PROVIDE THE FOLLOWING:
   A. 20'X24' TRASH ENCLOSURE WITH 10' 7" PCC APPROACH PAD. SEE ARCHITECTURAL PLANS FOR LOCATION AND DETAILS
   B. TRANSFORMER PAD. VERIFY SIZE OF PAD AND LOCATION WITH ELECTRICAL PLANS AND FRANCHISE UTILITY COMPANY PRIOR TO CONSTRUCTION.
   C. MONUMENT SIGN.
   D. 5" DEPTH PCC BAND, BOLLARDS AND STRIPING FOR HYDRANT ASSEMBLY PROTECTION.
   E. AUTO SENTRY PETRO & CANOPY. SEE CAR WASH PLANS FOR MORE DETAILS.

7. BUILDING. SEE ARCHITECTURAL PLANS.

8. STORAGE BUILDING. SEE ARCHITECTURAL PLANS.

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| MARK | REVISION | DATE | BY |
|---|---|---|---|
| 17 | GENERATOR ENCLOSURE | 05-05-26 | JFS |
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| 15 | CORRELATOR DRAIN | 04-15-26 | JFS |
| 14 | DIRECTION SIGNS | 03-16-26 | JFS |

Engineer: JFS | Checked By: EDC | Scale: 1" = 40'
Technician: JWM | Date: 05-06-2025 | T-R-S: TTN-RRW-SS
Project No: 123.0435.01 | Sheet C300

# GURLEY LEEP DAVENPORT DEALERSHIP

## DIMENSION PLAN

DAVENPORT, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 123.0435.01
Sheet C300

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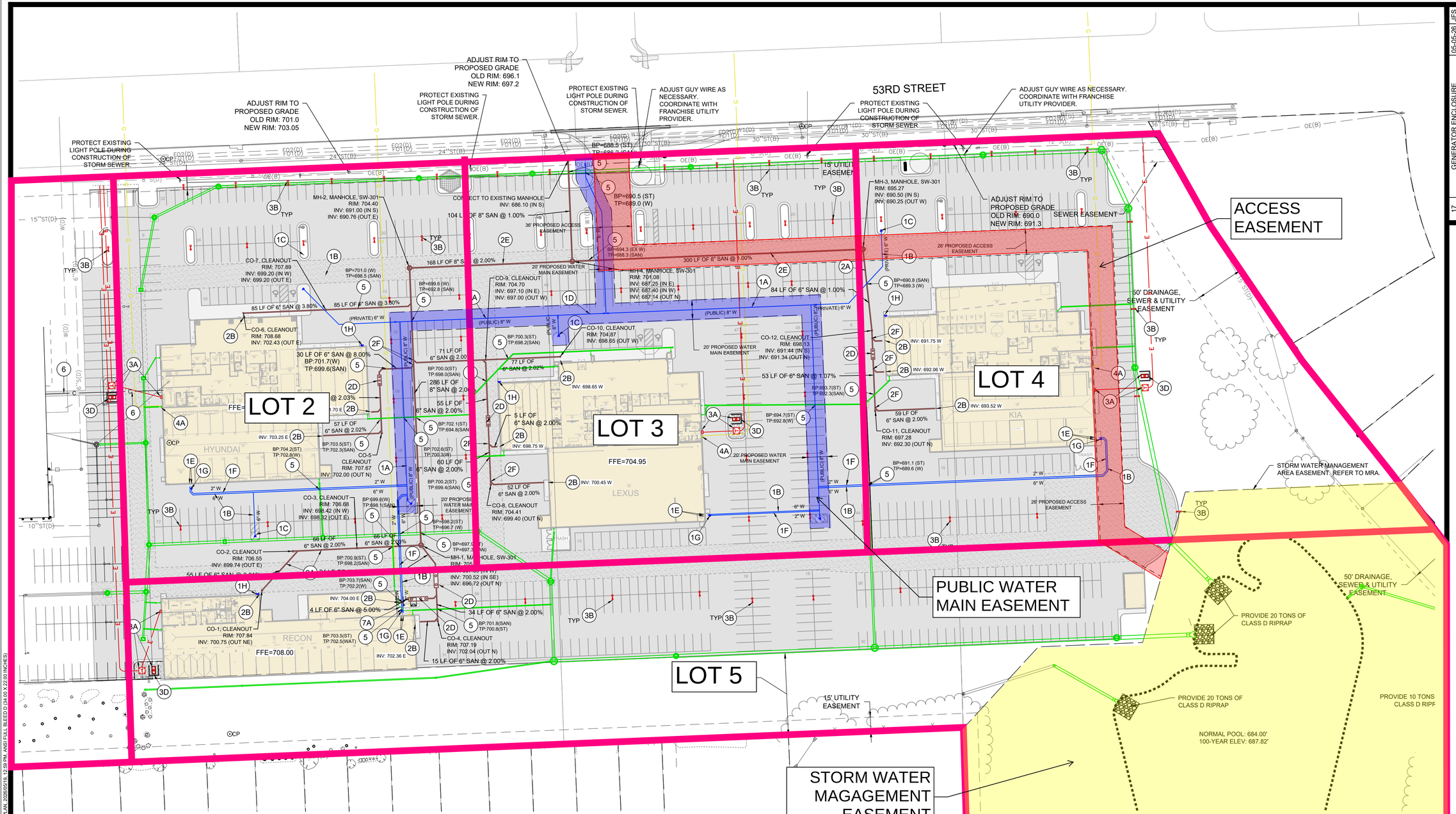


## UTILITY PLAN CONSTRUCTION NOTES

1. WATER SERVICES, PROVIDE THE FOLLOWING:
   A. PUBLIC 8" WATER SERVICE LINE.
   B. 6" WATER SERVICE LINE
   C. HYDRANT ASSEMBLY.
   D. CONNECT TO EXISTING WATER. CONTRACTOR TO VERIFY SIZE, LOCATION, AND ELEVATION PRIOR TO CONSTRUCTION. PROVIDE BENDS AS NECESSARY TO CONNECT PROPOSED WATER MAIN TO STANDARD 5.5' DEPTH.
   E. CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE LOCATION AND ELEVATION WITH PLUMBING PLANS.
   F. 2" DOMESTIC WATER SERVICE LINE.
   G. CURB STOP.
   H. FIRE DEPARTMENT CONNECTION.

2. PRIVATE SANITARY SEWER SERVICES; PROVIDE THE FOLLOWING:
   A. 6" PRIVATE SANITARY SEWER SERVICE LINE.
   B. CONNECT TO BUILDING. VERIFY EXACT LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
   C. CONNECT TO EXISTING MANHOLE.
   D. SAND OIL SEPARATOR. SEE MECHANICAL PLANS FOR DETAILS.
   E. 8" PRIVATE SANITARY SEWER LINE.
   F. CONNECT WITH WYE AND 1:1 RISER AS NECESSARY.

3. SITE LIGHTING, PROVIDE THE FOLLOWING:
   A. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE.
   B. SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION.
   C. ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD.
   D. GENERATOR ENCLOSURE. SEE MECHANICAL AND BUILDING PLANS FOR DETAILS.

4. GAS SERVICE, PROVIDE THE FOLLOWING:
   A. GAS METER. COORDINATE WITH MECHANICAL PLANS.

5. CRITICAL CROSSING: CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION. AT CRITICAL CROSSINGS, WHEN THE WATER MAIN IS LOCATED BELOW THE STORM SEWER, PROVIDE GASKETED JOINTS FOR RCP LOCATED WITHIN 10 FEET OF CROSSINGS.

6. CONDUIT FROM EXISTING BUILDING TO PROPOSED HYUNDAI BUILDING. SIZE, LOCATION AND DEPTH TO BE COORDINATED WITH OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION.

7. MISCELLANEOUS:
   A. EXTERIOR CAR WASH CORRELATOR WITH CONCRETE PIT AND DRAIN. EXTEND NEARBY 8" ROOF DRAIN LINE BY INSTALLING 8"x6" REDUCER, 1:1 RISERS BENDS, AND HORIZONTAL BENDS TO CONNECT MINIMUM 6" DRAIN PIPE FROM BOTTOM OF CORRELATOR PIT TO STORM SEWER SYSETM. INSTALL INLINE VERTICAL RISER PIPES AS NEEDED TO DRAIN BOTH CORRELATORS. COORDINATE LOCATION AND SIZE OF CORRELATOR AND CORRELATOR PIT DRAIN LOCATION WITH BUILDING AND MEP PLANS PRIOR TO CONSTRUCTION. NOTE CRITICAL CROSSING WITH NEARBY WATER SERVICE AND INSTALL STORM CONNECTION ABOVE WATER LINE.

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|---|---|---|---|
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| 14 | DIRECTION SIGNS | 03-16-26 | JFS |

Engineer: JFS | Checked By: EDC | Scale: 1" = 50'
Technician: JWM | Date: 01-04-2024 | T-R-S: TTN-RRW-SS
Project No: 123.0435.01 | Sheet C303

GURLEY LEEP DAVENPORT DEALERSHIP

DAVENPORT, IOWA

UTILITY PLAN

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 123.0435.01
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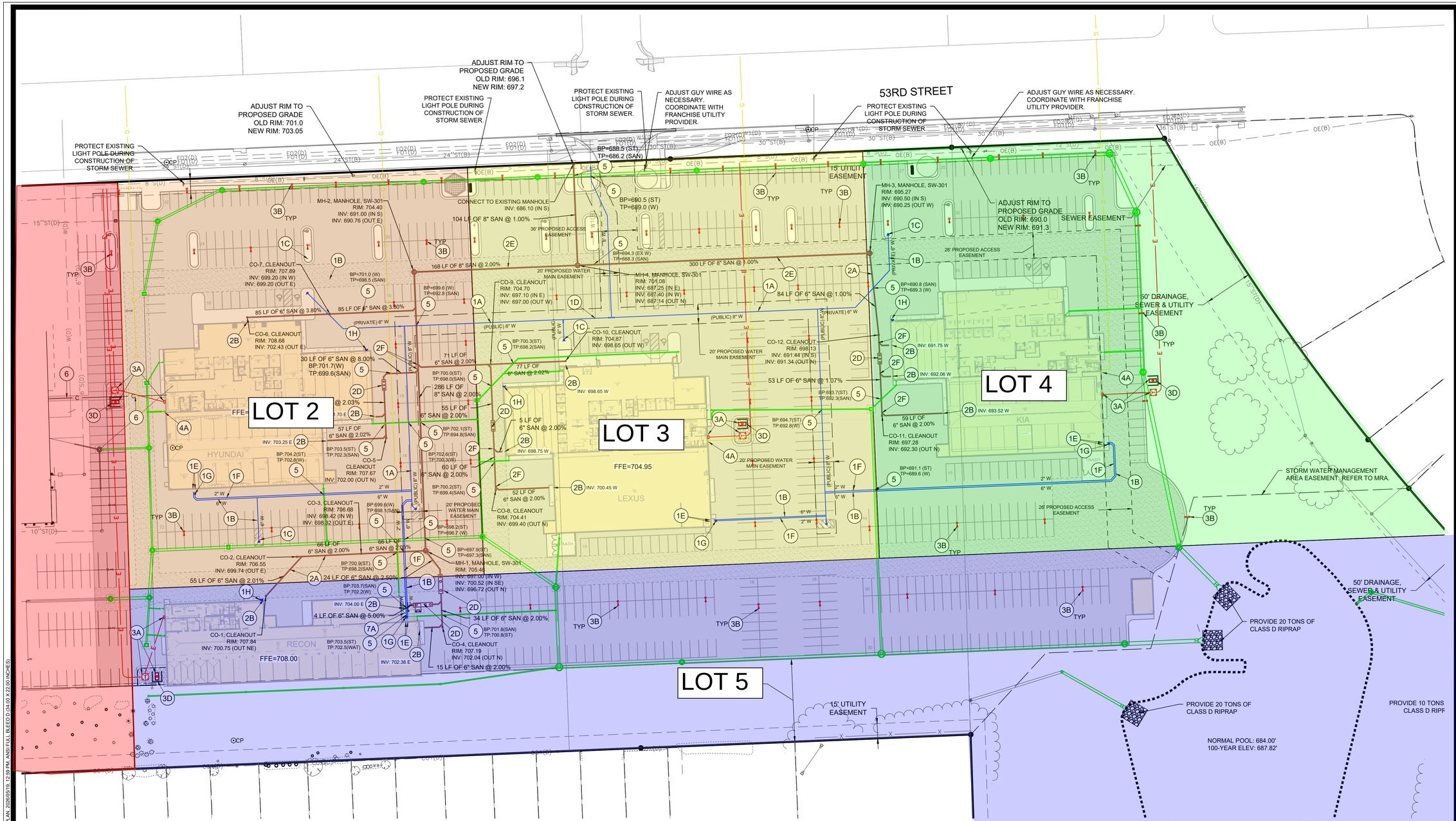


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   C. CONNECT TO EXISTING MANHOLE.
   D. SAND OIL SEPARATOR. SEE MECHANICAL PLANS FOR DETAILS.
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Project No: 123.0435.01

Sheet C303

# GURLEY LEEP DAVENPORT DEALERSHIP

## UTILITY PLAN

DAVENPORT, IOWA

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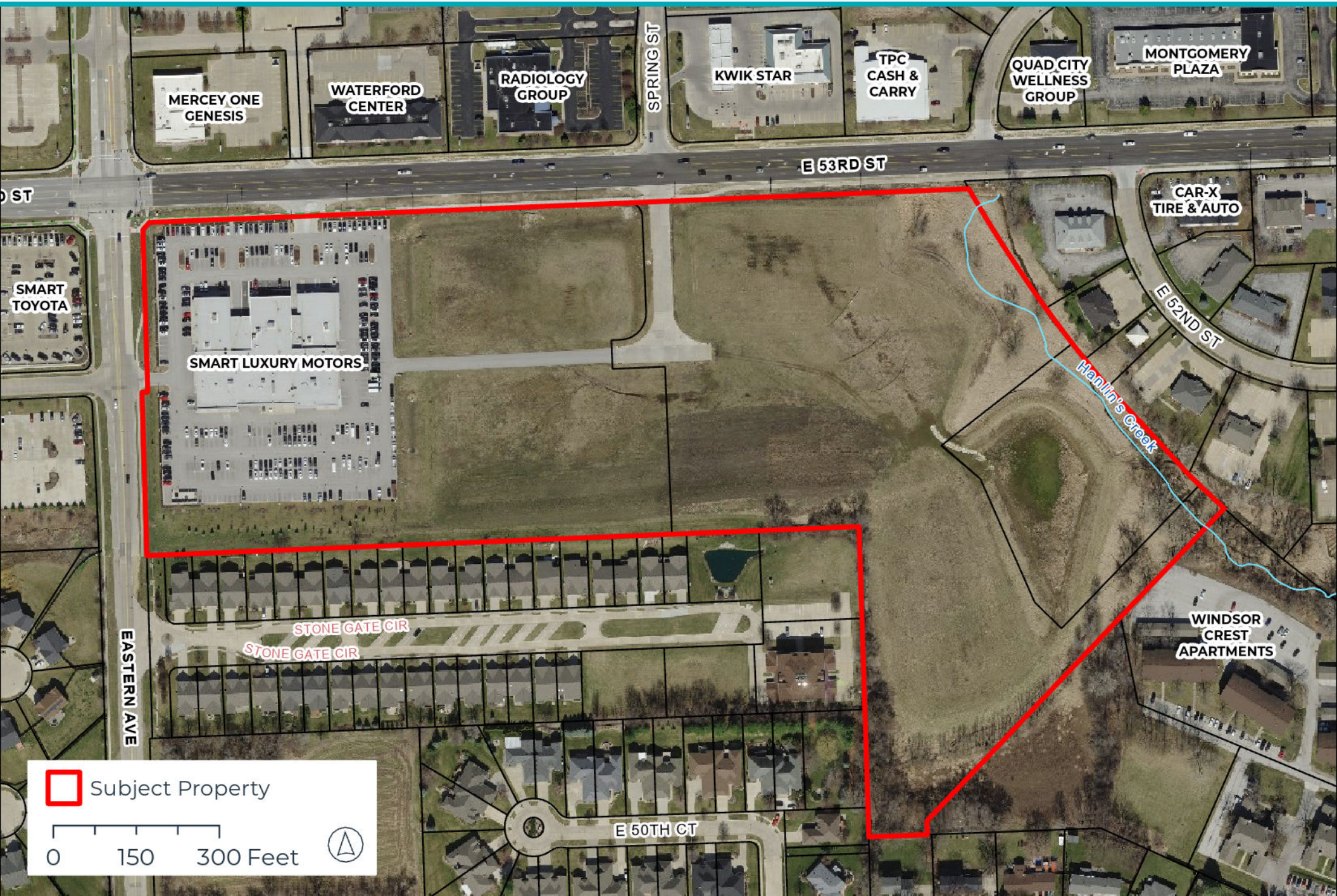
THE CITY OF DAVENPORT
IOWA | USA

**Vicinity Map | Case F26-08**

Request of 53rd Luxury LLC for a Final Plat of Speer Commercial Park 3rd Addition. The 5-lot subdivision is located at 1777 East 53rd Street, on 28.3 acres. [Ward 8]



THE CITY OF DAVENPORT
IOWA | USA

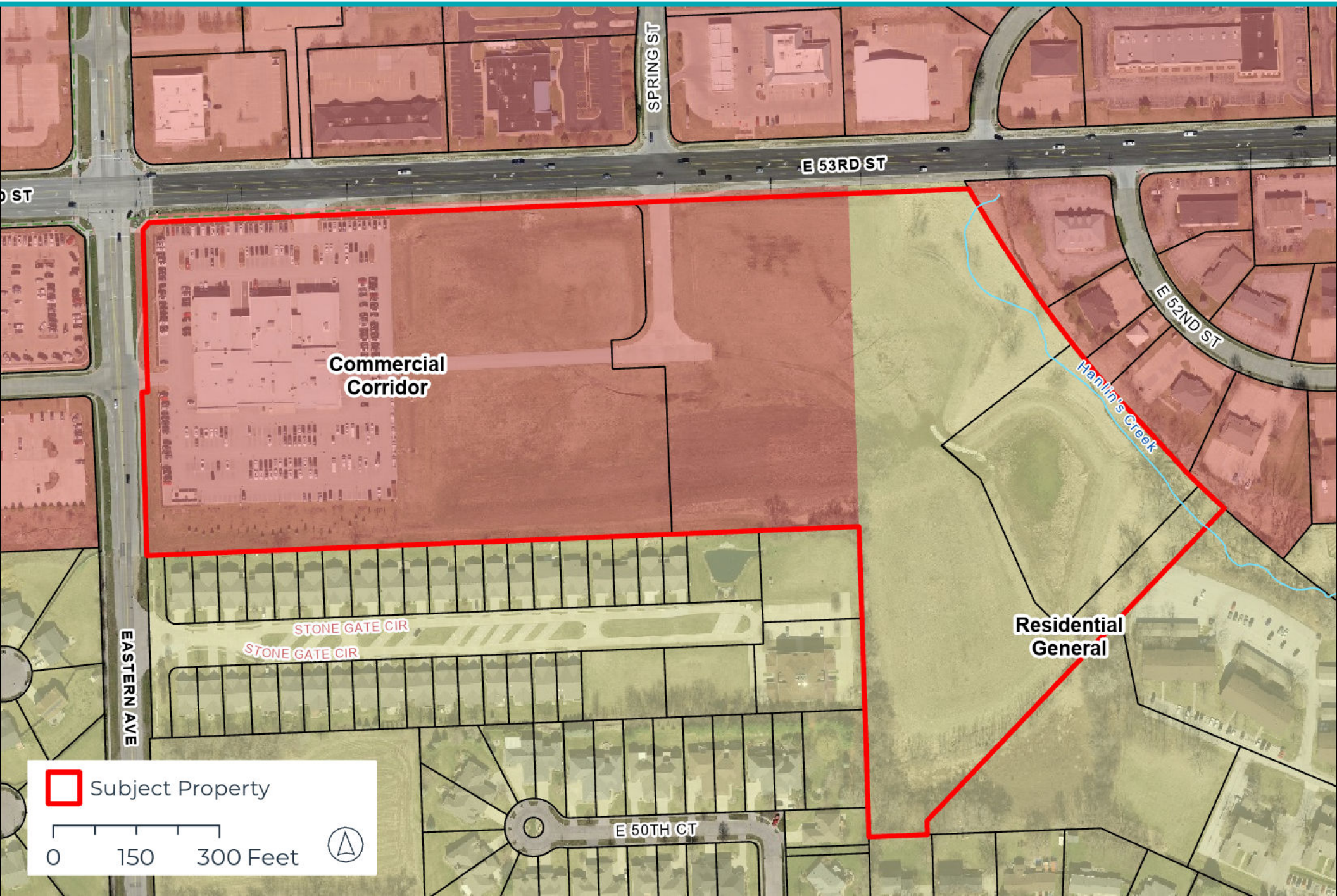
**Zoning Map | Case F26-08**

Request of 53rd Luxury LLC for a Final Plat of Speer Commercial Park 3rd Addition. The 5-lot subdivision is located at 1777 East 53rd Street, on 28.3 acres. [Ward 8]

THE CITY OF DAVENPORT
IOWA | USA

**Future Land Use Map | Case F26-08**

Request of 53rd Luxury LLC for a Final Plat of Speer Commercial Park 3rd Addition. The 5-lot subdivision is located at 1777 East 53rd Street, on 28.3 acres. [Ward 8]



ORDINANCE NO. 2023-436

AN ORDINANCE FOR CASE REZ23-03 BEING THE REQUEST OF 53RD LUXURY, LLC ON BEHALF OF ED SPEER CONSTRUCTION, INC AND SHEILA M SPEER LIVING TRUST TO REZONE APPROXIMATELY 16 ACRES OF LAND GENERALLY LOCATED SOUTHEAST OF 53RD STREET AND SPRING STREET (SPEER COMMERCIAL PARK 1ST AND 2ND ADDITION) FROM C-2 CORRIDOR COMMERCIAL DISTRICT AND R-MF MULTI-FAMILY RESIDENTIAL DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "C-3 General Commercial District":

THE EAST SIXTY FEET OF LOT 1 OF THE FINAL PLAT OF SPEER COMMERCIAL PARK 1ST ADDITION AND LOT 1 AND OUTLOT A OF THE FINAL PLAT OF SPEER COMMERCIAL PARK 2ND ADDITION BEING A REPLAT OF LOTS 2 AND 3 AND OUTLOT 1 OF SPEER COMMERCIAL PARK 1ST ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

Section 2. That the following findings and conditions 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 Corridor and Residential General.
2. The proposed zoning map amendment to C-3 General Commercial District is compatible with the zoning and uses of nearby developed property.
3. With the proposed conditions recommended by staff, the zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. With conditions requiring transportation improvements, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities with future development.

Conditions:

1. A traffic study shall be required prior to approval of any development. Any traffic safety measures installed as a result of the development of the subject property shall be installed at the developer's expense.
2. A buffer yard shall be established commensurate with the depth of the established buffer yard to the west of the subject property along the north property line of the Stone Gate development.

3. With any non-residential use development south of the northern boundary of the Stone Gate development extended, a fifty-foot buffer yard shall be established as required by code. Any multifamily development shall provide buffer yards as required by code.
4. The buffer yard shall be landscaped with a density commensurate to the established buffer yard to the west of the subject property. If the minimum landscaping required by code is installed, a certificate of occupancy may be granted via performance bond for the remaining landscaping which must be installed within the next growing season.
5. Lighting shall consist of LED Dark Sky compliant fixtures not higher than thirty-five feet. The level of lighting shall be reduced to a level necessary to provide security lighting only within one half-hour after of the close of business.
6. Routine use of PA systems or similar devices outside of buildings on the property shall not be permitted.
7. Car washes on the property shall not be located closer than one-hundred twenty-five feet from residential districts, and operate only when the dealership is open for business.
8. Billboards shall be prohibited.
9. In addition to ancillary Auto Dealer uses granted in the C-3 district by Special Use, only C-3 uses which are allowed in the C-T Commercial Transitional Zoning District are permitted south of the northern boundary of the Stone Gate development extended.

Section 3. At its September 5, 2023 meeting, the City Plan and Zoning Commission voted to forward Case REZ23-03 to the City Council with a recommendation for approval subject to the listed findings and conditions.CD

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 September 27, 2023

Second Consideration October 11, 2023

Approved October 25, 2023

Published in the *Quad-City Times* on November 2, 2023

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

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

**Office** 563.326.6198
planning@davenportiowa.com

**APPLICATION FOR**

# SUBDIVISON PLAT

(**LAN**D DIVISION)

| SUBDIVISION NAME (& PRJ-NUMBER if assigned) | | |
|---|---|---|
| SPEER COMMERCIAL PARK 3RD ADDITION | | |
| LOCATION DESCRIPTION | | SUBMITTAL DATE |
| 1777, 1911, 1915, 2021, 2131, 2135 E 53rd St | | |
| NUMBER OF LOTS BY USE TYPE | ACRES | STREET DISTANCE |
| 5 | 28.30 | 0 |

***APPLICANT INFORMATION***

Applicant Name | Company Name
53rd Luxury LLC

Address
5201 N Grape Rd

City | State | Zip
Mishawaka IN 46545

Phone
(574) 272-2009

Secondary Phone

E-Mail Address

***SELECT PLAT TYPE SUBMITTED***:

**PRELIMINARY PLAT:** §16.16 Requirements ☐
**FINAL PLAT:** §16.20 Requirements ☒

*PRELIMINARY PLAT REQUIREMENTS:*
Preliminary Plat ☐
Contours (2') & Infrastructure (pre/post) ☐

*FINAL PLAT REQUIREMENTS:*
Platting Certificates per §354.11 State Code ☑
Final Plat ☑

*GENERAL REQUIREMENTS:*
Authorization to Act as Applicant, if needed ☐
Application Fee (REQUIRED) ☑

| Subdivision Platting Fee Schedule | |
|---|---|
| **Number of Lots** | **Fee** |
| 1 lot to 10 lots | $400 plus $25/lot |
| 11 to 25 lots | $700 plus $25/lot |
| 26 or more lots | $1,000 plus $25/lot |

***Acceptance of Applicant***

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

In addition to the application fee, I understand I am responsible for all development review costs, including but not limited to a traffic study.

Chris Pustelak
Print Applicant's Name

Applicant's Signature

05/28/2026
Date

*Submit this form, and any questions, to DNS Planning Division at planning@davenportiowa.com .*

***DEVELOPMENT TEAM***

***Developer / Project Manager***
CFI Design Management

Address
6296 Rucker Road, Ste. C

Phone
(317) 259-0038

Secondary Phone

E-Mail Address

***Engineer***
Eric Cannon c/o Snyder & Associates

Address
2727 SW Snyder Blvd

Phone
(515) 964-2020

Secondary Phone

E-Mail Address

***Owner***
53rd Luxury LLC

Address
5201 N Grape Rd Mishawaka IN 46545

Phone
(574) 272-2009

Secondary Phone

E-Mail Address

***Attorney***
John Hofmeyer, 425 2nd St SE STE 900, Cedar Rapi

Address
John Hofmeyer, 425 2nd St SE STE 900, Cedar Rapi

Phone
(319) 731-0543

Secondary Phone

E-Mail Address

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **6/30/2026**

Subject:
Case F26-09: Request of Eric and Venus Logsdon for a Final Plat of Logsdon First Addition. The 3-lot subdivision is located at 1709 Wisconsin Avenue, on 4 acres. [Ward 1]

Recommendation:
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F26-09 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. The final plat shall be revised to dedicate a strip of land along the western property boundary as public right-of-way, in a width sufficient to align with the existing right-of-way boundary at 1551 Wisconsin Avenue, as determined by the City Engineer.
4. The final plat shall be revised to depict and dedicate a drainage easement along Crystal Creek that includes a minimum fifty-foot (50') buffer on both sides of the stream, in accordance with Section 13.34.070. of the Davenport Municipal Code.
5. Add a note stating "No stormwater detention or water quality treatment will be required with this subdivision, but may be required upon further development."

Background:
The subject property is located at 1709 Wisconsin Avenue and contains approximately 4.0 acres. The property was formerly occupied by Sovereign Grace Baptist Church. The petitioners, Eric and Venus Logsdon, purchased the property in 2024 and subsequently converted the former church building into a single-family residence.

The property is zoned R-1 Single-Family Residential District and is surrounded primarily by low-density residential development and undeveloped land.

The purpose of the subdivision is to create two additional residential lots to the south and east of the existing residence. The proposed Final Plat, Logsdon First Addition, would divide the property into three residential lots. Proposed Lot 1 contains approximately 0.46 acres and includes the existing residence. Lot 2 contains approximately 1.12 acres and Lot 3 contains

approximately 2.14 acres. Access to Lots 2 and 3 is proposed via a shared private drive extending east from Wisconsin Avenue.

The plat identifies utility easements, ingress/egress easements, building setback lines, and development limitations associated with Crystal Creek, which is located along the southern portion of the property.

**Zoning:**
The property is zoned **R-1 Single-Family Residential District**. This 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.

**Comprehensive Plan:**
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

**Future Land Use Designation:**
The Davenport +2035 Future Land Use Map identifies the property as Residential General.

1. **Residential General**: Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

**Technical Review:**

1. Zoning: The proposed Final Plat complies with the dimensional requirements of the R-1 Single-Family Residential District. The lots exceed minimum lot area requirements and provide adequate frontage and building envelopes for future residential development.
2. Streets: Each lot within the subdivision will have frontage along Wisconsin Avenue. Access to the lots will be provided via a shared private driveway located within a 30-foot ingress/egress easement encompassing the existing driveway and parking area. The applicant has indicated that subdivision covenants will include provisions governing shared access, maintenance responsibilities, and the long-term upkeep of the private drive. Staff is requesting the dedication of approximately 10 feet of land along the western property boundary as public right-of-way to align with the adjacent right-of-way boundary at 1551 Wisconsin Avenue.
3. Stormwater: No site improvements are proposed as part of this subdivision. Stormwater detention and water quality treatment measures will be required at the time of future site development, in accordance with City standards.

4. Sewer System: Municipal Code Section 13.12.010 requires any occupied structure within 200-feet of a public sewer to connect to that system. A 12-inch public sanitary sewer main is located on the subject property, east of Crystal Creek, and is available to serve Lots 2 and 3. An additional 8-inch public sanitary sewer main is located within the Wisconsin Avenue right-of-way west of the site and provides further access to the public sanitary sewer system.
5. Floodplain: There is no FEMA mapped floodplain on the property. However, Crystal Creek traverses the southern portion of the site. The plat identifies the top of creek bank, a 50-foot buffer area, and a disturbance/building line intended to limit impacts to the creek corridor and guide future development away from environmentally sensitive areas.
6. Other Utilities: City staff and utility providers have reviewed the Final Plat and find it generally consistent with the requirements of the Davenport Subdivision Ordinance.
7. Parks/Open Space: The proposed subdivision will not impact parks or designated open space areas.

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

Attachments:
1. Final Plat of Logsdon First Addition
2. Maps
3. Application

INDEX LEGEND
LOCATION: NW 1/4 S29–T78N–R3E
REQUESTOR: ERIC & VENUS LOGSDON
PROPRIETOR: ERIC & VENUS LOGSDON
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
826 16TH AVENUE
EAST MOLINE, IL 61244
309–755–9003
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

# FINAL PLAT OF SUBDIVISION
# LOGSDON FIRST ADDITION

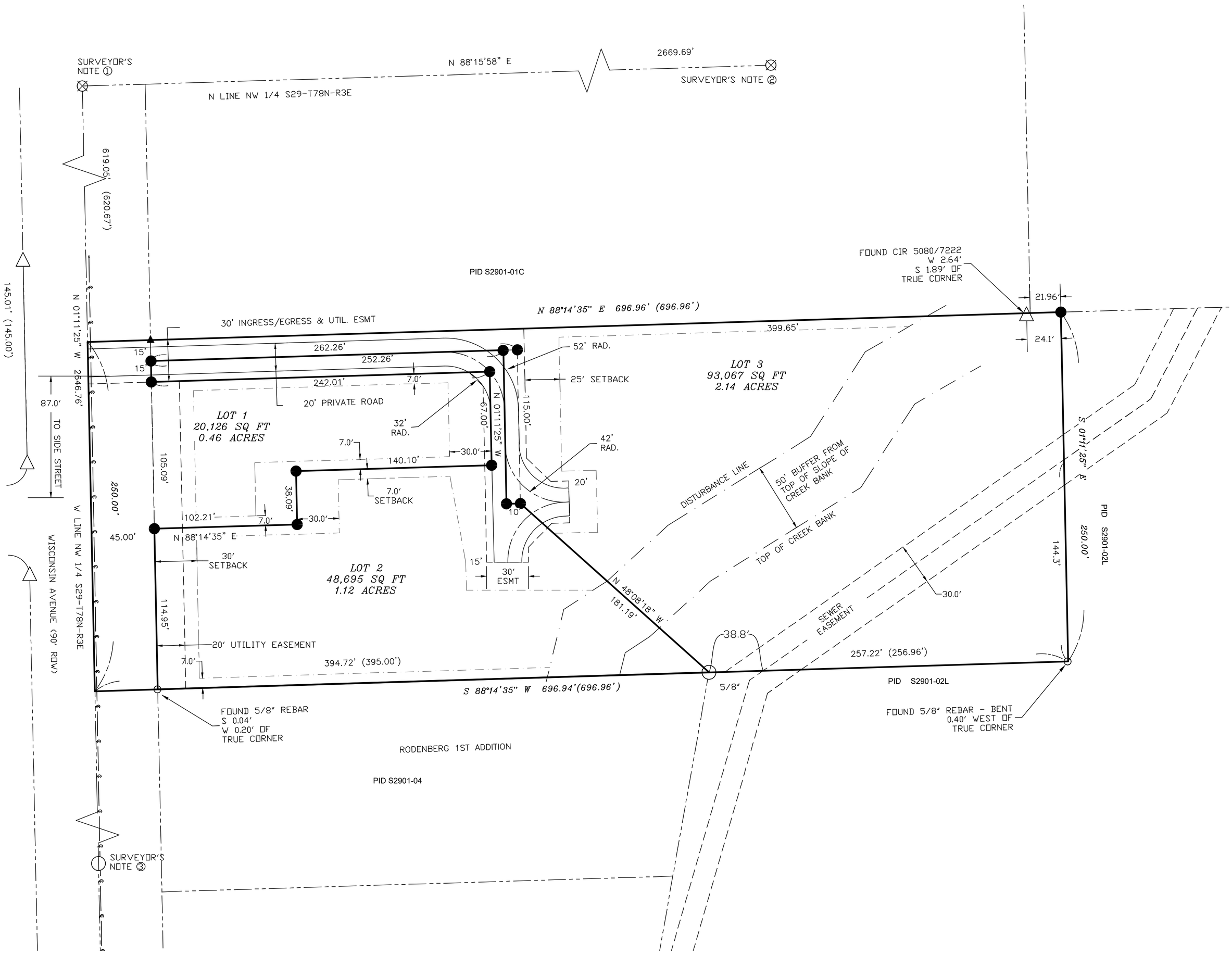
PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, THENCE SOUTH 01°11'25" EAST, A DISTANCE OF 619.05 (620.67) FEET ALONG THE CENTER OF WISCONSIN AVENUE TO THE POINT OF BEGINNING; THENCE NORTH 88°14'35" EAST, A DISTANCE OF 696.96 (696.96) FEET; THENCE SOUTH 01°11'25" EAST PARALLEL WITH SAID WISCONSIN AVENUE, A DISTANCE OF 250.00 FEET; THENCE SOUTH 88°14'35" WEST, A DISTANCE OF 696.94 (696.96) FEET TO THE CENTER OF WISCONSIN AVENUE; THENCE NORTH 01°11'25" WEST ALONG SAID CENTERLINE 250.00 FEET TO THE POINT OF BEGINNING.

OWNER:
ERIC & VENUS LOGSDON
1551 WISCONSIN AVE.
DAVENPORT, IA 52804

CURRENT ZONING: R-1
PROPOSED ZONING: R-1
TOTAL NUMBER OF LOTS: 3
TOTAL ACREAGE OF LOTS: 3.74 AC
TOTAL R.O.W. ACREAGE: 0.26 AC
TOTAL SITE ACREAGE: 4.00 AC
LOT WIDTH & YARD REQUIREMENTS:
-FRONT YARD SETBACK - 30 FEET OR AVERAGE OF FRONT SETBACKS, WHICHEVER IS LESS
-SIDE YARD MIN. SETBACK - 7 FEET
-CORNER SIDE YARD MIN. SETBACK - 25 FEET
-REVERSE CORNER SIDE MIN. SETBACK - 30 FEET
-REAR YARD SETBACK - 30 FEET OR 20% OF LOT DEPTH,WHICHEVER IS LESS

GRAPHIC SCALE
40 0 40
( IN FEET )
1 inch = 40 ft.




DEVELOPER'S NOTES:
1 PROPOSED PRIVATE ROADWAY MEETS MIN. SEPARATION DISTANCE FROM CLOSEST SIDE STREET
2 TURNING RADIUS OF PRIVATE ROADWAY ALLOWS FOR LONGER WHEELBASED AND EMERGENCY VEHICLES
3 COVENANTS TO INCLUDE A SHARED DRIVE AGREEMENT FOR LOT OWNERS AND A HOLD HARMLESS AGREEMENT FOR DAMAGES BY CITY OR EMERGENCY VEHICLES
4 *LOT 1 HAS EXIST. PRIVATE SANITARY DISPOSAL SYSTEM
*LOT 2 CAN BE SERVED BY PRIVATE GRAVITY SERVICE TO PUBLIC SEWER TO WEST
*LOT 3 WILL REQUIRE AN EJECTOR PIT TO THE PUBLIC SEWER TO WEST OR SOUTH
5 WATER QUALITY MEASURES TO BE SITUATED ON INDIVIDUAL LOTS
6 THE DISTURBANCE / BUILDING LINE ALONG CRYSTAL CREEK IS PLOTTED
7 CONNECTION(S) TO IOWA AMERICAN WATER MAIN TO BE SUBMITTED FOR COMMENTS AND RECOMMENDATIONS

NOTES:
1. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

2. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.

3. ANY AND ALL CHANGES TO BOUNDARIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH RELATIVE CHAPTERS OF THE IOWA ADMINISTRATIVE CODE, THE CODE OF IOWA AND THE CITY CODE OF DAVENPORT.

SURVEYORS NOTES:
① FOUND CUT-X @ THE NW COR S29-T78N-R3E CORNER CERT 26552-91
② FOUND CUT-X @ THE NE COR NW 1/4 S29-T78N-R3E CORNER CERT 26552-91
③ FOUND 3/4" IRON ROD @ THE SW COR NW 1/4 S29-T78N-R3E CORNER CERT 2011-000261

LEGEND
○ FOUND 5/8" IRON ROD
⊗ FOUND CUT "X"
△ FOUND CIR #5080–7222
◉ FOUND CIR #4204
● SET 5/8" REBAR W/ GREEN PLASTIC CAP # 18465
▲ SET MAG SPIKE
BOUNDARY LINE
BUILDING SETBACK LINE
EASEMENT LINE
ROW LINE OR LOT LINE
SECTION LINE
(100.00') DEED OR PLATTED
100.00' MEASURED
FIELD SURVEY COMPLETED: 06–01–2026

_____ DATE: _____
CENTURYLINK / LUMEN

_____ DATE: _____
MIDAMERICAN ENERGY COMPANY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

_____ DATE: _____
IOWA–AMERICAN WATER COMPANY

_____ DATE: _____
METRONET

_____ DATE: _____
MEDIACOM

APPROVED BY THE DAVENPORT PLANNING AND ZONING COMMISSION OF DAVENPORT, IOWA, BY RECOMMENDATION # _____
DATED THE _____ DAY OF _____ 2026

_____
PLAN & ZONE CHAIRPERSON

ATTEST:

_____
DEPUTY CLERK

APPROVED BY THE CITY COUNCIL OF DAVENPORT, IOWA BY RESOLUTION #
DATED THE _____ DAY OF _____2026 (BE IT FURTHER NOTED THAT THIS APPROVAL EXPIRES FORTY -FIVE (45) DAYS FROM THIS DATE, UNLESS RECORDED PRIOR TO THAT TIME WITH THE SCOTT COUNTY RECORDER'S OFFICE).

ATTEST:

_____
MAYOR

_____
CITY CLERK

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

_____
JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: _____
MY LICENSE EXPIRES DECEMBER 31, 2026

NUMBER OF SHEETS COVERED BY THIS SEAL
ONE

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

Abbitt Survey & Development, PLLC
ABBITT SURVEY & DEVELOPMENT, PLLC.
826 16TH AVENUE
EAST MOLINE, ILLINOIS 61244
PH. 309–755–9003

| | | | |
|---|---|---|---|
| DATE: 6–8–2026 | SCALE: 1" = 40' | DRAWN BY: JLR | CHECKED BY: SEM |

PREPARED FOR: ERIC & VENUS LOGSDON
1551 WISCONSIN AVENUE
DAVENPORT, IA 52804

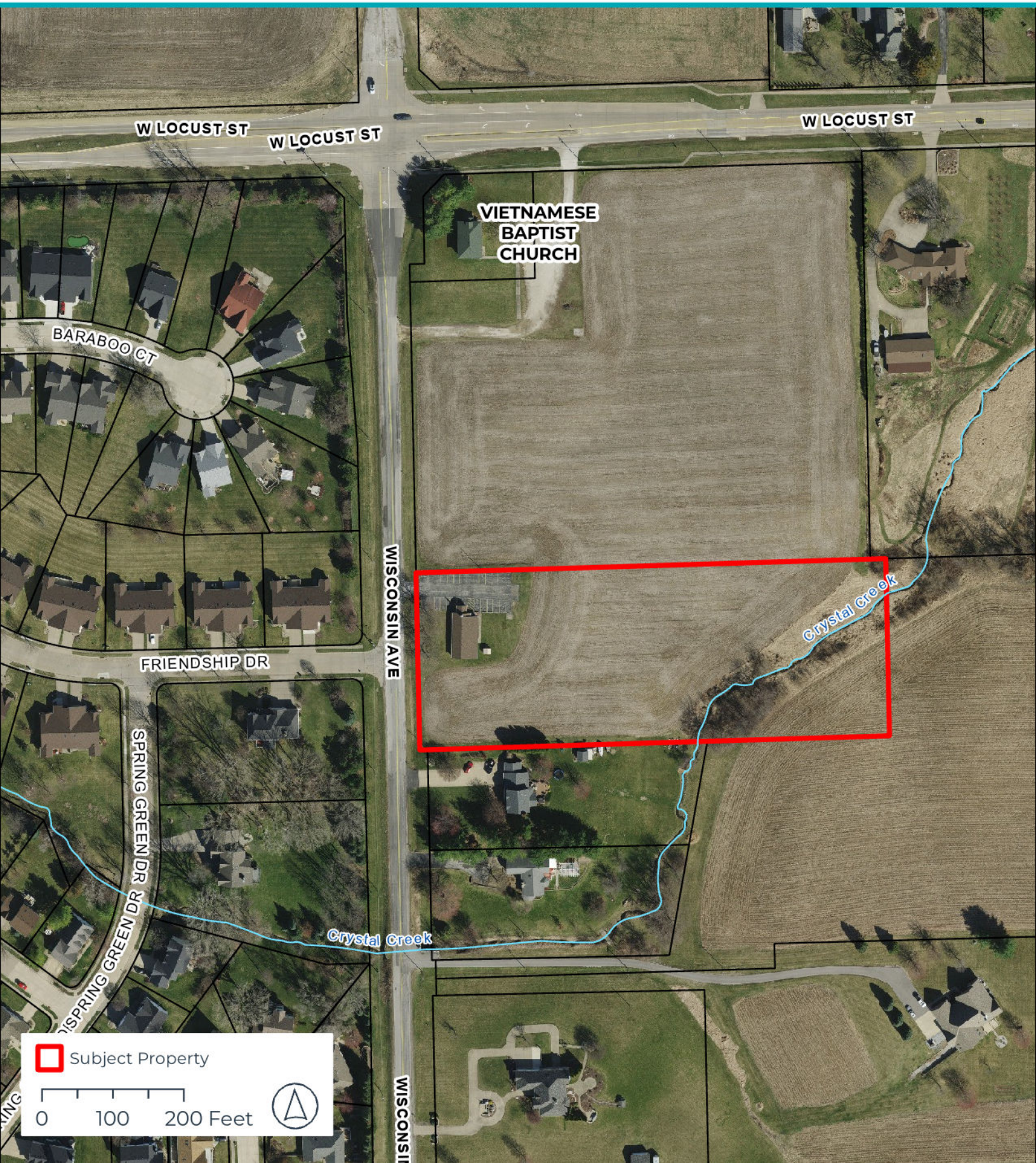
FIELD BOOK: FILE
PAGE: 1 OF 1
JOB No.: 24-274-IADA-B-LOGSDON

DRAWING TITLE: FINAL PLAT OF SUBDIVISION

THE CITY OF DAVENPORT
IOWA | USA

## Vicinity Map | Case F26-09

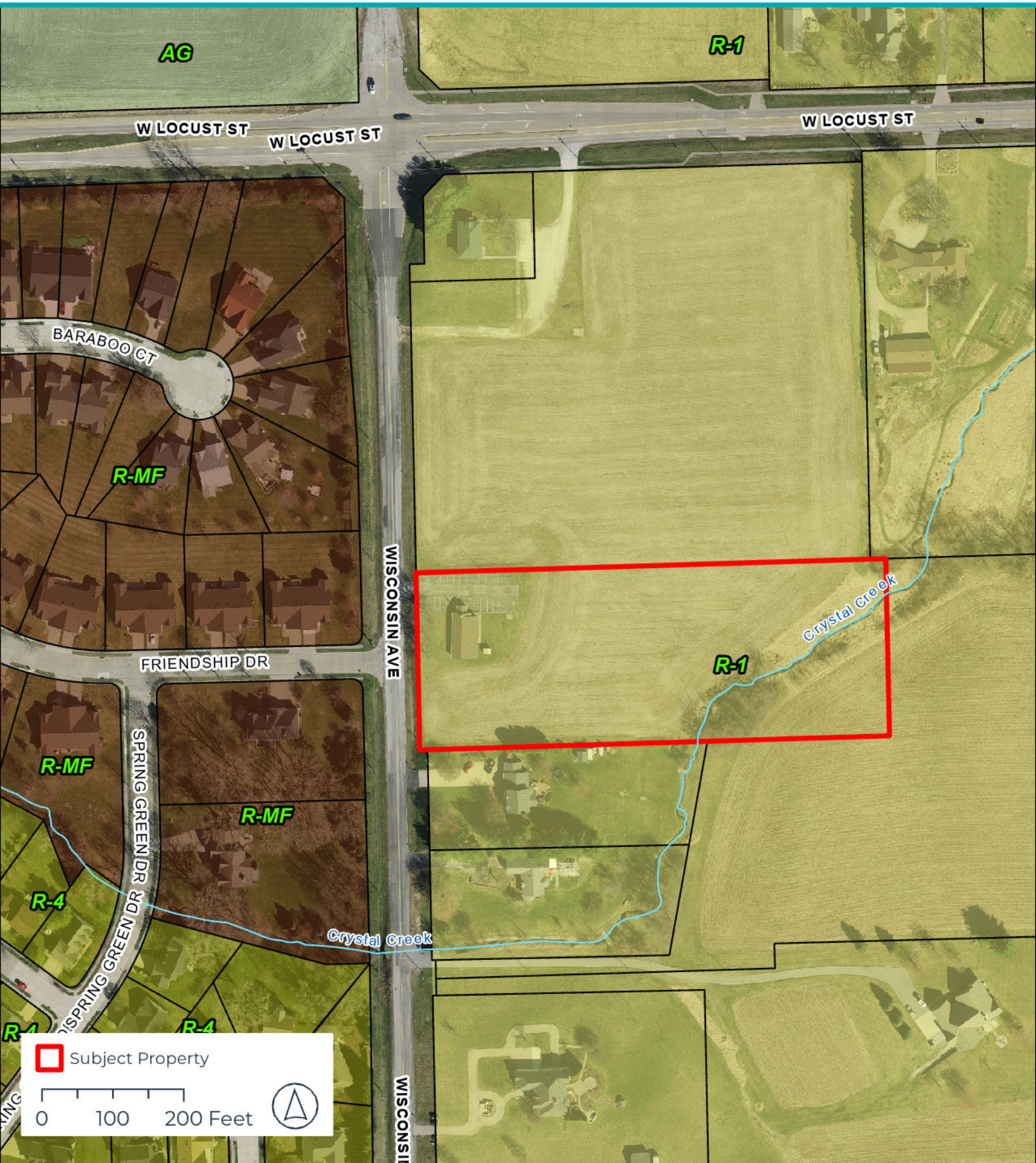
Request of Eric and Venus Logsdon for a Final Plat of Logsdon First Addition. The 3-lot subdivision is located at 1709 Wisconsin Avenue, on 4 acres. [Ward 1]



THE CITY OF DAVENPORT
IOWA | USA

# Zoning Map | Case F26-09

Request of Eric and Venus Logsdon for a Final Plat of Logsdon First Addition. The 3-lot subdivision is located at 1709 Wisconsin Avenue, on 4 acres. [Ward 1]



THE CITY OF DAVENPORT
IOWA | USA

# Future Land Use Map | Case F26-09

Request of Eric and Venus Logsdon for a Final Plat of Logsdon First Addition. The 3-lot subdivision is located at 1709 Wisconsin Avenue, on 4 acres. [Ward 1]

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

**Office** 563.326.6198
planning@davenportiowa.com

**APPLICATION FOR**

# SUBDIVISON PLAT

**(LAND DIVISION)**

| SUBDIVISION NAME (& PRJ-NUMBER if assigned) | | |
|---|---|---|
| LOGSDON FIRST ADDITION | | |
| LOCATION DESCRIPTION | | SUBMITTAL DATE |
| NW 1/4 SEC 29-78-3 | | |
| NUMBER OF LOTS BY USE TYPE | ACRES | STREET DISTANCE |
| 3 | 4.00 | 87 FEET |

***APPLICANT INFORMATION***

Applicant Name | Company Name
ERIC & VENUS LOGSDON

Address
1551 WISCONSIN AVE

City | State | Zip
DAVENPORT, IA.

Phone
(563) 370-9960

Secondary Phone
(608) 386-2195

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 all development review costs, including but not limited to a traffic study.

ERIC LOGSDON
Print Applicant's Name

Eric Logsdon
Applicant's Signature

6-4-26
Date

***SELECT PLAT TYPE SUBMITTED:***

**PRELIMINARY PLAT:** §16.16 Requirements ☐
**FINAL PLAT:** §16.20 Requirements ☒

*PRELIMINARY PLAT REQUIREMENTS:*
- Preliminary Plat ☐
- Contours (2') & Infrastructure (pre/post) ☐

*FINAL PLAT REQUIREMENTS:*
- Platting Certificates per §354.11 State Code ☑
- Final Plat ☑

*GENERAL REQUIREMENTS:*
- Authorization to Act as Applicant, if needed ☐
- Application Fee (REQUIRED) ☑

| Subdivision Platting Fee Schedule | |
|---|---|
| **Number of Lots** | **Fee** |
| 1 lot to 10 lots | $400 plus $25/lot |
| 11 to 25 lots | $700 plus $25/lot |
| 26 or more lots | $1,000 plus $25/lot |

$475

*Submit this form, and any questions, to DNS Planning Division at planning@davenportiowa.com .*

***DEVELOPMENT TEAM***

***Developer / Project Manager***
SAME AS APPLICANT
Address
Phone | Secondary Phone
E-Mail Address

***Engineer***
ABBITT SURVEY & DEVELOPMENT, PLLC
Address
826 16th AVE.. EAST MOLINE, IL 61244
Phone
(309) 755-9003
Secondary Phone
E-Mail Address
[redacted]

***Owner***
SAME AS APPLICANT
Address
Phone | Secondary Phone
E-Mail Address

***Attorney*** TO BE DETERMINED
Address
Phone | Secondary Phone
E-Mail Address