

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, August 18, 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 REZ26-06: Request of Confluence Holdings, LLC to rezone 4435 East 53rd Street from C-T Commercial Transitional District to C-2 Corridor Commercial District. [Ward 6]

REGULAR MEETING AGENDA

II. Roll Call

III. Report of the City Council Activity

IV. Secretary's Report

1. Consideration of the August 4, 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

1. West Davenport Land Use and Infrastructure Study Presentation.

XI. Adjourn

City of Davenport

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

Action / Date
8/18/2026

Subject:

Case REZ26-06: Request of Confluence Holdings, LLC to rezone 4435 East 53rd Street from C-T Commercial Transitional District to C-2 Corridor Commercial District. [Ward 6]

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the September 1, 2026 Plan and Zoning Commission meeting.

Background:

The applicant is requesting to rezone the undeveloped 1.5-acre property at 4435 East 53rd Street from C-T Commercial Transitional District to the C-2 Corridor Commercial District. If approved, the rezoning would allow the development of a multi-tenant commercial center. The proposed development may include a restaurant and drive-through facility, which are not permitted under the current zoning designation. A conceptual site plan and rendering of the development have been provided to illustrate the proposed development.

Why is a Zoning Map Amendment Required?

The proposed development includes a Drive-Through Facility and Restaurant, which are prohibited principal uses under the existing zoning designation. A zoning map amendment to the C-2 Corridor Commercial District is therefore required to allow the proposed uses.

The C-T and C-2 Districts also establish different dimensional and development standards, including requirements for lot area, building height, gross floor area of nonresidential development, and setbacks. A notable difference is that the C-T District requires a build-to-zone, which requires the building footprint to be located between 0 and 20 feet from the front property line.

The C-T District also limits the gross floor area of nonresidential development to a maximum of 5,000 square feet. The proposed multi-tenant commercial building is approximately 11,200 square feet, which exceeds the maximum permitted gross floor area under the existing zoning designation. As a result, the proposed development cannot be constructed as proposed without a zoning map amendment.

Additionally, the C-T and C-2 Districts contain separate design standards related to building fenestration that would apply to the proposed development.

Given the differences in permitted uses and applicable development standards between the existing and proposed zoning districts, a zoning map amendment is necessary to facilitate the proposed development.

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 Residential General in the Davenport +2035 Future Land Use Map.

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.

Zoning:

The applicant is petitioning a rezoning from C-T Commercial Transitional District to C-2 Corridor Commercial District. The following are the district purpose statements:

1. **C-T Commercial Transitional District:** This 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.
2. **C-2 Corridor Commercial District:** This zoning district is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterials streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the September 1st Plan and Zoning Commission meeting.

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.

1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

2. The compatibility with the zoning of nearby property.
3. The compatibility with established neighborhood character.
4. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.
5. 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.
6. The extent to which the proposed amendment creates nonconformities.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the August 10th neighborhood meeting and the August 18th Plan and Zoning Commission Public Hearing.

The neighborhood meeting was held at the Davenport Public Library-Eastern Avenue Branch. Those in attendance included the applicant, development team, planning staff, several elected officials, and five members of the public. Topics of discussion included traffic impacts on East 53rd Street, buffering residential properties from commercial activity, stormwater management, restricting unwanted land uses, property maintenance, and mitigating potential nuisances associated with drive-through facilities.

To date, no written comments or protest petitions have been submitted. Staff will apprise the Commission of any additional correspondence at the September 1st Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Public Notice
4. Neighborhood Meeting Attendance List
5. Applicable Zoning Ordinance Provisions



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)

APPLICANT INFORMATION	
Applicant Name Company Name Confluence Holdings, LLC	
Address 415 Turnberry Dr.	
City State Zip Jefferson City, MO 65109	
Phone 319-530-4628	
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. Matt J. Adam Type Applicant's Name  Matthew ADAM (Jul 16, 2026 10:15:01 MDT) Applicant's Signature Jul 16, 2026 Date	
DEVELOPMENT TEAM	
Property Owner KRE Plaza LLC	
Address PO Box 366, Bettendorf, IA 52722	
Phone 563-650-5105	Secondary Phone
E-Mail Address	
Project Manager/Other	
Address	
Phone	Secondary Phone
E-Mail Address	

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING											
PROJECT TITLE 4435 E. 53rd St.													
SITE ADDRESS OR GENERAL LOCATION DESCRIPTION 4435 E. 53rd St.													
NEIGHBORHOOD MEETING DATE / TIME / LOCATION													
ZONING DISTRICTS	EXISTING C-T	PROPOSED C-2	SQ. AREA 64,730sf										
COMPLETE SUBMITTALS SHALL INCLUDE:		SUBMITTED											
Concept/Development Plan		☐											
Authorization to Act as Applicant* *only needed if the Applicant is different than the owner		☐											
Legal Description* (bearing & distance) * shall include a MS Word or Text file		☐											
Legal Description Dimensioned Sketch		☐											
Application Fee* (REQUIRED) * (check payable to 'City of Davenport')		☐											
<table border="1"><thead><tr><th colspan="2">Rezoning Fee Schedule</th></tr><tr><th>Land Area</th><th>Fee</th></tr></thead><tbody><tr><td>Less than 1 acre</td><td>\$400</td></tr><tr><td>1 to less than 10 acres</td><td>\$750 plus \$25/acre</td></tr><tr><td>10 acres or more</td><td>\$1,000 plus \$25/acre</td></tr></tbody></table> 1 to 3 site notice signs are required based on lot size; \$10 each				Rezoning Fee Schedule		Land Area	Fee	Less than 1 acre	\$400	1 to less than 10 acres	\$750 plus \$25/acre	10 acres or more	\$1,000 plus \$25/acre
Rezoning Fee Schedule													
Land Area	Fee												
Less than 1 acre	\$400												
1 to less than 10 acres	\$750 plus \$25/acre												
10 acres or more	\$1,000 plus \$25/acre												
PROJECT NARRATIVE: (submit separate sheet if needed) Rezoning from C-T to C-2 for commercial development.													
Submit the first two pages of this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.													

Authorization to Act as Applicant

I/We, KRE Plaza LLC

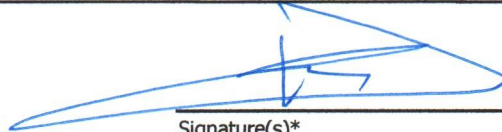
[as property owner(s)]

authorize Confluence Holdings, LLC

[the above person(s)]

to act as applicant, representing me/us before the City Plan & Zoning Commission

for the property located at 4435 E. 53rd St.



Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization: _____

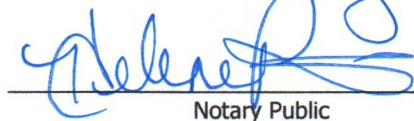
7/16/2026
Date

State of Iowa,

County of Scott,

Sworn and subscribed before me

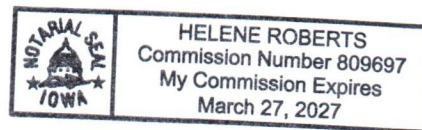
this 16 day of July, 2026



Notary Public

My Commission Expires:

Driver's License
[identification type]





Preliminary Drawings for:

East 53rd Street Retail

4435 East 53rd Street, Davenport, Iowa

DATE
28 July 2026

A8

PROJECT NO.
#05226



4510 42nd Avenue
Rock Island, IL 61201
Phone: 309-786-9920
Fax: 309-786-9924
jag-architects.com

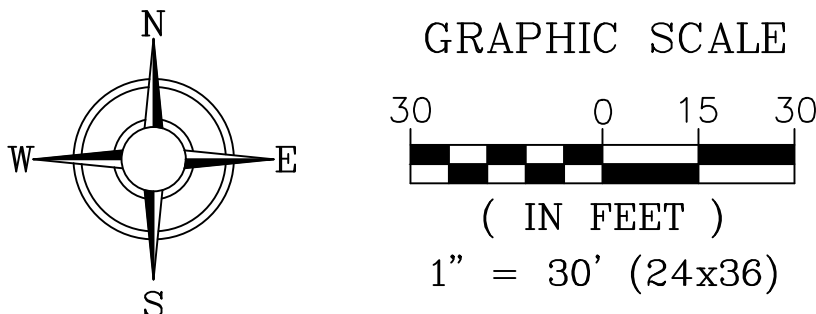
JOSEPH ARCHITECTURAL GROUP, P.C.

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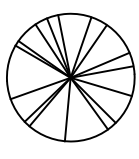
PRELIMINARY CONCEPT PLAN W/ AERIAL

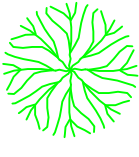
4435 E. 53rd STREET
DAVENPORT, IOWA



CURRENT ZONING: C-T

LEGEND

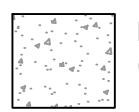
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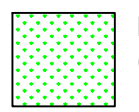
Canopy Tree
Qty. = 2 / 2" Caliper
- 

Evergreen/Conifer Tree
Qty. = 16 / 12-foot height and 30-inch ball or pot
- 

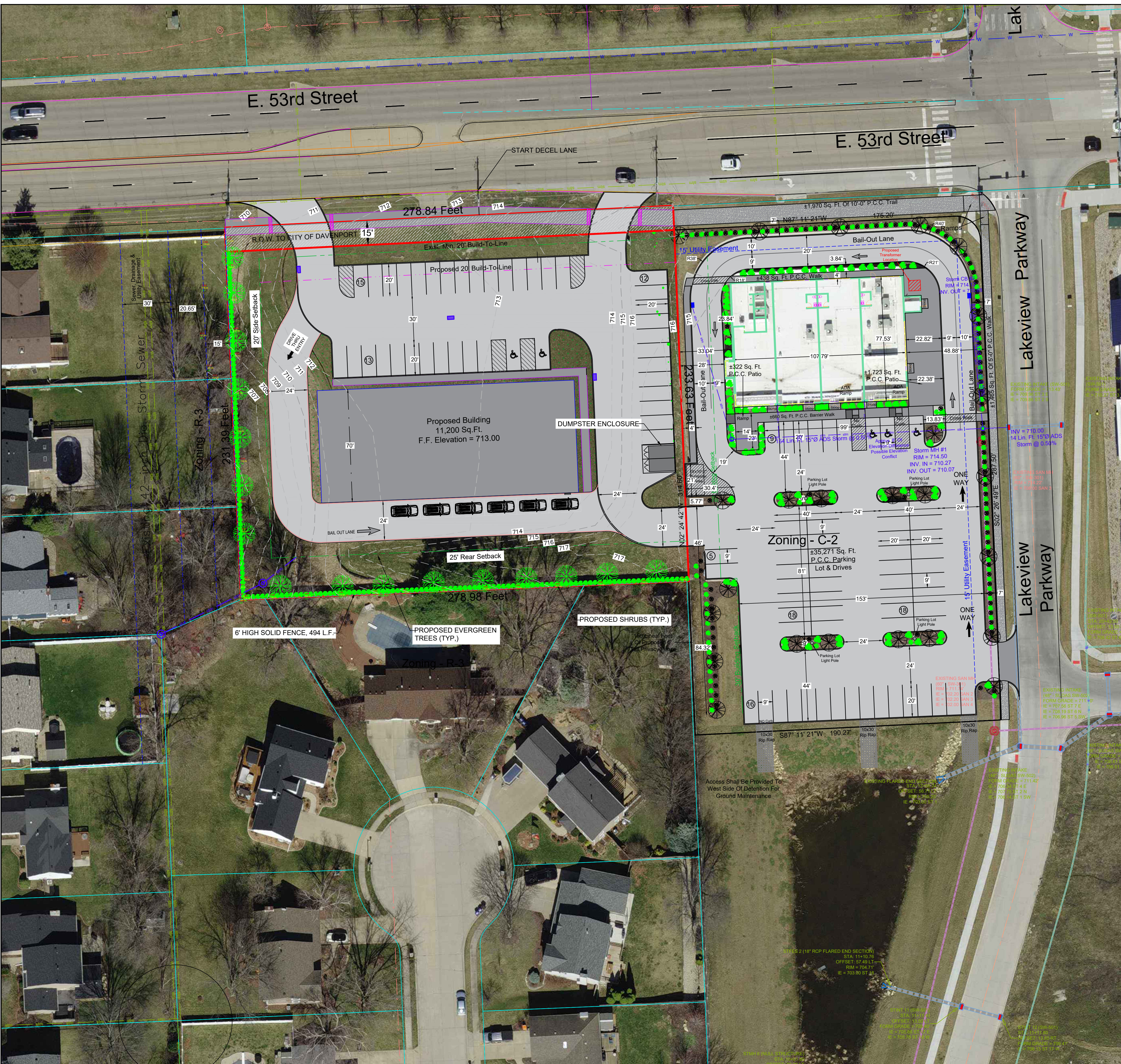
Shrub Hedgerow
Qty. = 176 / 3-5 Gal. Green Velvet Boxwood
- 

Proposed Portland Cement (APPROX.) 21,750 SQ. FT.
- 

Proposed Curb & Gutter (APPROX.) 826 L.F.
- 

Proposed 4" Portland Cement Sidewalk (APPROX.) 1825 SQ. FT.
- 

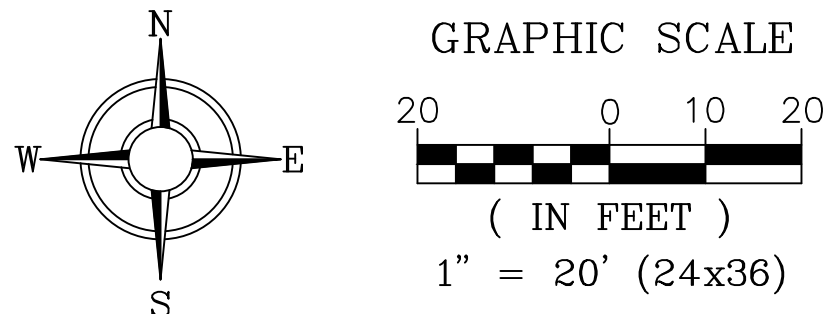
Proposed Landscaping (APPROX.) 642 SQ. FT.



NO.	REVISIONS: DESCRIPTION	DATE
1.		
2.		

PRELIMINARY CONCEPT PLAN

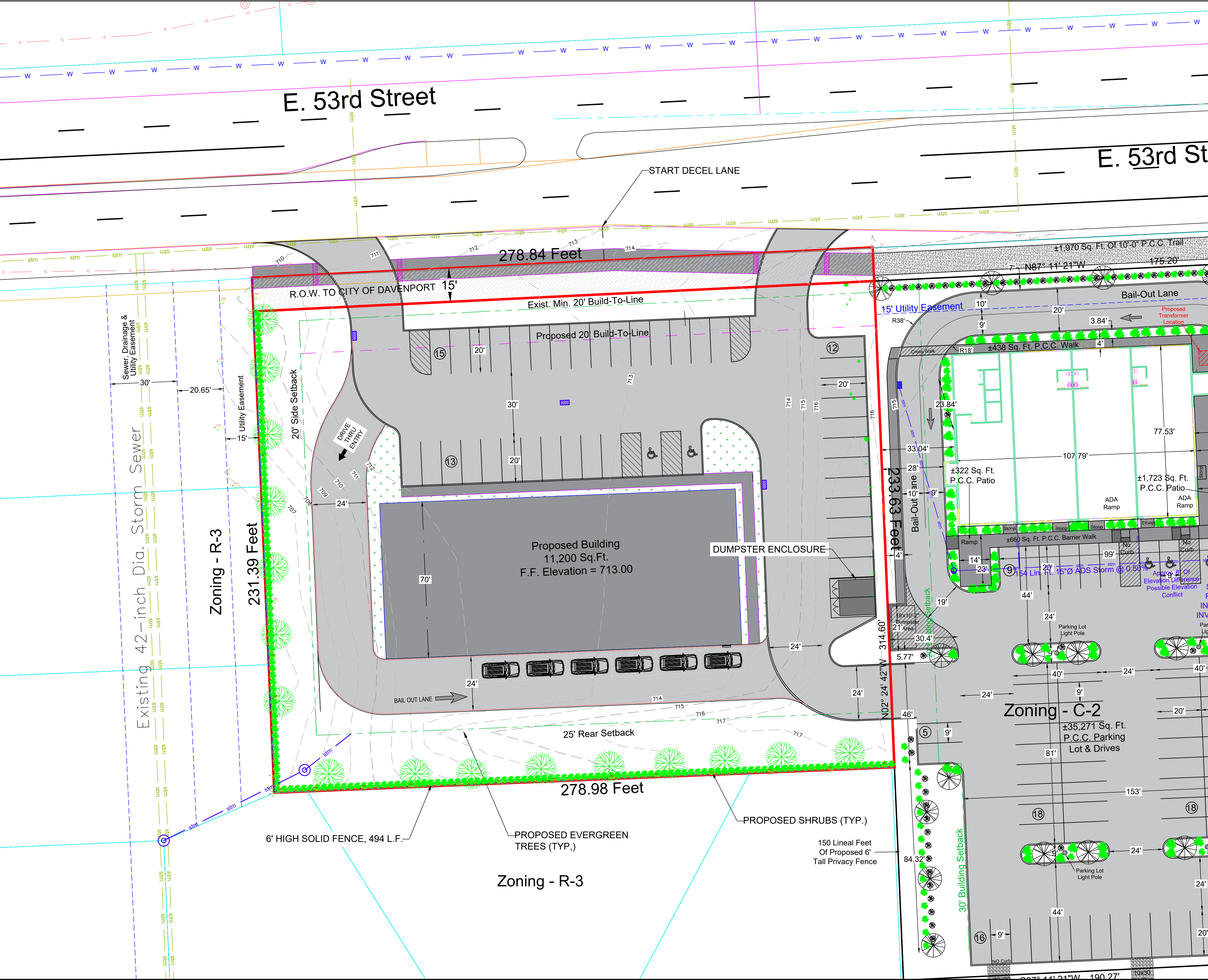
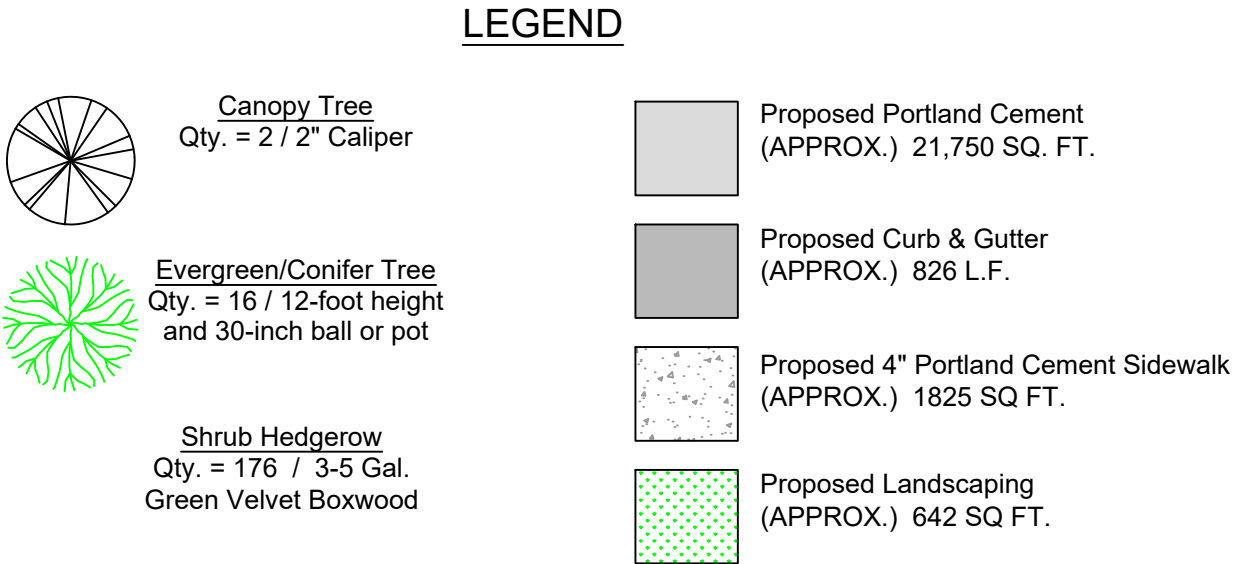
4435 E. 53rd STREET
DAVENPORT, IOWA



CURRENT ZONING: C-T

Parking Requirements

- City of Davenport - Min. Off-Street Parking Requirement
1. Retail/Showroom = 5,500 sq.ft. - 1 space/ 500 sq.ft. = 11 Spaces
 2. Spa Space = 2,500 sq.ft. - 1 space/ 500 sq.ft. (medical) = 5 Spaces
 3. QSR -1 = 1,500 sq.ft. - 1 space/ 300 sq.ft. = 5 Spaces
 4. QSR -2 = 1,500 sq.ft. - 1 space/ 300 sq.ft. = 5 Spaces
 5. Utility Room = 200 sq.ft. = 0 Spaces
- Total Parking Required = 11,200 Sq.Ft. = 26.0
Total Existing Parking Spaces Provided = 40 Spaces



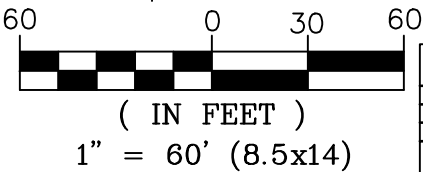
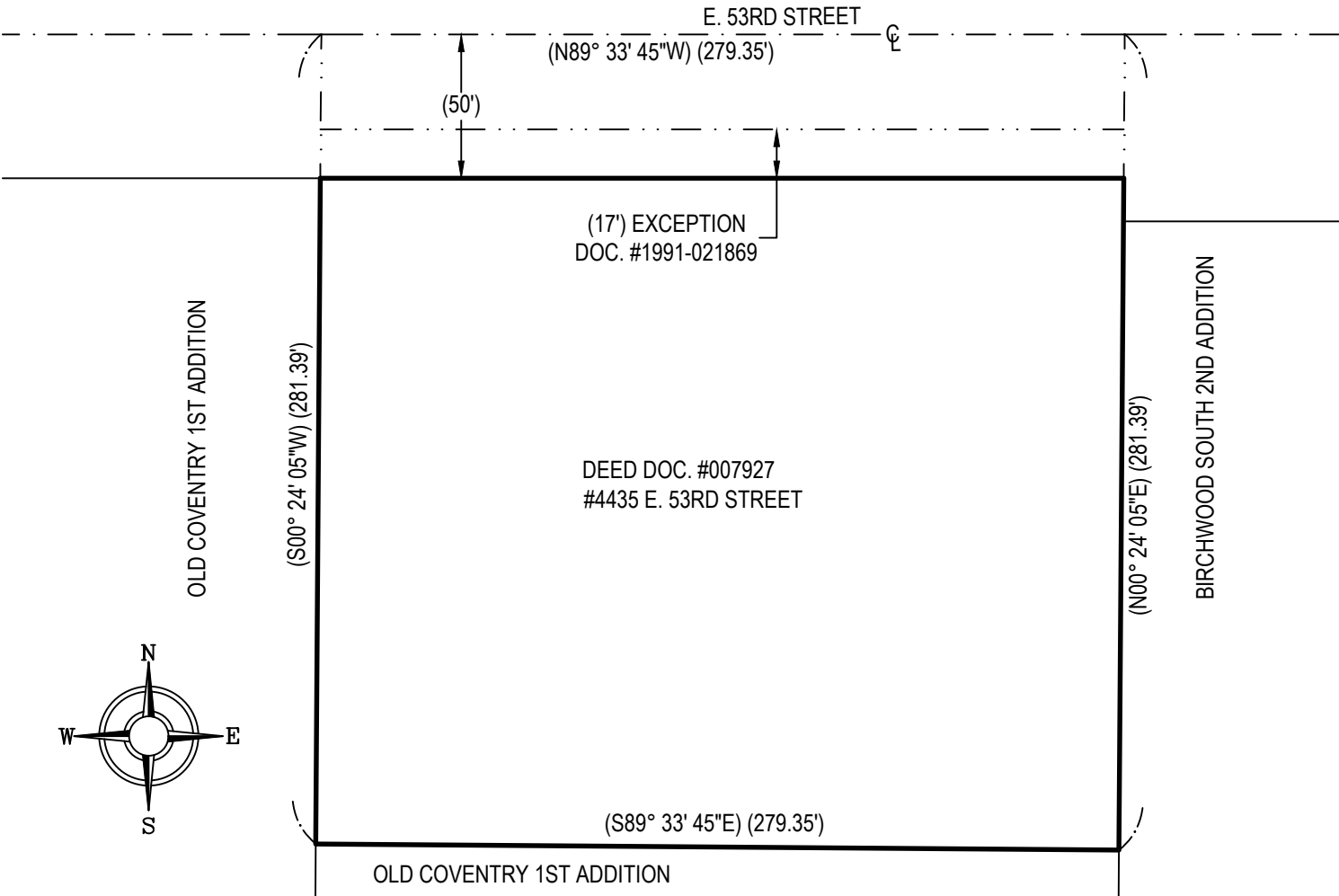
PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

LEGAL DESCRIPTION SKETCH

Part of the East half of the West half of the Southwest Quarter of Section 9, Township 78 North, Range 4 East of the 5th/ P.M., situated in the City of Davenport, Scott County, Iowa.

Commencing as a point of reference, at the northwest corner of the Southwest Quarter of said Section 9; thence East (assumed bearing for this description) 663.45 feet along the north line of the Southwest Quarter of said Section 9 (also being the centerline of 53rd/ Street as now established) to a point on the west line of the East Half of the West Half of the Southwest Quarter of said Section 9; thence continuing East 384.08 feet along the north line of the Southwest Quarter of said Section 9, to the point of beginning; thence South 00-24'-05” West 281.39 feet; thence South 89-33'45” East 279.35 feet to the east line of the East Half of the West Half of the Southwest Quarter of said Section 9; thence North 0-24'5” East 281.39 feet, more or less to a point in the North line of the Southwest ¼ of said section 9; thence North 89-33'45” West 279.35 feet, more or less to the point of beginning.

Excepting therefrom that part conveyed to the City of Davenport as recorded in Document #21869-91 in the office of the Recorder of Scott County, Iowa.



REVISIONS:
DATE

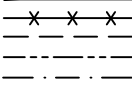
DATE:
7/15/2026

DRAWN BY:
KLC

CHECKED BY:
JDR

DRAWING LOCATION
S:\ADAMS MATT

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET: ○
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE =
SECTION LINE =



TOWNSEND

ENGINEERING

563 386.4236 office 386.4231 fax

2224 East 12th Street, Davenport, IA 52803

REQUESTED BY:
CONFLUENCE HOLDINGS, LLC
415 TURNBERRY DRIVE
JEFFERSON CITY, MO 65109



Vicinity Map | Case REZ26-06

Request of Confluence Holdings, LLC to rezone 4435 East 53rd Street from C-T Commercial Transitional District to C-2 Corridor Commercial District. [Ward 6]



Subject Property

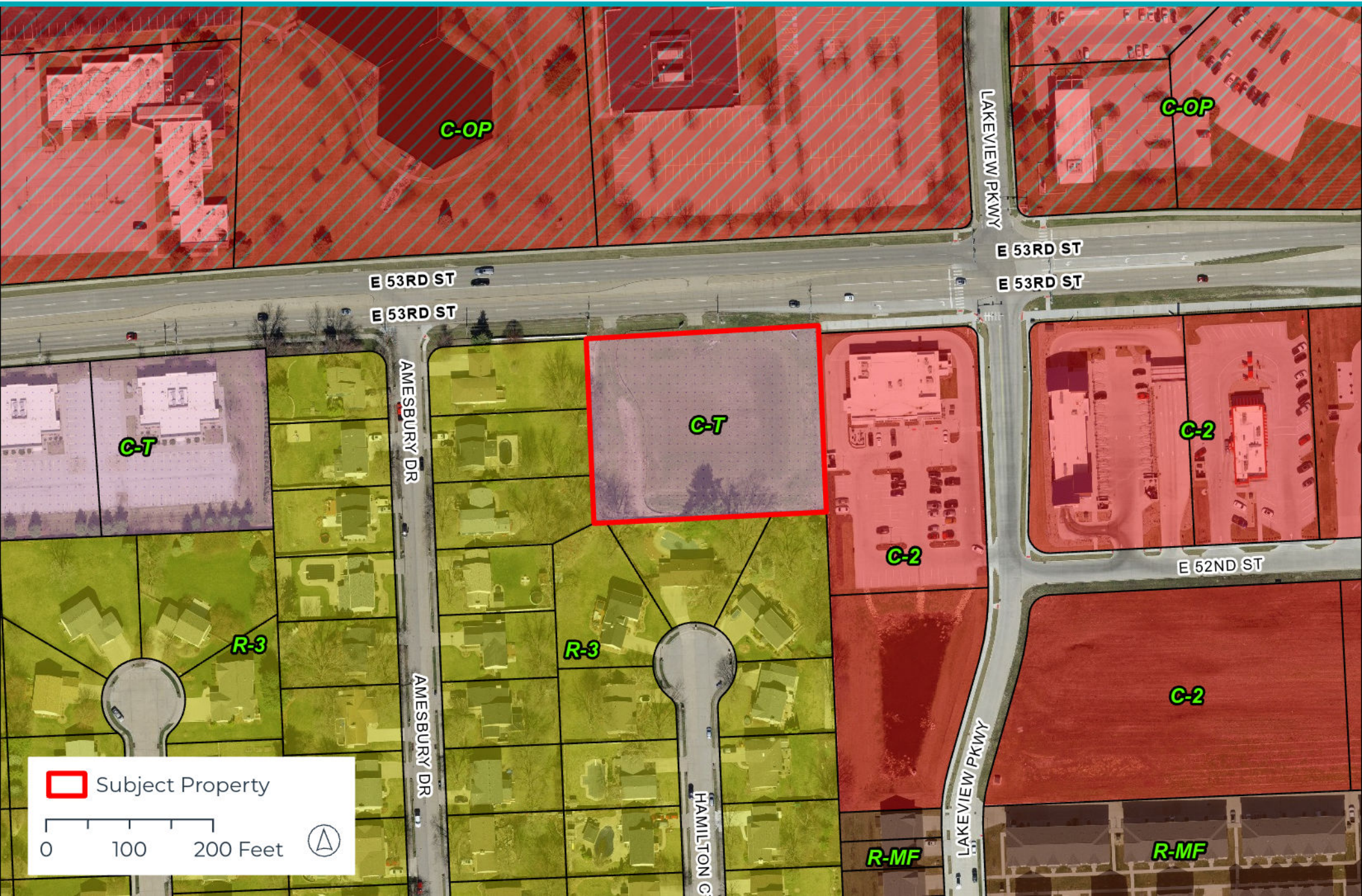
0 100 200 Feet





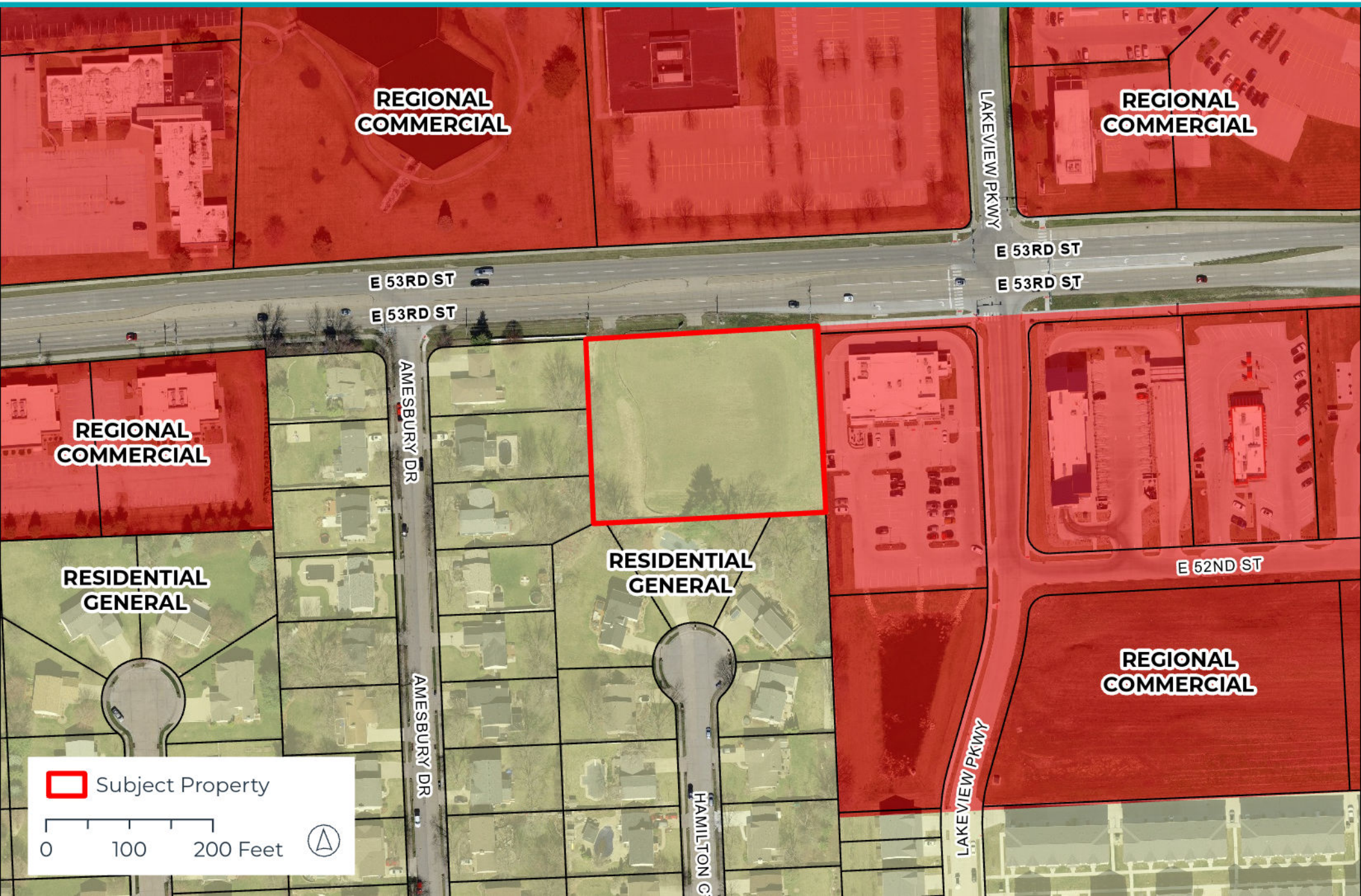
Zoning Map | Case REZ26-06

Request of Confluence Holdings, LLC to rezone 4435 East 53rd Street from C-T Commercial Transitional District to C-2 Corridor Commercial District. [Ward 6]





Request of Confluence Holdings, LLC to rezone 4435 East 53rd Street from C-T Commercial Transitional District to C-2 Corridor Commercial District. [Ward 6]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at 4435 E 53rd St.

Neighborhood Meeting

Date: 8/10/2026

Time: 5:30 PM

Location: Davenport Public Library-Eastern Avenue Branch | Meeting Room B | 6000 Eastern Avenue

Plan & Zoning Commission Public Hearing Meeting

Date: 8/18/2026

Time: 5:00 PM

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

Request/Case Description

Case REZ26-06: Request of Confluence Holdings, LLC to rezone 4435 East 53rd Street from C-T Commercial Transitional District to C-2 Corridor Commercial District. [Ward 6]

Why Am I Receiving This Notice?

You are receiving this notice because you own property within 200 feet of a site where a rezoning has been requested. As part of the City's review process, nearby property owners are notified of the request and invited to learn more about the proposal, ask questions, and provide comments.

The applicant is requesting to rezone the undeveloped property at 4435 East 53rd Street from C-T Commercial Transitional District to the C-2 Corridor Commercial District. If approved, the rezoning would allow the development of a multi-tenant commercial center. The proposed development may include a restaurant and drive-through facility, which are not permitted under the current zoning designation.

To encourage early public input, the applicant will hold a neighborhood meeting before the Plan and Zoning Commission conducts its formal public hearing. A conceptual site plan and building rendering are enclosed to help illustrate the proposal.

What are the Next Steps after the Neighborhood Meeting?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on Tuesday, August 18, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on Tuesday, September 1, 2026. The

Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

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 the Development and Neighborhood Services Department located at the Public Works Facility, 1200 East 46th Street, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://davenportia.portal.civicclerk.com/?category_id=28

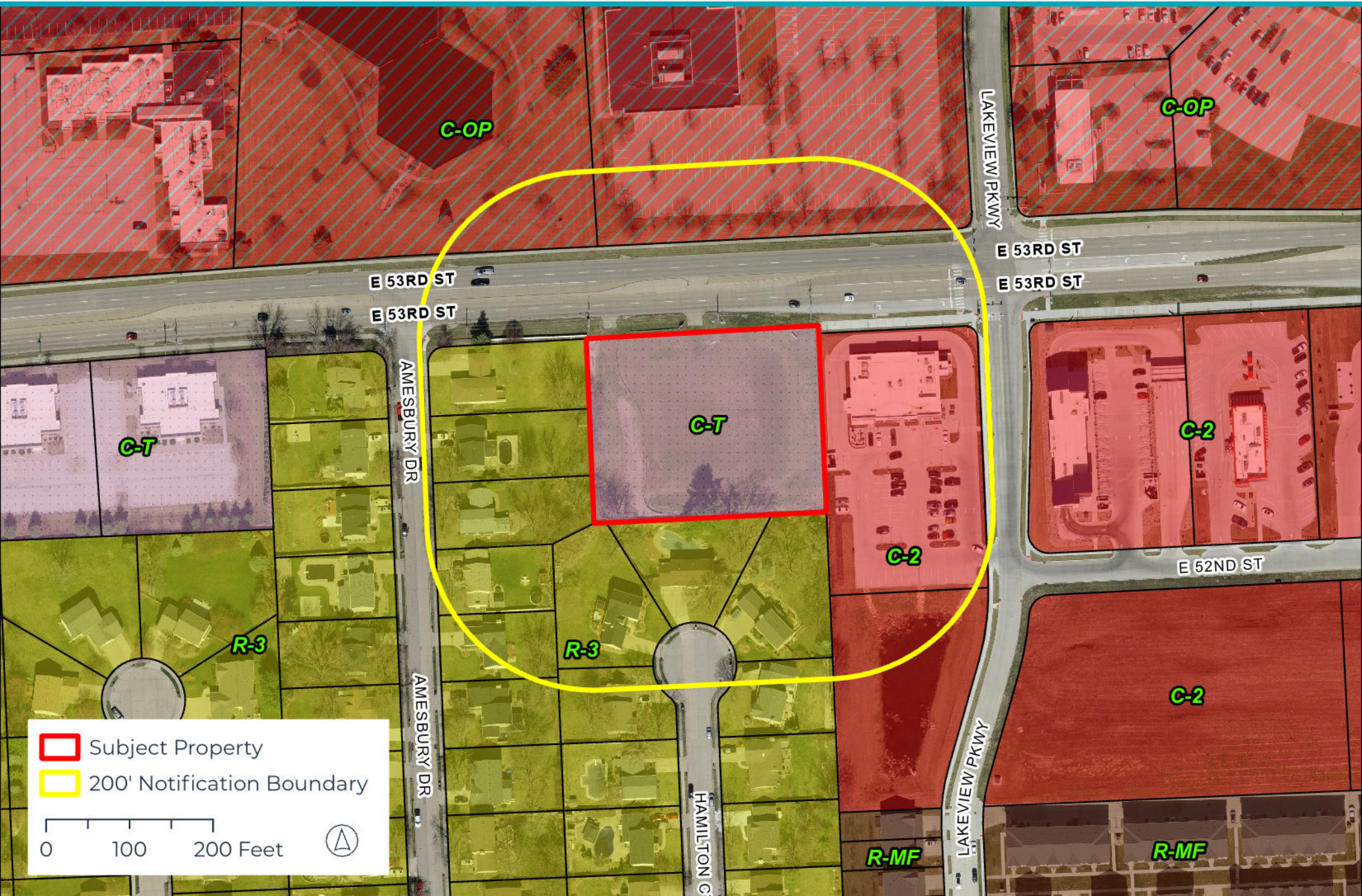
Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the Development and 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 Plan and Zoning Commission. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.



Request of Confluence Holdings, LLC to rezone 4435 East 53rd Street from C-T Commercial Transitional District to C-2 Corridor Commercial District. [Ward 6]



Neighborhood Meeting Attendance List

Date: 08/10/2026

Time: 5 pm

Location: DPL - East Branch

Case: R200x

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1 Nick Stuckey			5221 Amesbury Dr
2 Rachelle Stuckey			5221 Amesbury Dr
3 MATT LIENEN			
4 Ben Jørgen			com
5 Chris Townsend			2224 E. 12th Ave
6 Bob Ingrham			
7 Oliver Ivory			m 5144 Hamilton Ct
8 Alexis Tansey			n 7244 International
9 Scott Huchard			2 5125 Hamilton Ct
10			
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Applicable Zoning Ordinance Provisions

The following sections of the Zoning Ordinance identify the applicable development standards and permitted uses for the C-T Commercial Transitional District and C-2 Corridor Commercial District and are provided for comparison as part of the review for the following case:

Case REZ26-06: Request of Confluence Holdings, LLC to rezone 4435 East 53rd Street from C-T Commercial Transitional District to C-2 Corridor Commercial District. [Ward 6]

CHAPTER 17.05. COMMERCIAL DISTRICTS

Section 17.05.010	Purpose Statements
Section 17.05.030	Dimensional Standards
Section 17.05.040	Design Standards

Section 17.05.010 Purpose Statements

A. 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.

C. C-2 Corridor Commercial Zoning District

The C-2 Corridor Commercial Zoning District is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterials streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

Section 17.05.030 Dimensional Standards

A. Table 17.05-1: Commercial Districts Dimensional Standards establishes the dimensional standards for the commercial districts, with the exception of the C-D, C-V, and C-E Districts. The dimensional standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

B. In the C-T District, new non-residential development is limited to the maximum gross floor area indicated in Table 17.05-1. Any structures existing as of the effective date of this Ordinance are exempt from this limitation. Additional gross floor area may be permitted if, during site plan review, it is found that the development meets the following standards:

1. The development maintains the privacy of adjacent residential lots through techniques such as decreased height, additional landscape and screening measures, building massing and design to mitigate adverse impacts of noise and lighting, and increased setbacks above those required from adjacent residential lots.
2. Building design elements incorporate pedestrian-scale features, such as awnings and storefront windows.
3. The design of the site's circulation system provides adequate and safe access for both motor vehicles and alternate modes of transportation, including pedestrians and bicyclists. The design minimizes potentially dangerous traffic movements and points of conflict between vehicles and pedestrians or bicyclists.

Table 17.05-1: Commercial Districts Dimensional Standards		
	C-T	C-2
Bulk		
Lot Area (minimum)	10,000sf	None
Lot Width (minimum)	60'	None
Gross Floor Area of Nonresidential (maximum)	5,000sf unless Sec.17.05.030.B	None
Building Height (maximum)	35'	45'
Setbacks		
Front (minimum)	BTZ of 0' to 20'	None
Front Build-To %	70%	None
Interior Side (minimum)	None, unless abutting a 'R' District then 20'	None, unless abutting a 'R' District then 10'
Corner Side (minimum)	BTZ of 0' to 15'	10'
Corner Side Build-To %	60%	None
Rear (minimum)	15';unless abutting a 'R' District then 25' or 20% of lot depth, whichever is less	None, unless abutting a 'R' District then 15'

Section 17.05.040 Design Standards

The following design standards apply to new construction, substantial repair or rehabilitation of the exterior façade of an existing structure meant to remedy damage or deterioration, and additions to an existing structure in the commercial districts, with the exception of the C-D, C-V, and C-E Districts. Design standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. Only those standards that relate to the specific repair, rehabilitation action, or addition apply. These standards do not apply to interior remodeling.

New construction of any new dwelling shall meet either the Design Standards in Table 17.05-2 or the Use Standards for the applicable dwelling type in Section 17.080.030.

A. Commercial Districts Design Standards

Table 17.05-2: Commercial Districts Design Standards establishes the design standards for the commercial districts. In the table, a “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard does not apply to the district.

Table 17.05-2: Commercial Districts Design Standards		
	C-T	C-2
Façade Design		
Building façades that face a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 40 linear feet, measured parallel to the street.	•	•
Building façades in excess of 100 linear feet that face a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, building material change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 linear feet.	•	•
Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.		
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade.	•	•
Building materials and visual elements used on the façade of the primary building frontage must continue on all building façades that face a public right-of-way (excluding alleys) and/or the lot line of a residential district.	•	•
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•

Table 17.05-2: Commercial Districts Design Standards		
	C-T	C-2
Fenestration Design	C-T	C-2
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 50%, measured between two and ten feet in height from grade.		•
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 35%, measured between two and ten feet in height.		
Upper floors of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 15% of the wall area of the story.	•	•
Roof Design		
Rooflines over 100 linear feet in building length must contain variation, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variation on the roofline must occur at intervals of no more than 75 linear feet.	•	•
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.	•	•
Any roof that is visible from a public right-of-way must be shingle or colored standing seam metal roofing.	•	•
Green roof, blue roof, and white roof designs are encouraged.	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•
Entrance Design		
Public entrances and primary building elevations must be oriented toward a public street. Main entrances to the buildings must be well defined.		
Entrances to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas		
Multi-Tenant Commercial Center and Office Park Site Design		
Sites must be designed to ensure safe pedestrian access to the commercial center from the public right-of-way, and safe pedestrian circulation within the development.		•
A cohesive character must be established through the use of coordinated hardscape (paving materials, lighting, street furniture, etc.) and landscape treatments within the development.		•
Commercial centers may provide definition along the street frontage by locating part of the center or outlot buildings within 0' to 25' of the front lot line. The center or any outlot buildings may be placed within a required setback to comply with this standard.		
In multi-building complexes, a distinct visual link must be established between various buildings through the use of architectural features or site design elements such as courtyards, plazas, landscape, and walkways to unify the project.		
Developments should provide a pedestrian link to adjacent commercial uses to provide safe pedestrian access between the site and commercial uses outside the development.		

B. Building Material Restrictions

In commercial districts (excluding the C-D, C-V, and C-E Districts), the following building materials are prohibited on any façade facing a public right-of-way (excluding alleys) or any façade that abuts the lot line of a residential district. However, such materials may be used as decorative or detail elements for up to 25% of the façade, or as part of the exterior construction that is not used as a surface finish material.

1. Plain concrete block
2. Corrugated metal
3. Aluminum, steel or other metal sidings (does not apply to C-1 and C-2 Districts)
4. Exposed aggregate (rough finish) concrete wall panels
5. T-111 composite plywood siding
6. Plastic
7. Vinyl

C-2 DISTRICT DESIGN STANDARDS



- A. Blank wall area 40 linear feet or less, measured parallel to the street
- B. Repeating pattern of two elements at an interval of no more than 40 linear feet
- C. A visually distinct public entrance from the sidewalk along the primary building frontage
- D. First floor transparency of 50% measured between two and ten feet in height from grade
- E. Upper floor transparency of 15% of the wall area of the story
- F. 100-foot roofline with variations occurring at intervals of no more than 75 linear feet
- G. Parapet walls with three-dimensional cornice treatments or other shadow-creating details

CHAPTER 17.08.	USES
Section 17.08.010	General Use Regulations
Section 17.08.020	Use Matrix
Section 17.08.030	Principal Use Standards
Section 17.08.040	Temporary Use Standards
Section 17.08.050	Use Definitions

Section 17.08.010 General Use Regulations

- A.** No structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district.
- B.** All uses must comply with any applicable federal and state requirements, and any additional federal, state, or city ordinances.
- C.** Any use that is not included in the use matrix and cannot be interpreted as part of a use within the matrix is prohibited in all districts.
- D.** A site may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. In certain cases, uses are defined to include ancillary uses that provide necessary support and/or are functionally integrated into the principal use.
- E.** All uses must comply with the use standards of Section 17.08.030, as applicable, as well as all other regulations of this Ordinance and the City.

Section 17.08.020 Use Matrix

- A.** Table 17.08-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. Cells are color-coded for ease of review only; the letter indicated in the cell controls over any errors in color-coding.
- B.** Uses allowed in the R-3 and R-3C Districts are those listed in Table 17.08-1 for the R-3 District. Uses allowed in the R-4 and R-4C Districts are those listed in Table 17.08-1 for the R-4 District.
- C.** P indicates that the use is permitted by-right in the district. S indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.
- D.** In the case of temporary uses, a T indicates the temporary use is allowed in the district and may require approval of a temporary use permit per the standards of Section 17.08.040.

TABLE 17.08-1: USE MATRIX			
PRINCIPAL USE	C-T	C-2	USE STANDARD
Adult Use			Sec. 17.08.030.A
Agriculture			
Amusement Facility - Indoor		P	
Amusement Facility - Outdoor			
Animal Care Facility - Large Animal			
Animal Care Facility - Small Animal	S	P	Sec. 17.08.030.B
Animal Breeder			Sec. 17.08.030.B
Art Gallery	P	P	
Arts and Fitness Studio	P	P	
Bar		P	
Bar – Neighborhood			Sec. 17.08.030.C
Bed and Breakfast	S		Sec. 17.08.030.D
Billboard		P	Sec. 17.08.030.E
Body Modification Establishment		P	
Broadcasting Facility TV/Radio		P	

TABLE 17.08-1: USE MATRIX			
PRINCIPAL USE	C-T	C-2	USE STANDARD
Campground			Sec. 17.08.030.F
Car Wash		P	Sec. 17.08.030.G
Casino			
Cemetery			
Children's Home		P	Sec. 17.08.030.H
PRINCIPAL USE	C-T	C-2	USE STANDARD
Community Center	P	P	
Community Garden	P	P	Sec. 17.08.030.I
Conservation Area			
Country Club			
Cultural Facility	P	P	
Day Care Center	P	P	Sec. 17.08.030.J
Day Care Home			Sec. 17.08.030.J
Drive-Through Facility		P	Sec. 17.08.030.K
Drug/Alcohol Treatment Facility, Residential		S	Sec. 17.08.030.L
Drug Treatment Clinic		S	Sec. 17.08.030.L
Domestic Violence Shelter		P	Sec. 17.08.030.H
Dwelling - Accessory Dwelling Unit			Sec. 17.08.030.M
Dwelling - Manufactured Home			Sec. 17.08.030.N
Dwelling - Multi-Family	P	P	Sec. 17.08.030.O
Dwelling - Townhouse	P	P	Sec. 17.08.030.P
Dwelling - Single-Family	P	P	Sec. 17.08.030.P
Dwelling - Single-Family Semi-detached	P	P	Sec. 17.08.030.P
Dwelling - Two-Family (New Construction)	P	P	Sec. 17.08.030.P
Dwelling - Two-Family (Conversion)	P	P	Sec. 17.08.030.P
Educational Facility - Primary or Secondary			
Educational Facility - University or College			
Educational Facility - Vocational	S	S	
Equine Keeping/Equestrian Facility			Sec. 17.08.030.Q
Fairground			
Financial Institution	P	P	
Financial Institution, Alternative		S	Sec. 17.08.030.R
Food Bank			
Food Pantry		P	
Funeral Home	S	S	
Gas Station		P	Sec. 17.08.030.S
Golf Course/Driving Range			
Government Office/Facility	P	P	
PRINCIPAL USE	C-T	C-2	USE STANDARD
Greenhouse/Nursery - Retail			
Group Home			Sec. 17.08.030.T
Halfway House		S	Sec. 17.08.030.L
Healthcare Institution			
Heavy Rental and Service			
Heavy Retail			
Homeless Shelter		S	Sec. 17.08.030.L

TABLE 17.08-1: USE MATRIX			
PRINCIPAL USE	C-T	C-2	USE STANDARD
Hotel		P	
Industrial - General			
Industrial - Light			
Industrial Design		P	
Live Performance Venue			
Lodge/Meeting Hall	P	P	Sec. 17.08.030.U
Manufactured Home Park			
Medical/Dental Office	P	P	
Micro-Brewery/Distillery/Winery		P	
Neighborhood Commercial Establishment			Sec. 17.08.030.V
Office	P	P	
Outdoor Dining	P	P	Sec. 17.08.030.W
Parking Lot (Principal Use)		S	Chapter 17.10
Parking Structure (Principal Use)		S	Chapter 17.10
Personal Service Establishment	P	P	
Place of Worship	S	P	
Private Recreation Facility		P	
Public Park	P	P	
Public Safety Facility	P	P	
Public Works Facility			
Reception Facility	S	S	Sec. 17.08.030.X
Recreational Vehicle (RV) Park			Sec. 17.08.030.F
Research and Development			
Residential Care Facility	P	P	Sec. 17.08.030.Y
Restaurant		P	
Retail Goods Establishment	P	P	
PRINCIPAL USE	C-T	C-2	USE STANDARD
Retail Alcohol Sales		P	
Retail Sales of Fireworks			Sec. 17.08.030.Z
Salvage Yard			
Self-Storage Facility: Enclosed		S	Sec. 17.08.030.AA
Self-Storage Facility: Outdoor			Sec. 17.08.030.AA
Social Service Center		P	
Solar Farm			Sec. 17.08.030.BB
Specialty Food Service		P	
Storage Yard - Outdoor			Sec. 17.08.030.CC
Truck Stop			
Vehicle Dealership - Enclosed			
Vehicle Dealership - With Outdoor Storage/Display			
Vehicle Operation Facility			
Vehicle Rental - Enclosed			
Vehicle Rental - With Outdoor Storage/Display			
Vehicle Repair/Service - Major			Sec. 17.08.030.DD
Vehicle Repair/Service - Minor		P	Sec. 17.08.030.DD
Warehouse			
Wholesale Establishment			
Wind Energy System			Sec. 17.08.030.EE

TABLE 17.08-1: USE MATRIX			
PRINCIPAL USE	C-T	C-2	USE STANDARD
Wine Bar		P	
Winery			
Wireless Telecommunications	S	S	Sec. 17.08.030.FF
Wireless Telecommunications - Stealth Design Antenna	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS Co-Location	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS New Pole	S	S	Sec. 17.08.030.FF
TEMPORARY USE	C-T	C-2	USE STANDARD
Farmers' Market	T	T	Sec. 17.08.040.A
Real Estate Project Sales Office/Model Unit	T	T	Sec. 17.08.040.B
Temporary Cell On Wheels (COW)	T	T	Sec. 17.08.040.C
Temporary Contractor Office and Contractor Yard	T	T	Sec. 17.08.040.D
Temporary Outdoor Entertainment	T	T	Sec. 17.08.040.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	Sec. 17.08.040.F
Temporary Outdoor Sales - Fireworks Stand Only			Sec. 17.08.040.G
Temporary Outdoor Storage Container	T	T	Sec. 17.08.040.H

City of Davenport

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

Action / Date
8/18/2026

Subject:
Consideration of the August 4, 2026 meeting minutes.

Recommendation:
Approve the meeting minutes.

Background:
Consideration of the August 4, 2026 meeting minutes.

Attachments:
1. Meeting Minutes 8-4-26

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, August 4, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Roll Call

Present: Thomas, Garrington, Schneider, Tallman, Inghram, Hepner, Dunlop, Eikleberry, Gott

Excused: Maness

Staff: Reu, Werderitch, Berkley

II. Report of the City Council Activity

III. Secretary's Report

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

Motion by Hepner, seconded by Dunlop, to approve the July 14, 2026 meeting minutes was approved by voice vote (9-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

1. Case ORD26-02: Request of Obscura Tattoo & Gallery and Happy Cat Tattoo to amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow Body Modification Establishment as a permitted principal use in the C-V Village of East Davenport Zoning District. [Ward 5]

Staff presented an overview of the request and reasonings for the following recommendation.

Staff recommend the Plan & Zoning Commission accept the listed findings and forward Case ORD26-02 to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The proposed amendment is consistent with the comprehensive plan and adopted land use policies.
2. The proposed amendment does not significantly impact the public health, safety, and welfare of the city.
3. The proposed amendment is consistent with the intent and general regulations of the zoning ordinance.
4. The amendment reflects a change in policy and development trends.
5. The amendment does not create nonconformities.

Tom Pastrnak was in attendance and represented the applicants. A motion by Eikleberry, seconded by Tallman, to approve of the staff recommendation and forward the case ORD26-02 to City Council was approved by roll call vote (9-0).

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F26-10: Request of Klingner & Associates, P.C. for a Final Plat of Kreiter 4th Addition. The 3-lot subdivision is located at 7805 Jersey Ridge Road on 88.91 acres. [Ward 6]

Staff presented an overview of the request. Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F26-10 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 a note to the Final Plat stating, "Stormwater detention and water quality treatment are not required as part of this subdivision. However, such improvements may be required with future site development in accordance with Davenport Municipal Code Sections 13.34.210 and 13.34.300. This may include, but is not limited to, residential development resulting in more than 5,000 square feet of impervious surface."
4. Add a note to the Final Plat stating, "A portion of this subdivision is located within the Special Flood Hazard Area of Crow Creek. The Base Flood Elevation ranges from approximately 699.2 to 698.5 as shown on panel 19163C0360H effective 4/11/2024."

Luke Miller, with Klingner Associates, P.C., and John Flynn were in attendance to represent the property owner. Commissioners asked if the subdivision conditions were an issue for the client. The representatives said no. Motion by Dunlop,

seconded by Tallman to approve Case F26-10 in accordance with the staff recommendation was approved by roll call vote (9-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

Meeting was adjourned at 5:19 pm.

City of Davenport

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

Action / Date
8/18/2026

Subject:

West Davenport Land Use and Infrastructure Study Presentation.

Recommendation:

Discuss and Provide Feedback.

Background:

The City is making a significant investment in West Davenport sanitary sewer infrastructure along Duck Creek. With the sewer project nearing completion, a significant amount of land will be more open to development in the near future. However, additional infrastructure investment in sewer, roads and other utilities is necessary to support future development. The City selected McClure and HKGi to facilitate the West Davenport Land Use and Infrastructure Study to initiate planning of this area. McClure and HKGi will present background information on the planning process and the proposed concept plans. The goal is to solicit feedback from the Commission so that the plans can be refined. The study will help guide both future infrastructure improvements and Comprehensive Plan amendments.

The Consultant Team is presenting updates with the feedback provided last cycle to their work to the Plan & Zone Commission at the August 18, 2026 Meeting.

Attachments:

1. Memo Briefing from Consultant

West Davenport Land Use and Infrastructure Plan Update

The planning process for the West Davenport Land Use and Infrastructure Plan is nearing completion. The plan has been fully drafted and is being presented for City review. The document includes an Executive Summary, five core chapters, and appendices. The core report chapters consist of:

1. Project Overview
2. Existing Conditions
3. Project Concepts
4. Development Best Practices
5. Implementation

Since May 2025, McClure and HKGi have collaborated with City staff to prepare this plan. Driven by the City's investment in the Duck Creek Sewer Interceptor Project, the plan provides a long-range framework to guide land use, infrastructure, capital improvements, and sustainable growth across more than 10,000 acres of primarily undeveloped land between I-80, 110th Avenue, Locust Street, and Silver Creek.

The planning process included two site visits, stakeholder engagement, existing conditions analysis, concept workshops and ongoing coordination with City staff and local agencies. Feedback from stakeholders emphasized infrastructure and utility needs, the need to balance industrial growth with housing, open space preservation, and transportation connectivity. Preferred growth concepts were refined, and a presentation was given at the City Council and Plan and Zoning Commission in March 2026. The draft plan brings together the information learned and developed throughout the planning process. New information includes best development practices and implementation strategies to support decision-making and coordinated growth.

To elevate the preferred land use concepts, the plan provides a framework of development best practices. These recommendations are intended to provide the City and stakeholders with practical tools to evaluate development proposals, promote high-quality design, and ensure fiscally responsible growth. A summary of the development best practices and their importance include:

- » Land Use Typologies: Defines the needs, roles, and relationships of industrial, commercial, mixed-use, and residential land uses to support strategic growth and future zoning decisions.
- » Node-Based Development: Identifies two catalyst development areas that provide detailed guidance for land use organization, infrastructure coordination, and high-quality developments.
- » Growth Management and Development Patterns: Emphasizes orderly, phased development through coordinated land use planning, efficient infrastructure investment, and thoughtful subdivision design.
- » Transportation and Mobility: Encourages alignment between land use and transportation planning to ensure safe, connected, and multimodal mobility as development occurs.
- » Parks, Trails, and Open Space: Supports a connected network of parks, trails, and greenways that enhances recreation, environmental stewardship, and access to community amenities.

- » Environmental and Stormwater: Promotes development approaches that protect natural resources, enhance waterways, and integrate environmental features into the built environment.
- » Public Services and Long-Term Readiness: Guides the coordination of public services and infrastructure investments to ensure efficient and responsive growth over time.

The Implementation Chapter identifies four themes critical to successful execution of the plan: Patience, Commitment, Financial Responsibility, and Strategic Investment. The chapter begins by establishing guiding principles for orderly growth that reinforce the best practices outlined throughout the plan. It also emphasizes the importance of growth phasing and the establishment of an Urban Service Boundary (USB) to guide municipal investments and development decisions.

Future development will be influenced by market conditions, property ownership decisions, infrastructure extensions, and City-led improvements. To provide flexibility and support orderly growth, three general phases have been identified in the growth area starting from south to north.

- » Phase 1 represents the area with the greatest potential for near-term development and most feasible strategic municipal investments. The identified public infrastructure projects would help unlock development opportunities, improve connectivity within the area, and potentially accelerate development.
- » Phase 2 represents the next logical area for expansion following substantial development within Phase 1. Future infrastructure extensions and public investments in this area could open additional development opportunities and support continued growth in an orderly manner.
- » A future growth area has also been identified within the study area. Development in these locations will likely require substantial participation from private landowners and developers due to the significant infrastructure investments needed to support urban development.

The plan recommends that development proposed within future phases, or outside the Urban Service Boundary, should generally not proceed without municipal services unless applicants are willing to fund the necessary infrastructure extensions. This approach helps ensure fiscally responsible growth and protects the City's ability to efficiently provide public services. A funding matrix and coordinated partnership efforts have been outlined for supporting these implementation efforts. The implementation chapter concludes with several near-term actions that will allow the City to maintain momentum and begin advancing the plan's recommendations.

The draft plan is available for City review and consideration. The consultant team welcomes feedback from the City Council and Plan and Zoning Commission. The consultant team is prepared to make refinements as needed prior to final approvals. Once finalized, the plan will provide Davenport with a long-term framework for coordinated growth, infrastructure investment, and sustainable development in the City's western growth area. As a living document, the plan is intended to remain flexible and may be adjusted over time to reflect changing market conditions, development patterns, and community priorities.