

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, September 1, 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 REZ26-07: Request of TD LC, LLC to rezone 3016 Brady Street and the adjacent properties generally bounded by Brady Street, East 30th Street, and Dubuque Street from C-2 Corridor Commercial District to C-3 General Commercial District. [Ward 7]

REGULAR MEETING AGENDA

II. Roll Call

III. Report of the City Council Activity

IV. Secretary's Report

1. Consideration of the August 18, 2026 meeting minutes.

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. 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]

VII. Subdivision Activity

A. Old Business

B. New Business

VIII. Future Business

IX. Communications

X. Other Business

XI. Adjourn

City of Davenport

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

Action / Date
9/1/2026

Subject:

Case REZ26-07: Request of TD LC, LLC to rezone 3016 Brady Street and the adjacent properties generally bounded by Brady Street, East 30th Street, and Dubuque Street from C-2 Corridor Commercial District to C-3 General Commercial District. [Ward 7]

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the September 15, 2026 Plan and Zoning Commission meeting.

Background:

The applicant is requesting to rezone the subject property generally bounded by Brady Street, East 30th Street, and Dubuque Street from C-2 Corridor Commercial District to C-3 General Commercial District. If approved, the rezoning would allow Crescent Parts and Equipment to construct an 11,100 square foot addition to their existing facility. The business is classified as a legal nonconforming Wholesale Establishment, which is not a permitted principal use under the current zoning designation. There are no proposed changes to The Little Rock and Gem Shop and the apartment unit, also located on the property. Preliminary building plans have been provided to illustrate the proposed development.

Why is a Zoning Map Amendment Required?

The subject property is currently zoned C-2 Corridor Commercial District, where a Wholesale Establishment is a prohibited use. The applicant proposes to expand the existing Crescent Parts and Equipment facility, which operates as a wholesale distributor of HVACR parts and equipment.

The requested C-3 General Commercial District allows a Wholesale Establishment as a Special Use, providing a pathway for the proposed expansion that is not available under the current zoning designation. If the rezoning is approved, the applicant will be required to obtain a Special Use Permit from the Zoning Board of Adjustment prior to expanding the facility.

The proposed C-3 zoning designation also establishes a different set of applicable development standards and permitted uses for the property. These regulations will govern the proposed expansion and any future development of the site following approval of the zoning map amendment.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Future Land Use Designation:

The subject property includes the following land use designations identified on the Davenport +2035 Future Land Use Map.

1. **Residential General (Western .71 acres of undeveloped land):** Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.
2. **Commercial Node (Eastern .74 acres of developed property):** Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.
3. **Urban Corridor (Spans the length of Brady Street and a half block of East 30th Street):** Generally established corridors along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.

Zoning:

The applicant is petitioning a rezoning from C-2 Corridor Commercial District to C-3 General Commercial District. The following are the district purpose statements:

1. **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.
2. **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.

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the September 15th 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 25th neighborhood meeting and the September 1st Plan and Zoning Commission Public Hearing.

The neighborhood meeting was held on site at the Crescent Parts and Equipment facility. Attendees included the applicant, development team, several elected officials, the Chairperson of the Plan and Zoning Commission, planning staff, and three members of the public. Following introductions and distribution of preliminary building plans, topics of discussion included the proposed use of the addition, hours of operation, truck traffic to the site, landscaping requirements, and stormwater management.

To date, no written comments or protest petitions have been submitted. Staff will apprise the Commission of any additional correspondence at the September 15th Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Public Notice



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
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PROJECT TITLE
Rezoning of 3016 Brady Street from C-2 to C-3

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
3016 Brady Street, Davenport, IA 52803

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	C-2 (Corridor Commercial)	C-3 (General Commercial)	~58,000 sq ft (approx. 1.33 acres)

COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED

Concept/Development Plan ☐

Authorization to Act as Applicant* ☐

*only needed if the Applicant is different than the owner

Legal Description* (bearing & distance) ☐

* shall include a MS Word or Text file

Legal Description Dimensioned Sketch ☐

Application Fee* (REQUIRED) ☒

* (check payable to 'City of Davenport')

Rezoning Fee Schedule

Land Area	Fee
Less than 1 acre	\$400
1 to less than 10 acres	\$750 plus \$25/acre
10 acres or more	\$1,000 plus \$25/acre

1 to 3 site notice signs are required based on lot size; \$10 each

PROJECT NARRATIVE: (submit separate sheet if needed)

TDLC LLC, owner of the property at 3016 Brady Street, Davenport, IA 52803, requests a Zoning Map Amendment to rezone the property from C-2 (Corridor Commercial) to C-3 (General Commercial). The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and regional markets. The requested C-3 designation would allow the applicant to operate a wholesale distribution business (HVAC equipment, parts, and supplies serving heating and cooling contractors) at this location, subject to a companion Special Use Permit. The property fronts Brady Street (US-61), an established commercial corridor already

Submit the first two pages of this form to Planning Staff at:
planning@davenportiowa.com or contact staff with any questions or requests for additional information.

APPLICANT INFORMATION

Applicant Name | Company Name

Drew Dennis, Authorized Agent for TDLC LLC

Address

3016 Brady Street

City | State | Zip

Davenport, IA 52803

Phone

(563) 209-7517

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.

Drew Dennis

Type Applicant's Name

Applicant's Signature

8/3/26
Date

DEVELOPMENT TEAM

Property Owner

TDLC LLC

Address

3016 Brady Street, Davenport, IA 52803

Phone

(563) 209-7517

Secondary Phone

E-Mail Address

Project Manager/Other

Address

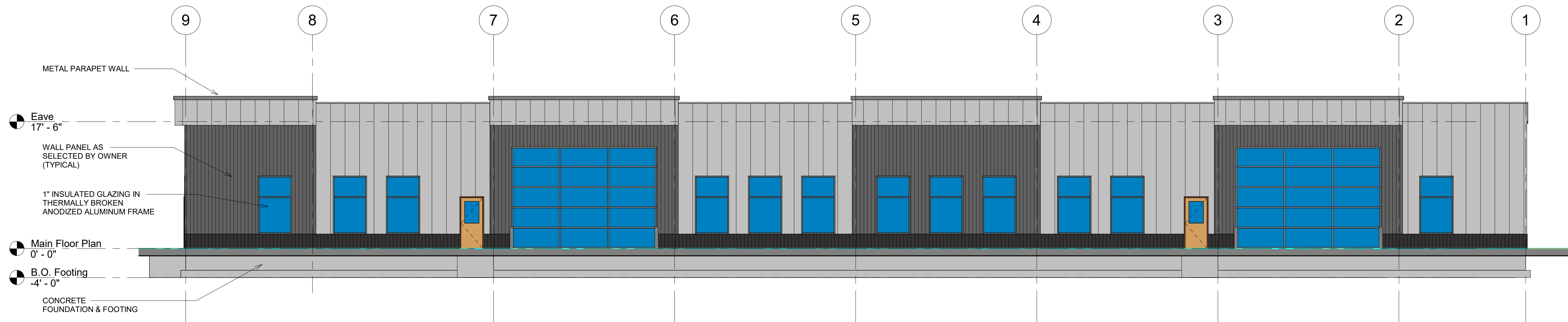
Phone

Secondary Phone

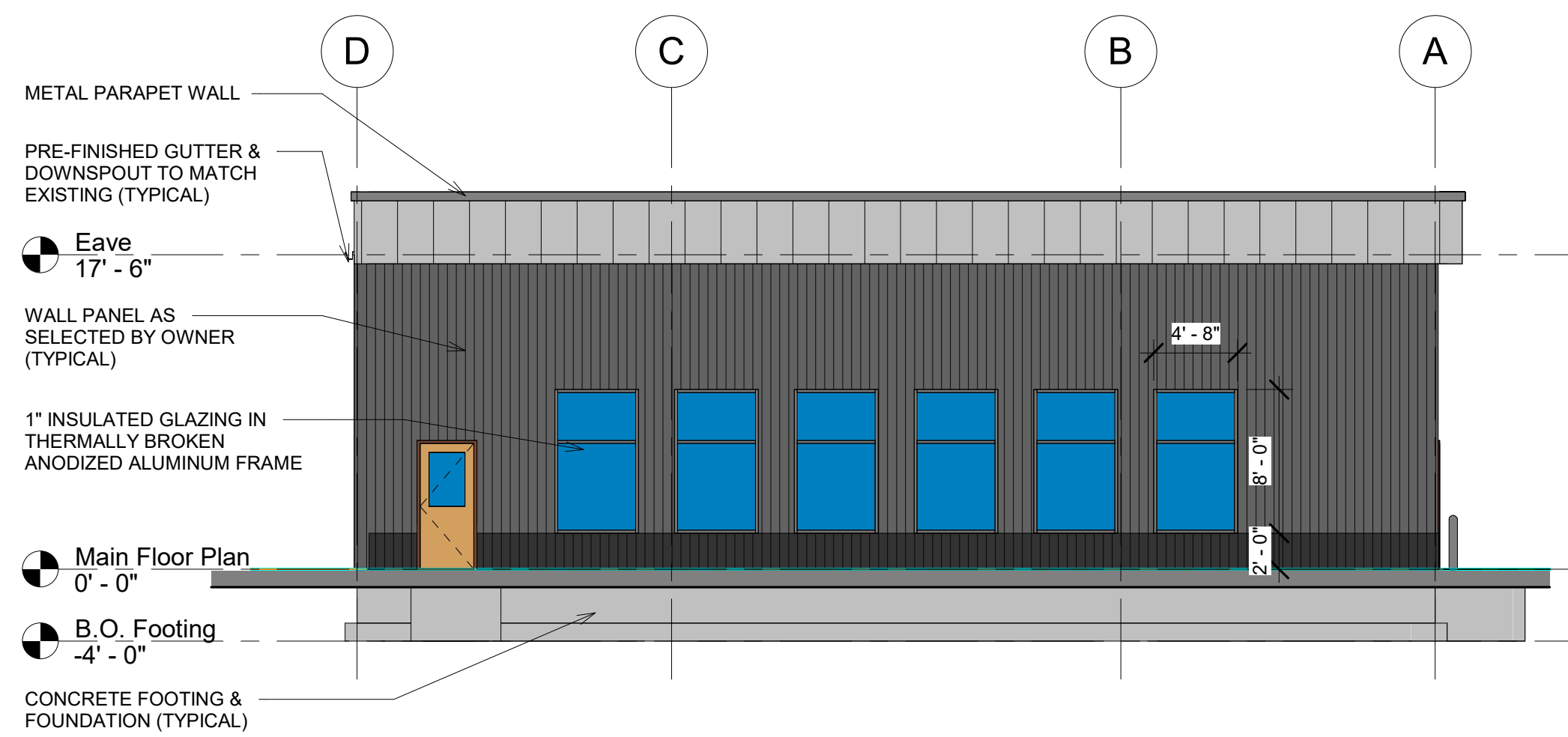
E-Mail Address

Project Narrative:

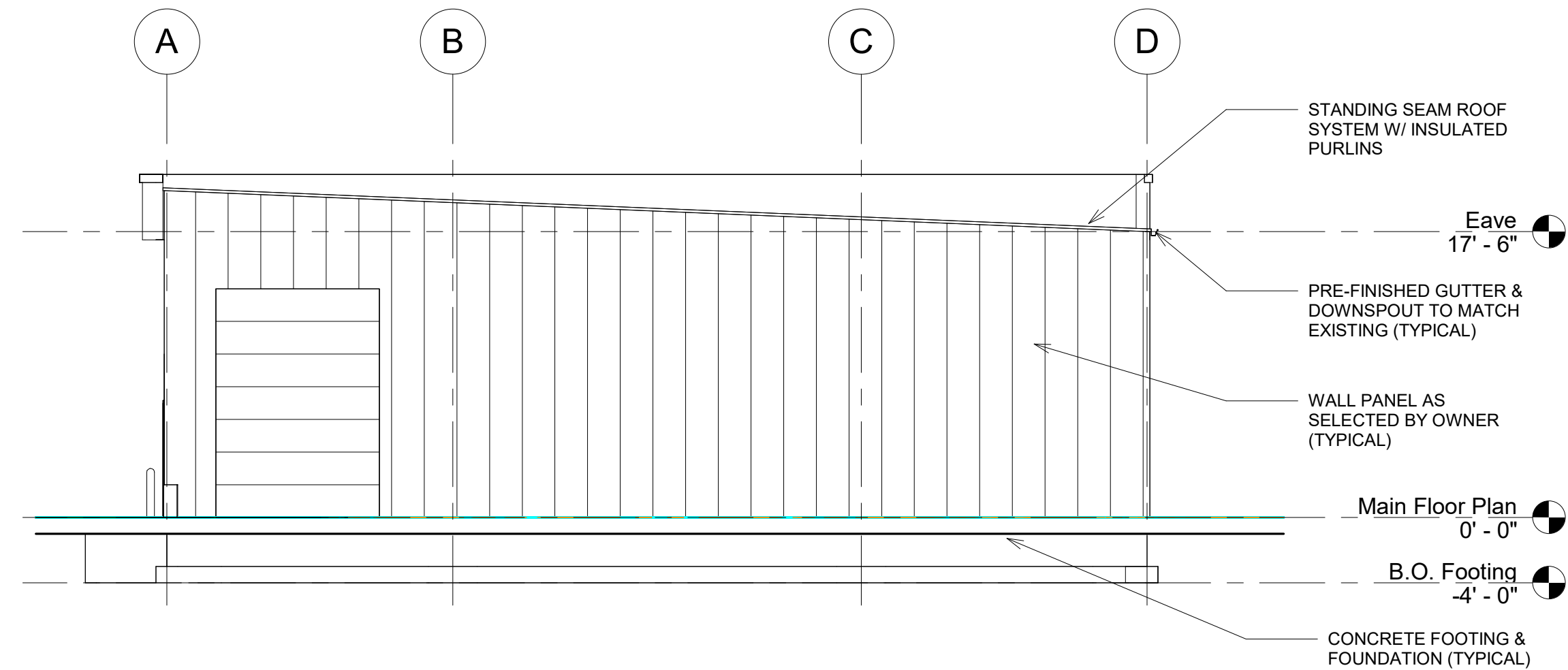
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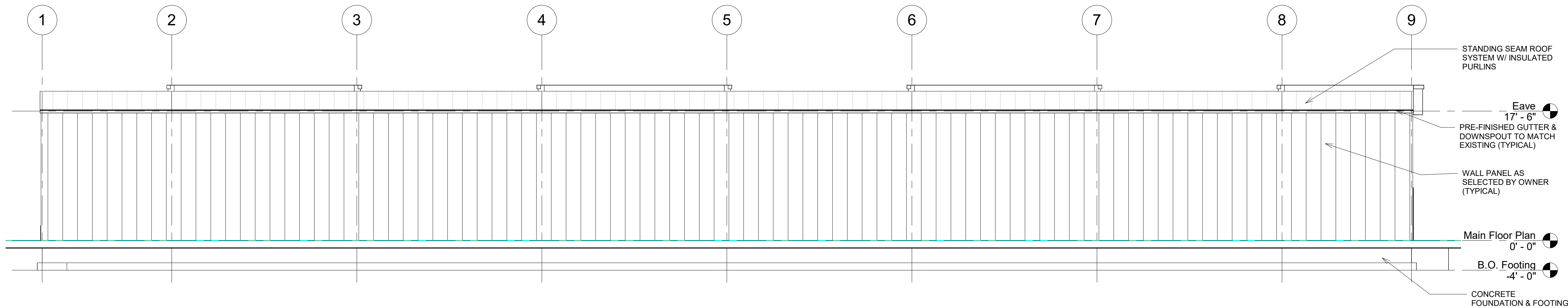
4 South Elevation
A2
1/8" = 1'-0"



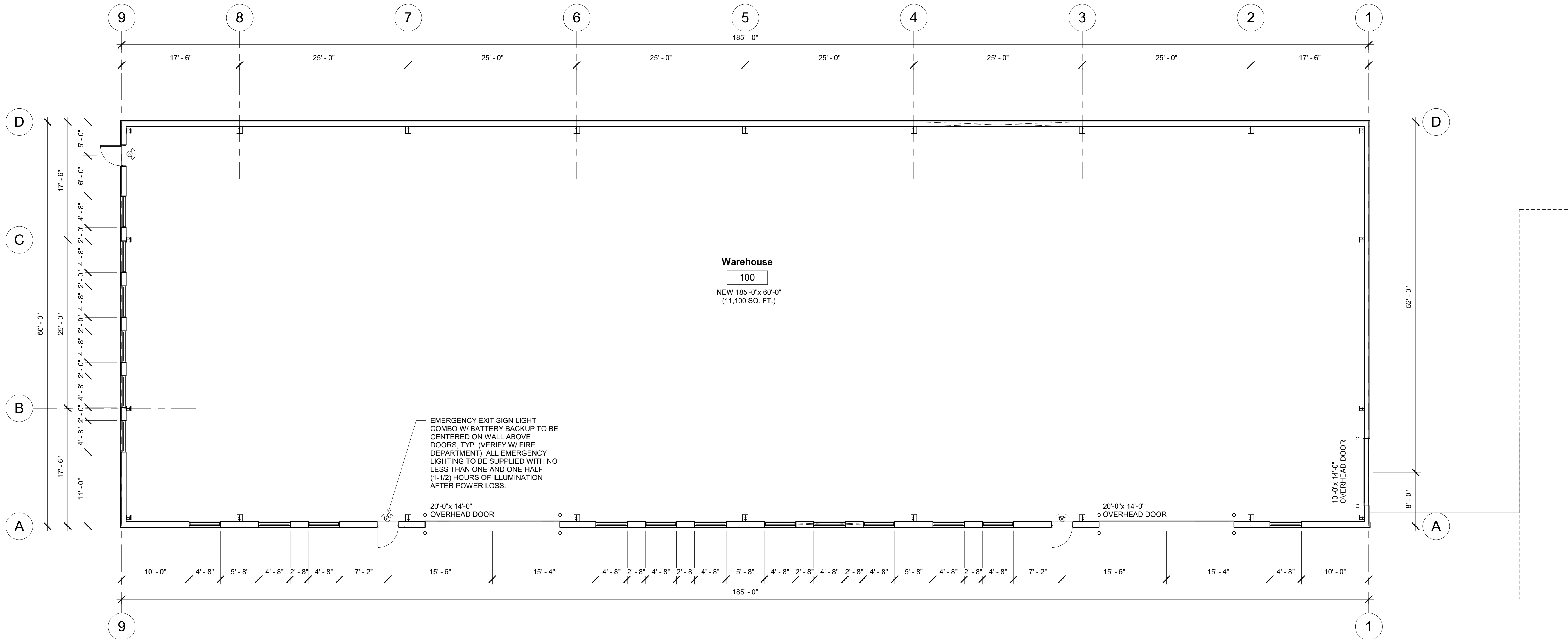
3 West Elevation
A2
1/8" = 1'-0"



2 East Elevation
A2
1/8" = 1'-0"



1 North Elevation
A2
1/8" = 1'-0"



1 Main Floor Plan
A1
1/8" = 1'-0"

Warehouse
100
NEW 185'-0"x 60'-0"
(11,100 SQ. FT.)

EMERGENCY EXIT SIGN LIGHT
COMBO W/ BATTERY BACKUP TO BE
CENTERED ON WALL ABOVE
DOORS, TYP. (VERIFY W/ FIRE
DEPARTMENT) ALL EMERGENCY
LIGHTING TO BE SUPPLIED WITH NO
LESS THAN ONE AND ONE-HALF
(1-1/2) HOURS OF ILLUMINATION
AFTER POWER LOSS.

20'-0"x 14'-0"
OVERHEAD DOOR

20'-0"x 14'-0"
OVERHEAD DOOR

10'-0"x 14'-0"
OVERHEAD DOOR

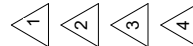
Building Plan

DATE
24 August 2026

A1
PROJECT
NO.
#04526

Preliminary Drawings for:
Crescent Parts & Equipment
3016 Brady Street, Davenport, Iowa

REVISIONS



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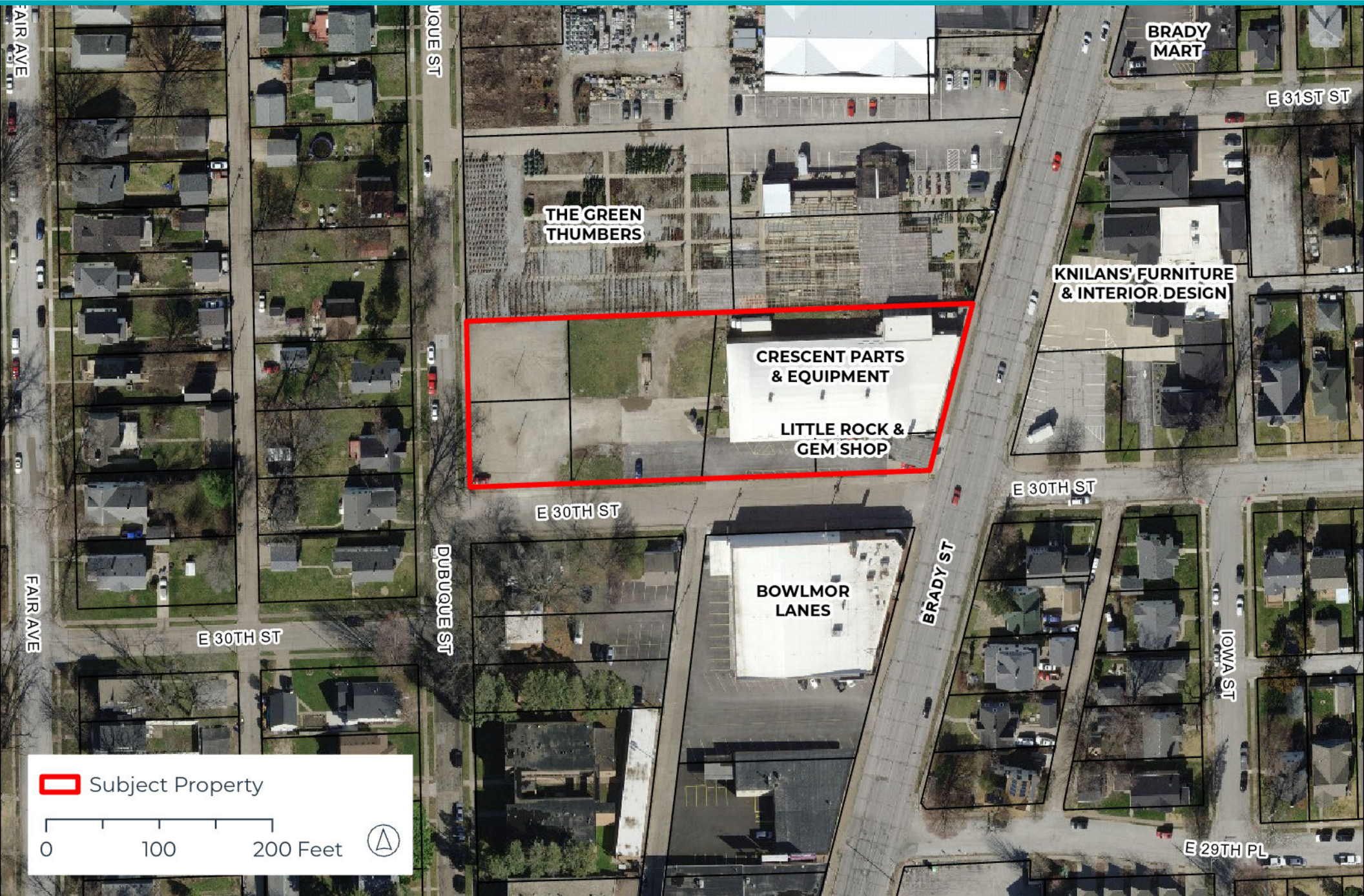
4510 42nd Avenue
Rock Island, IL 61201
Phone: 309.386.9924
Fax: 309.386.9924
jagarchitects.com

JOSEPH ARCHITECTURAL GROUP, P.C.



Vicinity Map | Case REZ26-07

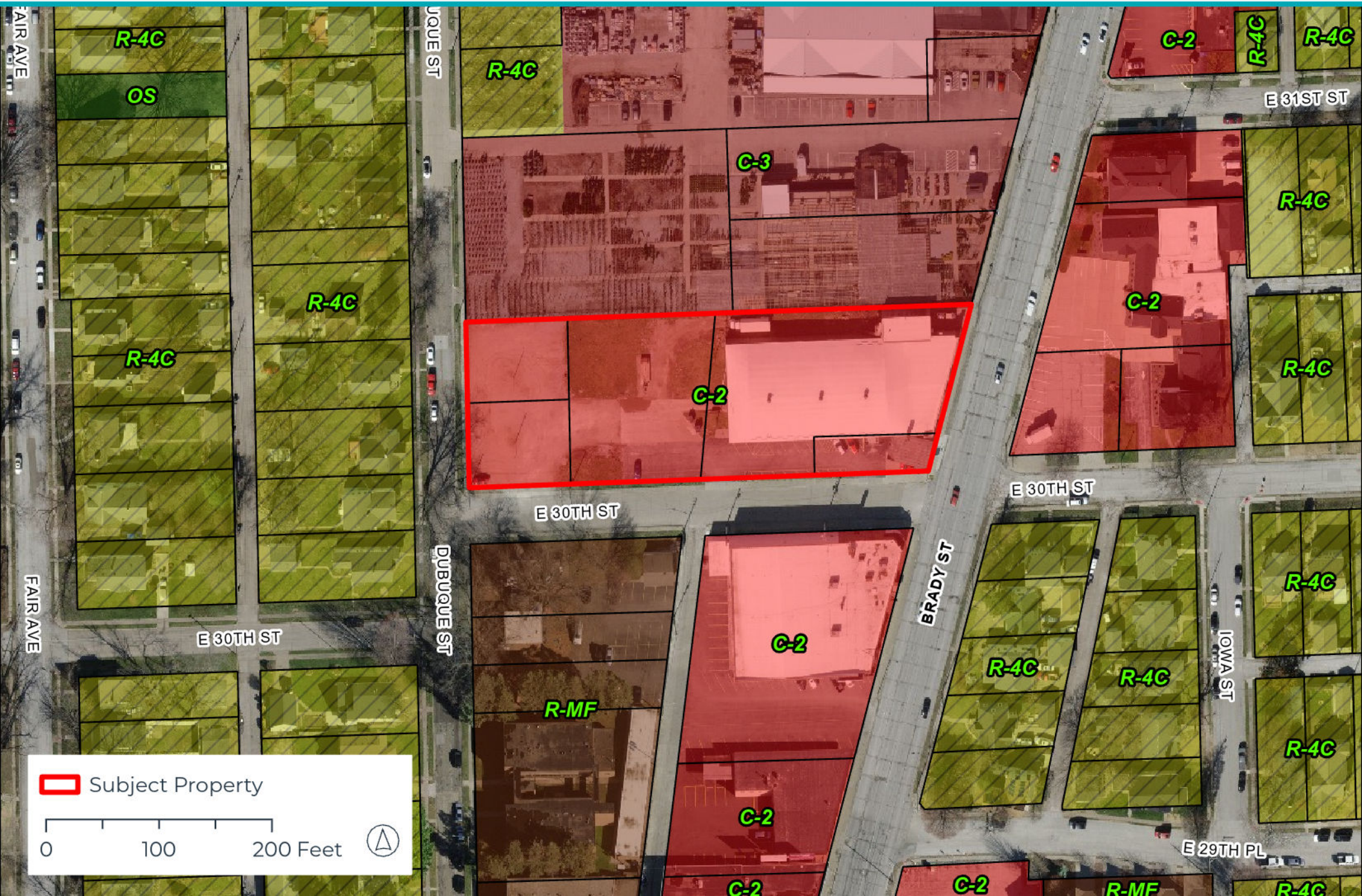
Request of TD LC, LLC to rezone 3016 Brady Street and the adjacent properties generally bounded by Brady Street, East 30th Street, and Dubuque Street from C-2 Corridor Commercial District to C-3 General Commercial District. [Ward 7]





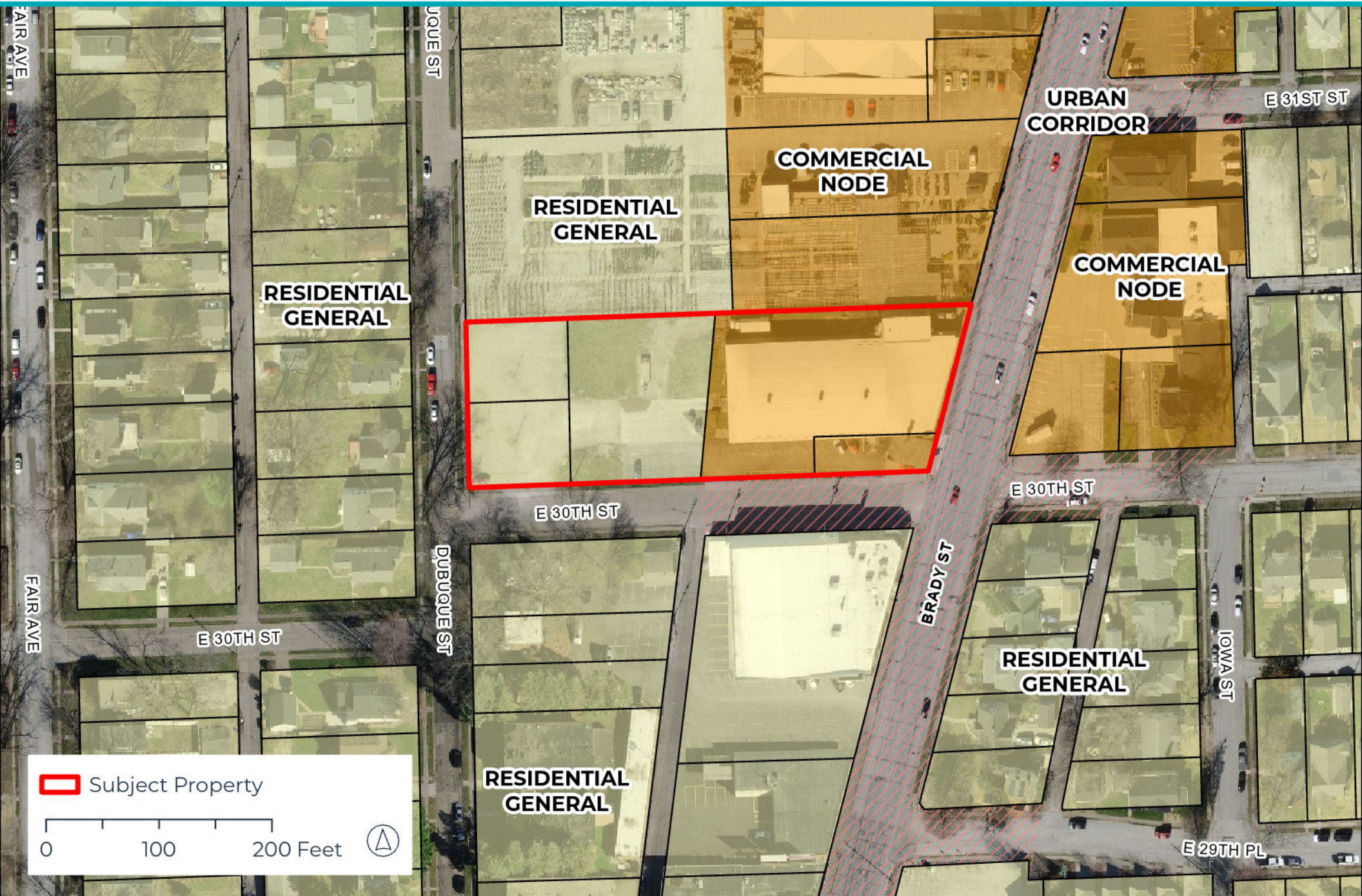
Zoning Map | Case REZ26-07

Request of TD LC, LLC to rezone 3016 Brady Street and the adjacent properties generally bounded by Brady Street, East 30th Street, and Dubuque Street from C-2 Corridor Commercial District to C-3 General Commercial District. [Ward 7]





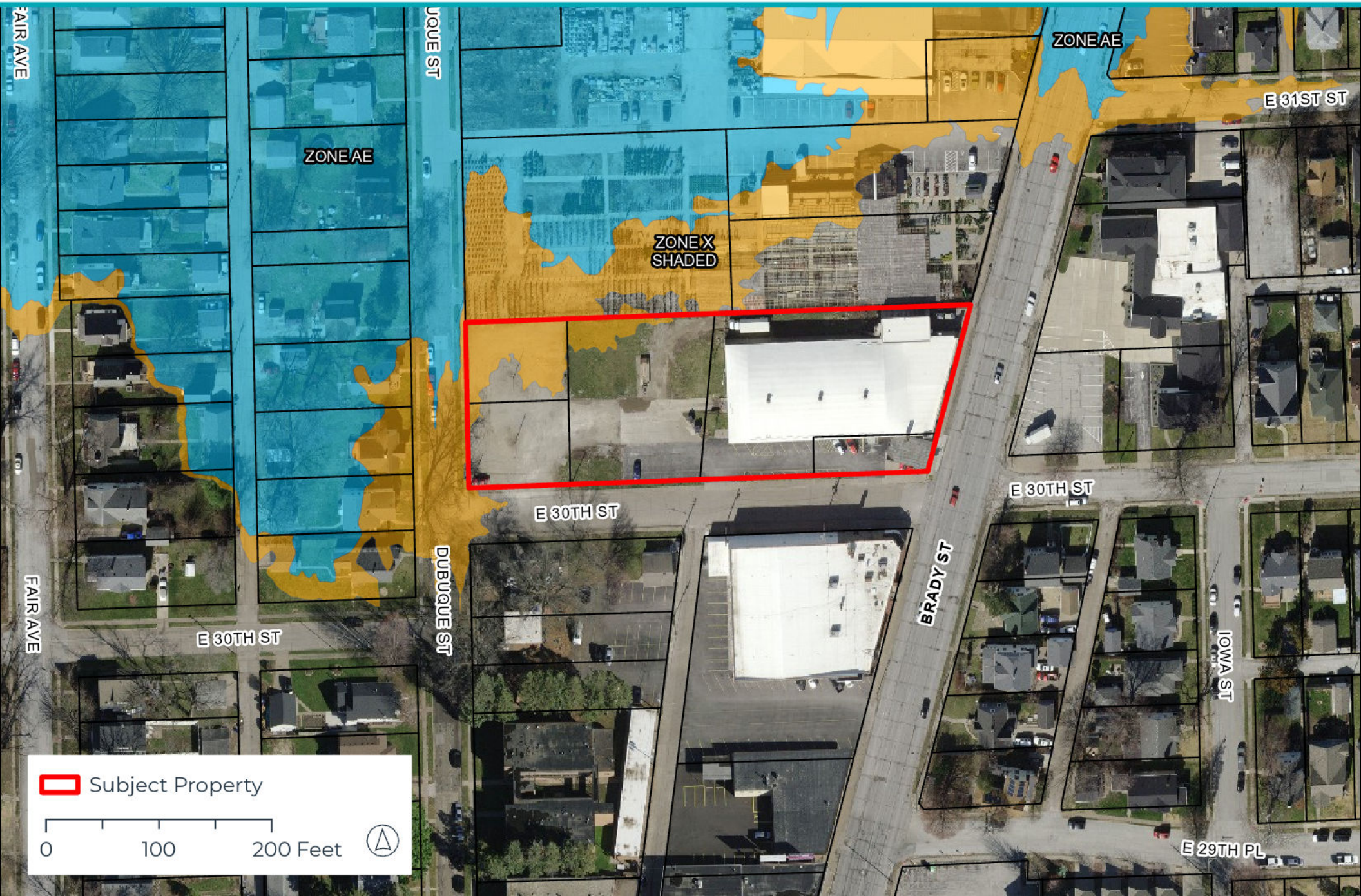
Request of TD LC, LLC to rezone 3016 Brady Street and the adjacent properties generally bounded by Brady Street, East 30th Street, and Dubuque Street from C-2 Corridor Commercial District to C-3 General Commercial District. [Ward 7]





Floodplain Map | Case REZ26-07

Request of TD LC, LLC to rezone 3016 Brady Street and the adjacent properties generally bounded by Brady Street, East 30th Street, and Dubuque Street from C-2 Corridor Commercial District to C-3 General Commercial District. [Ward 7]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at 3016 Brady St.

Neighborhood Meeting

Date: 8/25/2026

Time: 5:30 PM

Location: Crescent Parts and Equipment | 3016 Brady Street

Plan & Zoning Commission Public Hearing Meeting

Date: 9/1/2026

Time: 5:00 PM

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

Request/Case Description

Case REZ26-07: Request of TD LC, LLC to rezone 3016 Brady Street and the adjacent properties generally bounded by Brady Street, East 30th Street, and Dubuque Street from C-2 Corridor Commercial District to C-3 General Commercial District. [Ward 7]

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 subject property generally bounded by Brady Street, East 30th Street, and Dubuque Street from C-2 Corridor Commercial District to C-3 General Commercial District. If approved, the rezoning would allow Crescent Parts and Equipment to construct an addition to their existing facility. The business is classified as a Wholesale Establishment, which is not a permitted principal use 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.

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, September 1, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on Tuesday, September 15, 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.

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?

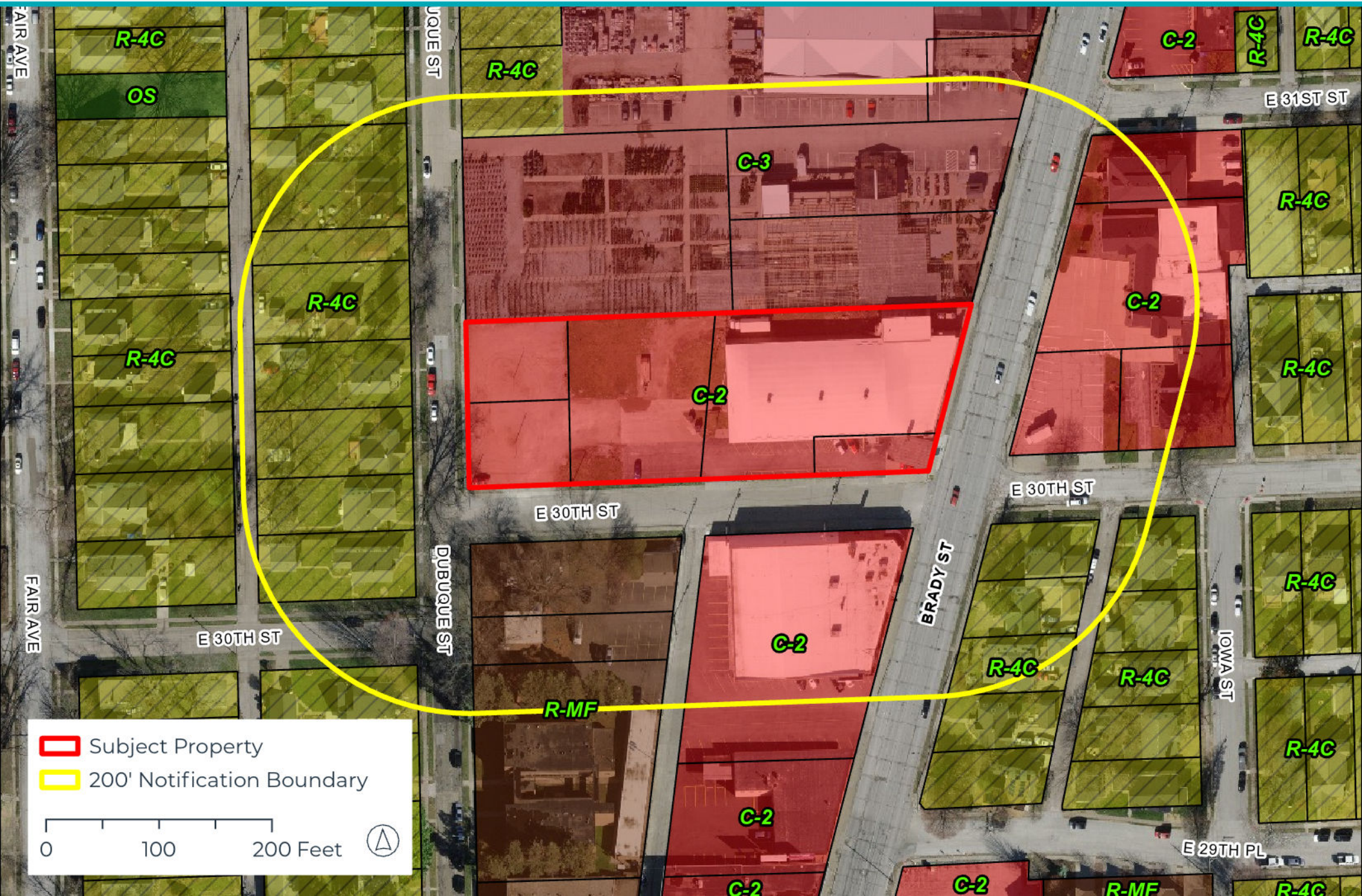
If you have any questions or if accommodations are needed for any reason, please contact the Development and Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563)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



Public Notice Map | Case REZ26-07

Request of TD LC, LLC to rezone 3016 Brady Street and the adjacent properties generally bounded by Brady Street, East 30th Street, and Dubuque Street from C-2 Corridor Commercial District to C-3 General Commercial District. [Ward 7]



City of Davenport

Department: Development & Neighborhood Services

Contact Info: Matt Werderitch | 563-888-2221

Action / Date

9/1/2026

Subject:

Consideration of the August 18, 2026 meeting minutes.

Recommendation:

Approve the minutes.

Background:

Consideration of the August 18, 2026 meeting minutes.

Attachments:

1. Meeting Minutes 8-18-26

MINUTES

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. Roll Call

Present: Thomas, Schneider, Schilling, Inghram, Maness, Eikleberry, Gott

Excused: Garrington, Tallman, Hepner, Dunlop

Staff: Berkley, Werderitch, Reu

II. 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]

Staff presented the background of the request and the current ordinance. The applicant proposes a multi-tenant commercial center with a drive-through. Uses like Drive-throughs and restaurants are not permitted in C-T due to noise and lights produced by the uses. Commissioners asked staff about storm water issues with this development. Chris Townsend, representing as the applicant's engineering expert, stated that the site will comply with stormwater regulations and the applicant intends to use fencing and landscaping to address stormwater and noise issues.

Commissioners discussed what landscaping would best block noise, like arborvitae trees. Applicant, Matthew Adam, was in attendance. Stated the project team is dedicated to working with the neighbors to address their concerns. Nick Stuckey, neighbor of the proposed project, was in attendance. Nick stated he has appreciated the efforts of the development team and that he has felt listened too. However, Nick does not recommend that the zone be changed from C-T due to privacy concerns. Future development should use more trees or other elements to provide privacy to neighbors. And Nick is not in support of a drive-through at this location. Nick finished stating that no bars, gas stations or similar uses should be permitted here.

The public hearing closed.

REGULAR MEETING AGENDA

III. Roll Call

Present: Thomas, Schneider, Schilling, Inghram, Maness, Eikleberry, Gott

Excused: Garrington, Tallman, Hepner, Dunlop

Staff: Berkley, Werderitch, Reu

IV. Report of the City Council Activity

V. Secretary's Report

1. Consideration of the August 4, 2026 meeting minutes.

Motion by Eikleberry, seconded by Maness, to approve the August 4, 2026 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

VI. Report of the Comprehensive Plan Committee

VII. Zoning Activity

A. Old Business

B. New Business

VIII. Subdivision Activity

A. Old Business

B. New Business

IX. Future Business

X. Communications

XI. Other Business

1. West Davenport Land Use and Infrastructure Study Presentation.

The consultants from HKGi and McClure returned to present their updates and the first draft of the plan. Commissioners stressed the importance of public safety and urged the consultants to consider public safety facilities like fire stations. The consultants affirmed the importance of these facilities. The consultants request feedback on this draft. The consultants plan to return later this fall to present changes and another draft

XII. Adjourn

Motion by Eikleberry, seconded by Schneider, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

Meeting adjourned at 5:56 pm.

City of Davenport

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

Action / Date
9/1/2026

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:

Staff recommends Case REZ26-06 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 generally consistent with the broader intent of the Comprehensive Plan and adopted land use policies, given the property's proximity to established commercial development and its frontage along East 53rd Street, a prominent commercial corridor within Davenport.
2. The zoning map amendment is generally compatible with the zoning of nearby property, particularly along East 53rd Street where commercial zoning is established along the corridor. However, the proximity of residentially zoned property to the south and west should be considered in the design and review of any future development.
3. The zoning map amendment is generally compatible with the established character of East 53rd Street, as it would extend an existing pattern of commercial development to the west. However, rezoning the property to the C-2 Corridor Commercial District would allow a greater intensity and broader range of commercial uses that may have the potential to create conflicts with adjacent residential development. The relationship between commercial development and surrounding residential neighborhoods can be appropriately addressed through conditioned landscaping and screening, in addition to other applicable development standards.
4. The proposed zoning map amendment may impact the public health, safety, and welfare of the City. However, the increased intensity and range of commercial development permitted by the zoning map amendment can be mitigated through conditions addressing infrastructure improvements, traffic safety, and appropriate buffering requirements.
5. The subject property is suitable for both commercial and residential development under the existing C-T Commercial Transitional District.
6. The zoning map amendment would not create a nonconforming use, structure, or lot on the subject property or surrounding properties.

Conditions:

1. Vehicular ingress and egress to East 53rd Street shall be limited to right-in/right-out movements. The location and design of the vehicular access shall be subject to approval by the City Traffic Engineer.
2. The existing median along East 53rd Street shall be closed or modified as directed by

the City Traffic Engineer to prevent unauthorized left-turn movements to and from the subject property.

3. The property owner shall dedicate the necessary public right-of-way along the north property line for the extension of the multi-purpose trail, in a location and configuration acceptable to the City.
4. Where a drive-through lane abuts a residential zoning district, evergreen trees shall be planted and spaced sufficiently to form a continuous linear hedgerow at plant maturity. The required landscaping shall be installed in accordance with an approved landscape plan and maintained in perpetuity for the duration of the use.

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.

Principal Use Standards for Drive-Through Facility (Section 17.08.030.K.)

1. All drive-through facilities must provide a minimum of four stacking spaces per lane or bay, unless additional stacking spaces are specifically required by this Ordinance. Stacking spaces provided for drive-through uses must be:
 - a. A minimum of nine feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 18 feet in length. In the case of a recessed service window, the measurement is taken from the building wall.
 - b. Stacking spaces must begin behind the vehicle parked at a final point of service exiting the drive through aisle, such as a service window or car wash bay (this does not include a menu board). Spaces must be placed in a single line behind each lane or bay.
2. All drive-through lanes must be located and designed to ensure that they do not adversely affect traffic circulation on adjoining streets. Drive-through lanes on corner lots must not route exiting traffic into adjacent residential neighborhoods.
3. When a drive-through facility is adjacent to the lot line of a residential district, it must be screened along the interior side and/or rear lot lines adjacent to the residential lot as

follows:

- a. With a solid fence or wall, a minimum of six feet and a maximum of seven feet in height along the rear lot line.
 - b. With a solid fence or wall, a minimum of six feet and a maximum of seven feet in height along the interior side lot line up to the residential lot's front yard line. At the front yard line the fence must be four feet if a solid fence and six feet if an open fence.
 - c. Shrubs must be planted and space sufficiently to form a continuous linear hedgerow at plant maturity; plantings must be placed inside the face of the fence toward the interior of the lot.
4. A drive through lane must have bail out capability for all vehicles that enter the drive through lane. The bail out lane must be a minimum width of ten feet in width and run parallel to the drive through lane. If a bail out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a oneway traffic pattern following the direction of the drive through lane.

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.

- Staff Response: The subject property is designated Residential General on the Davenport +2035 Future Land Use Map. The Residential General designation is intended primarily for neighborhoods, while also recognizing that compatible nonresidential uses may be appropriate in certain locations, particularly along established corridors and at transitions between different land uses. The Future Land Use Map also identifies areas of Regional Commercial development in the vicinity of the subject property.
- The proposed C-2 Corridor Commercial District represents a change from the property's current C-T Commercial Transitional District to a more intensive commercial zoning classification. However, the subject property is located along East 53rd Street, an established commercial corridor, and is immediately adjacent to property to the east that was previously rezoned and developed for commercial use. The proposed rezoning would therefore extend an existing pattern of commercial development rather than introduce commercial zoning into an otherwise exclusively residential area.
- While the Residential General Future Land Use designation does not specifically identify the subject property for Regional Commercial development, the property's location along a prominent commercial corridor and its relationship to existing commercial development are relevant considerations in evaluating consistency with the Comprehensive Plan. In addition, there are other properties within Davenport zoned C-2 Corridor Commercial District and designated as Residential General on the Future Land Use Map.
- Staff is of the opinion that the proposed amendment is generally consistent with

the overall development pattern and commercial corridor objectives of the area, although the requested C-2 zoning is more intensive than the Residential General designation shown for the subject property on the Future Land Use Map. The existing commercial development immediately east of the property and the property's frontage along East 53rd Street provide a reasonable basis for considering the proposed amendment consistent with the broader intent of the Comprehensive Plan.

2. The compatibility with the zoning of nearby property.

- Staff Response: The subject property is located within an area containing a mix of commercial and residential zoning districts. The property immediately east is zoned C-2 Corridor Commercial District and has been developed with commercial uses. Additional commercial zoning is located along East 53rd Street, while residentially zoned property is located immediately south and west, along Amesbury Drive.
- The requested C-2 zoning would be consistent with the zoning of the property immediately to the east and would establish a continuation of the existing C-2 commercial development pattern along East 53rd Street. The proposed amendment would also provide a logical extension of the commercial zoning already established along the corridor.
- At the same time, the subject property directly abuts residential zoning to the south and west. The increased intensity of development permitted under the C-2 District may result in greater potential impacts to adjacent residential property than would be anticipated under the existing C-T District. In particular, the C-2 District introduces more intense land uses that may be problematic to nearby residential properties, including bars, car washes, drive-through facilities, gas stations, retail alcohol sales, and minor vehicle repair or service uses. While the Zoning Ordinance establishes principal use standards intended to mitigate potential impacts on adjacent properties, certain land uses may nevertheless create nuisances or compatibility concerns.
- Since the applicant is petitioning for rezoning to construct a restaurant with a drive-through facility, staff recommend a condition requiring an evergreen landscaping barrier to further screen the drive-through lanes and mitigate potential nuisances, including noise and light spillover, while providing additional privacy for adjacent residential properties. Appropriate site design, landscaping, screening, lighting, access, and other development standards would therefore remain important considerations during subsequent site plan review. This condition is in addition to the landscaping buffer yard required in Section 17.11.080 of the Zoning Ordinance, which requires commercial properties to install a buffer along property lines shared with residential districts. Per code, the buffer shall be fifteen feet in width, and contain a solid fence, trees spaced every thirty feet, and a continuous linear row of shrubs.
- Staff is of the opinion that the proposed C-2 zoning is generally compatible with the zoning of nearby property, particularly given the existing C-2 zoning and commercial development immediately east of the subject property. The proximity of residential zoning to the south should nevertheless be considered in the design and review of any future development.

3. The compatibility with established neighborhood character.

- Staff Response: The surrounding area reflects a mixed development pattern

characterized by established commercial properties along East 53rd Street and with residential neighborhoods located primarily to the south.

- Within the past five years, the property immediately east has transitioned from an agricultural use to a mix of commercial and higher-density residential development. Existing adjacent and nearby commercial uses include restaurants, drive-through facilities, medical offices, a car wash, and a gas station. Rezoning the subject property to C-2 Corridor Commercial District would continue this established pattern of commercial development along East 53rd Street rather than introduce commercial development into an otherwise predominantly residential area. The established commercial character of East 53rd Street and the property's location along this prominent corridor support the consideration of additional commercial development at this location.
- The primary consideration is the relationship between the established commercial corridor and the residential properties immediately south of the subject property. The adjacent residential neighborhood consists predominantly of single-family homes developed during the 1980s. The requested C-2 zoning would allow a greater intensity and broader range of commercial uses than the existing C-T Commercial Transitional District. Accordingly, future development should be designed to appropriately address the transition between commercial and residential uses, including consideration of building placement, landscaping, screening, lighting, noise, and site circulation.
- Staff is of the opinion that the proposed amendment is generally compatible with the established character of the area. The subject property is located along an established commercial corridor and would extend an existing pattern of commercial development to the west. While the proposed C-2 zoning would increase the potential intensity of development, the relationship between the proposed project and the adjacent residential neighborhood should be appropriately addressed through site design, landscaping, screening, and other applicable development standards.

4. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

- Staff Response: Independent of the requested rezoning, development of the approximately 1.5-acre site will require infrastructure improvements on East 53rd Street. Given the property's location and traffic conditions along this segment of the corridor, City Staff recommend limiting vehicular access to East 53rd Street to right-in/right-out movements and closing the existing median opening. Traffic Engineering will require the median in 53rd Street to be closed in order to prohibit left-turn movements and reduce the potential for unsafe maneuvers.
- The segment of East 53rd Street between the traffic signals at Lakeview Parkway and Utica Ridge Road experiences higher vehicle speeds, which may increase the potential for conflicts between vehicles entering and exiting the subject property. Restricting vehicular access to right-in/right-out movements would reduce the number of turning movements at the property and help minimize potential traffic conflicts along the corridor.
- For vehicles at the subject property wishing to travel westbound on 53rd Street, the applicant intends to establish a shared access easement with the adjacent commercial development to the east. This connection would allow vehicles to travel through the adjacent commercial development and access the traffic signal

at Lakeview Parkway.

- In addition, development of the property will require dedication of public right-of-way and extension of the multi-use trail to the western property line, providing for the expansion of a transportation and recreational amenity.
- The purpose of the proposed rezoning is to allow development of a restaurant with a drive-through facility. Drive-through restaurants commonly generate a high volume of short-duration vehicle trips, including frequent ingress and egress movements, stacking and queuing, turning movements, and circulation between the drive-through lane, parking areas, and adjacent streets. Depending on the design and operation of the site, these conditions may create traffic congestion, vehicle conflicts, blocked access points, queuing into parking aisles or public streets, and increased risks for pedestrians and bicyclists. The proposed use may also generate additional traffic during peak meal periods, when congestion and conflicts are most likely to occur. The site should be designed so that drive-through queues remain onsite and do not obstruct public streets, sidewalks, parking aisles, fire lanes, or other required access areas. The principal use standards outlined in the Zoning Ordinance already prohibit new developments from adversely impacting traffic flow.
- As a standard engineering requirement, a warrant analysis is required for all new developments generating less than 100 trips per day during the peak hour and 500 trips per day in total. A Traffic impact Study is required for all new developments generating either more than 100 trips per day peak hour or 500 trips per day total.
- The proposed C-2 zoning would permit a greater intensity and range of commercial development than the existing C-T District. In addition to traffic impacts, a drive-through restaurant may result in increased lighting, noise, idling vehicles, litter, and other activity in proximity to residential property, particularly the residentially zoned property to the south. These potential impacts should be carefully evaluated through the City's subsequent development review processes. While the Zoning Ordinance has principal use standards for drive-through facilities addressing stacking spaces, additional consideration may be warranted to ensure adequate buffering.
- Staff is of the opinion that the proposed zoning map amendment may impact the public health, safety, and welfare of the City. However, the increased intensity and range of commercial development permitted by the zoning map amendment can be mitigated through conditions addressing infrastructure improvements, traffic safety, and appropriate buffering requirements.

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.

- Staff Response: The subject property is suitable for both commercial and residential development. Its location along East 53rd Street, between Lakeview Parkway and Utica Ridge Road, makes it an attractive location for future tenants or residents.
- The existing C-T zoning permits commercial development at a lower intensity and is intended to provide a transition between more intensive commercial development and surrounding residential areas. However, the proposed multi-tenant commercial center, which is approximately 11,200 square feet, could not

be constructed as proposed under the existing zoning. The C-T District prohibits restaurant and drive-through facilities as principal uses, limits the gross floor area of nonresidential development to 5,000 square feet, and requires compliance with a build-to-zone that would locate the building footprint between 0 and 20 feet from the front property line. The C-T and C-2 Districts also contain different dimensional, development, and building-fenestration standards.

- Accordingly, the requested C-2 zoning would provide the permitted uses and development standards necessary to facilitate the applicant's proposed commercial center, including the potential restaurant and drive-through facility. The need for a zoning map amendment reflects the differences between the existing and proposed zoning districts and the applicant's proposed development program; it does not necessarily indicate that the property is unsuitable for the purposes for which it is presently zoned. The property remains capable of accommodating uses permitted under the existing C-T zoning, although the proposed development cannot be constructed as presented without approval of the requested amendment.
- Staff is of the opinion that the property remains suitable for development under the existing zoning district. However, the proposed zoning map amendment would provide greater flexibility in land uses and development intensity.

6. The extent to which the proposed amendment creates nonconformities.

- Staff Response: Since the subject property is undeveloped, the proposed rezoning would not create a nonconforming use, structure, or lot. Any future development would be required to comply with the applicable C-2 development standards, including requirements for setbacks, building coverage, impervious surface, and building design. These standards would be evaluated during the site plan and development review process. Staff is of the opinion that the proposed amendment would not create nonconformities in the subject property or surrounding properties.

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.

At the August 18th Plan and Zoning Commission public hearing, one member of the public spoke in opposition to the request. The abutting property owner expressed concerns regarding the potential impacts of a drive-through facility, including noise, privacy, lighting, hours of operation, and safety.

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

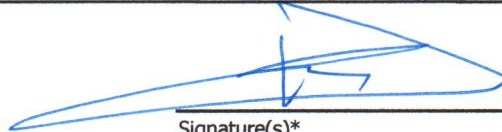
[as property owner(s)]

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: _____

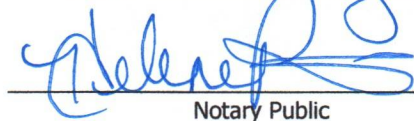
7/16/2026
Date

State of Iowa,

County of Scott,

Sworn and subscribed before me

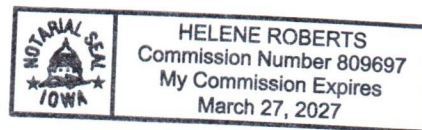
this 16 day of July, 2026



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.

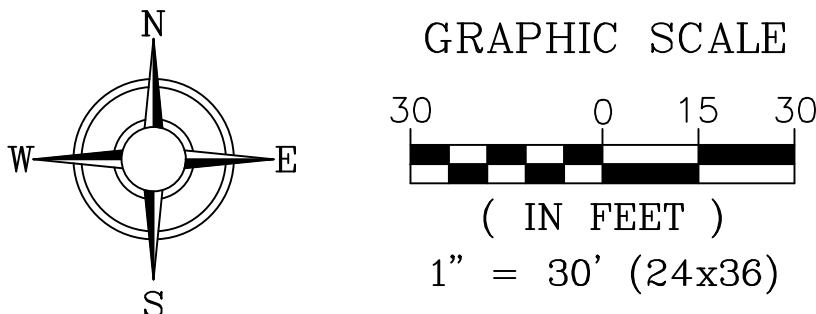
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IT IS TO BE USED ONLY FOR THE PROJECT
AND NOT BE REPRODUCED OR COPIED
WITHOUT WRITTEN CONSENT.

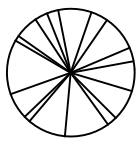
PRELIMINARY CONCEPT PLAN W/ AERIAL

4435 E. 53rd STREET
DAVENPORT, IOWA

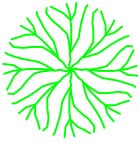


CURRENT ZONING: C-T

LEGEND



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.

REVISIONS:
DESCRIPTION

NO.	DESCRIPTION	DATE
1.		
2.		

4435 E. 53rd STREET
DAVENPORT, IOWA



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

Proposed Landscaping
(APPROX.) 642 SQ. FT.

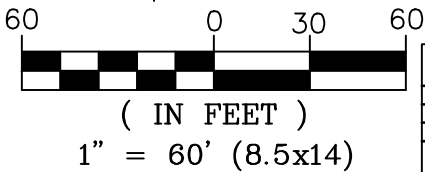
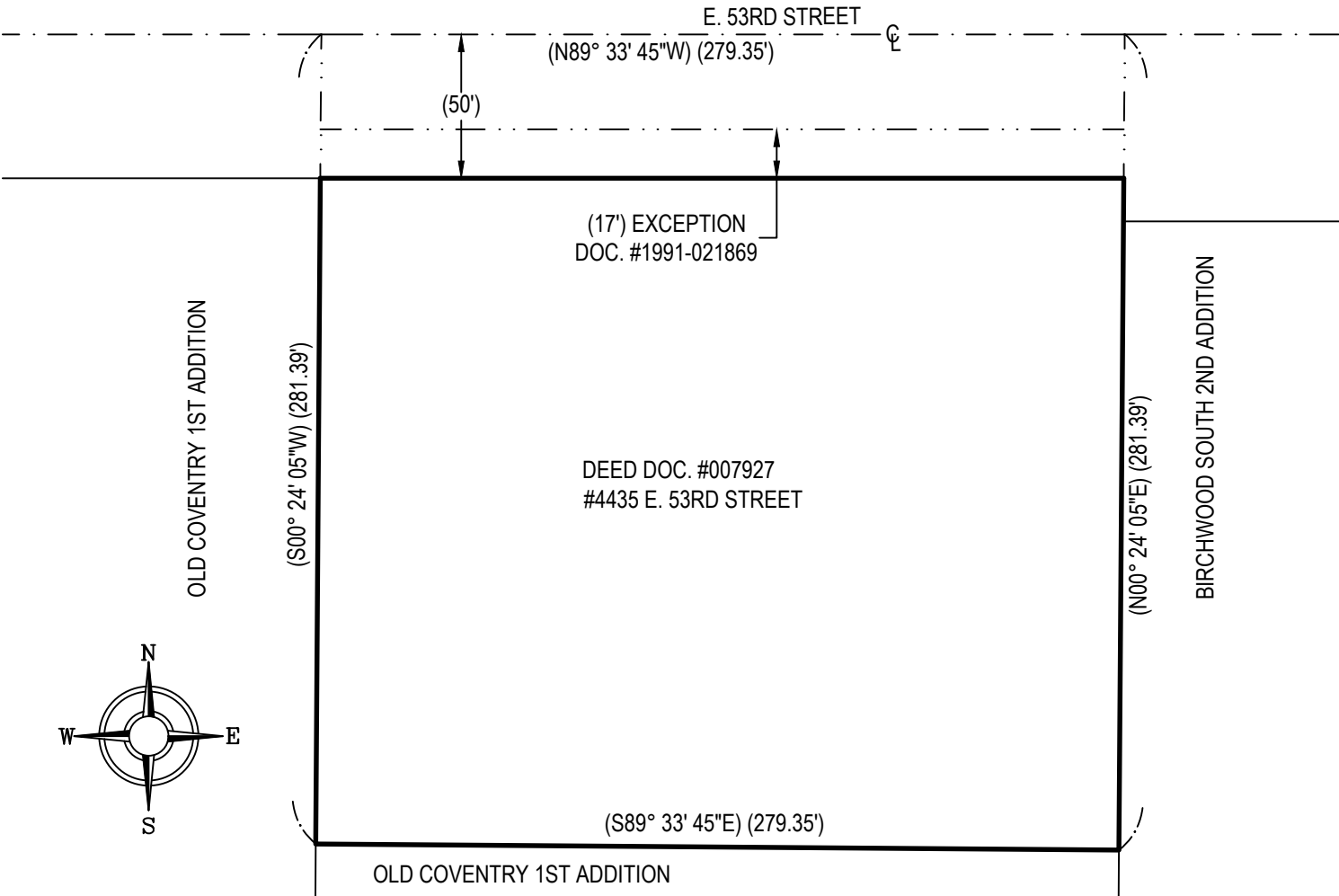
PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

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 = — x — x —
EASEMENT LINE = — - - - -
SETBACK LINE = — · - - - -
SECTION LINE = — · · · · -

TOWNSENDENGINEERING

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

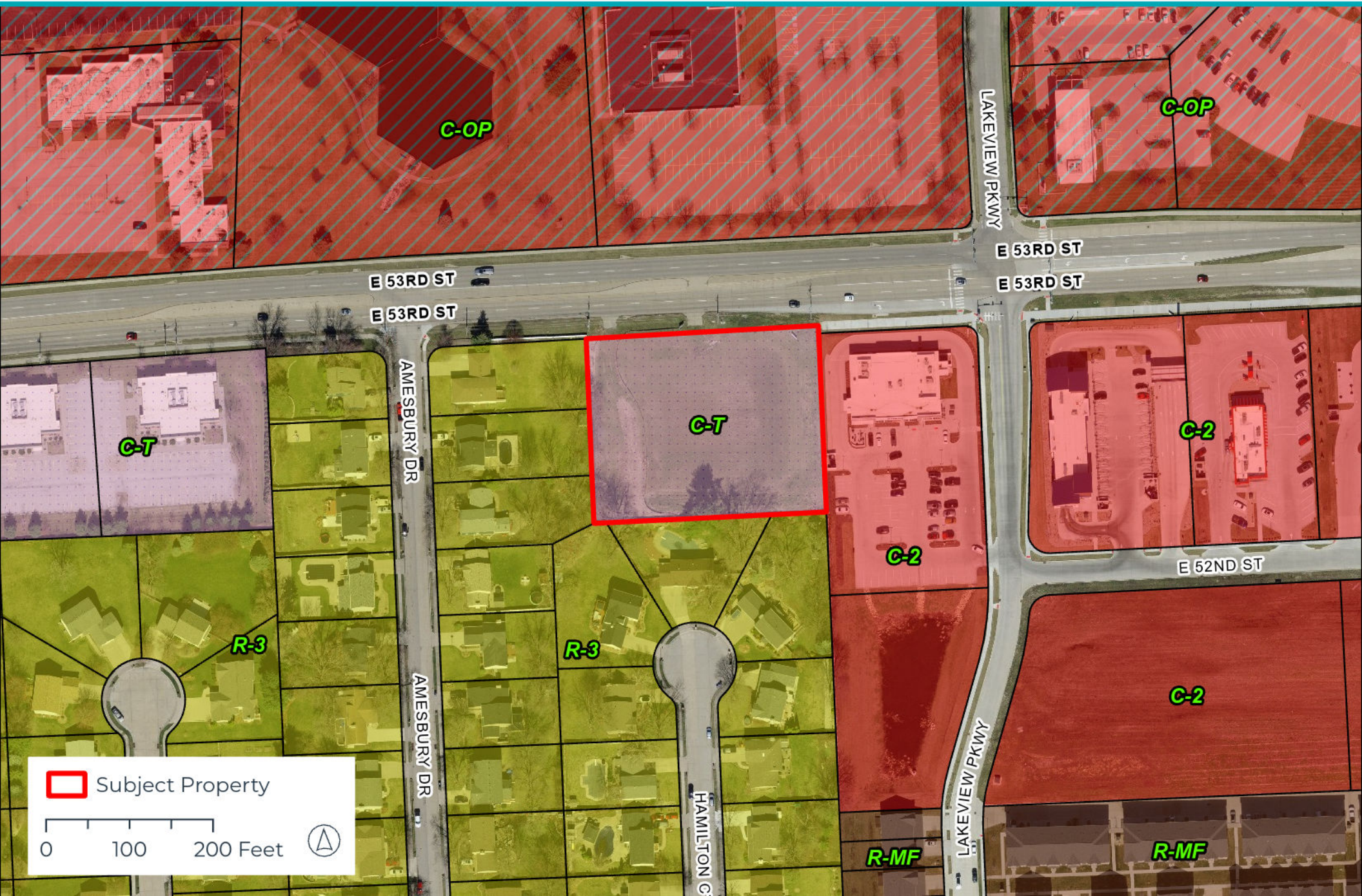
0 100 200 Feet





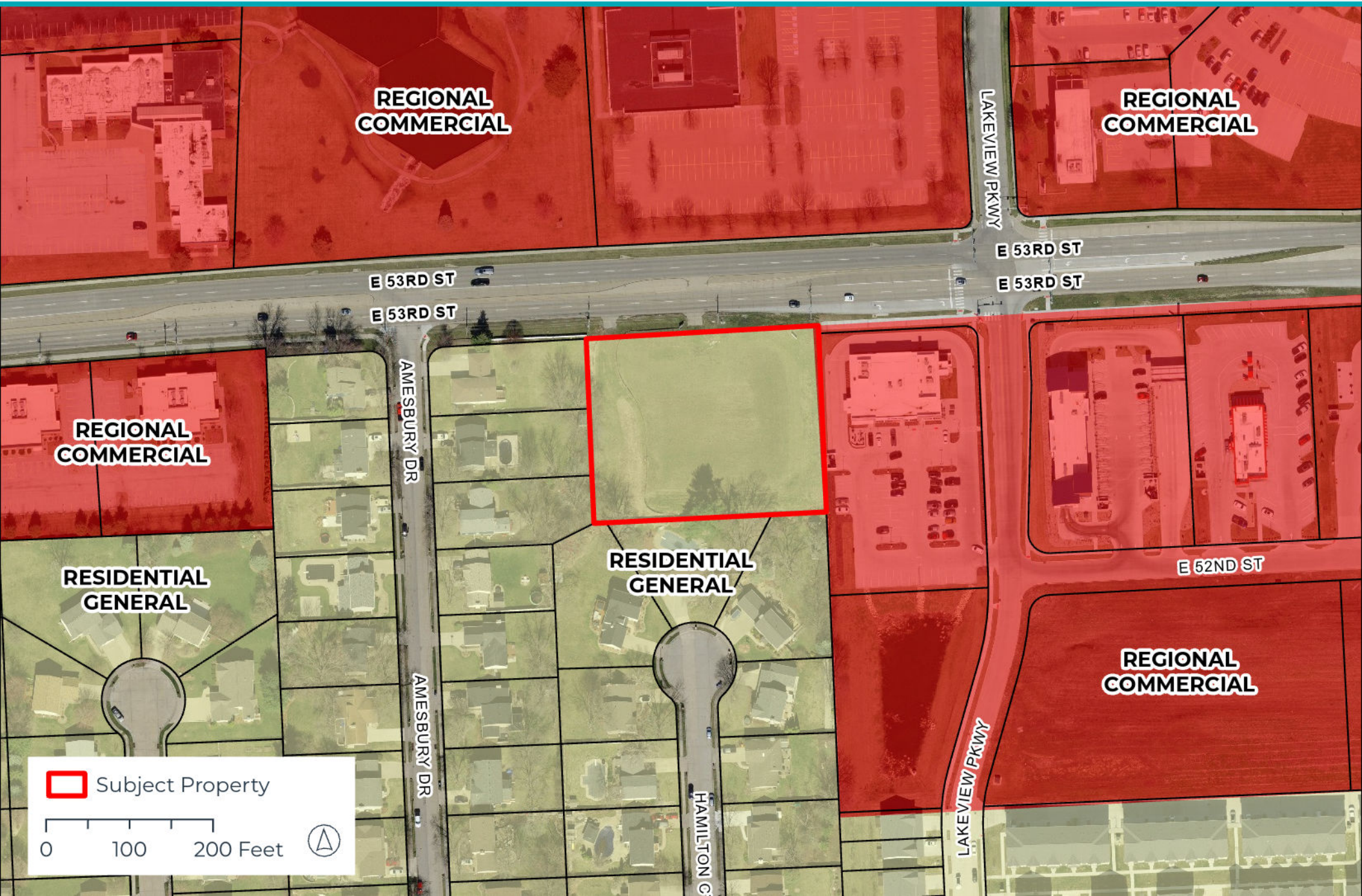
Zoning Map | Case REZ26-06

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

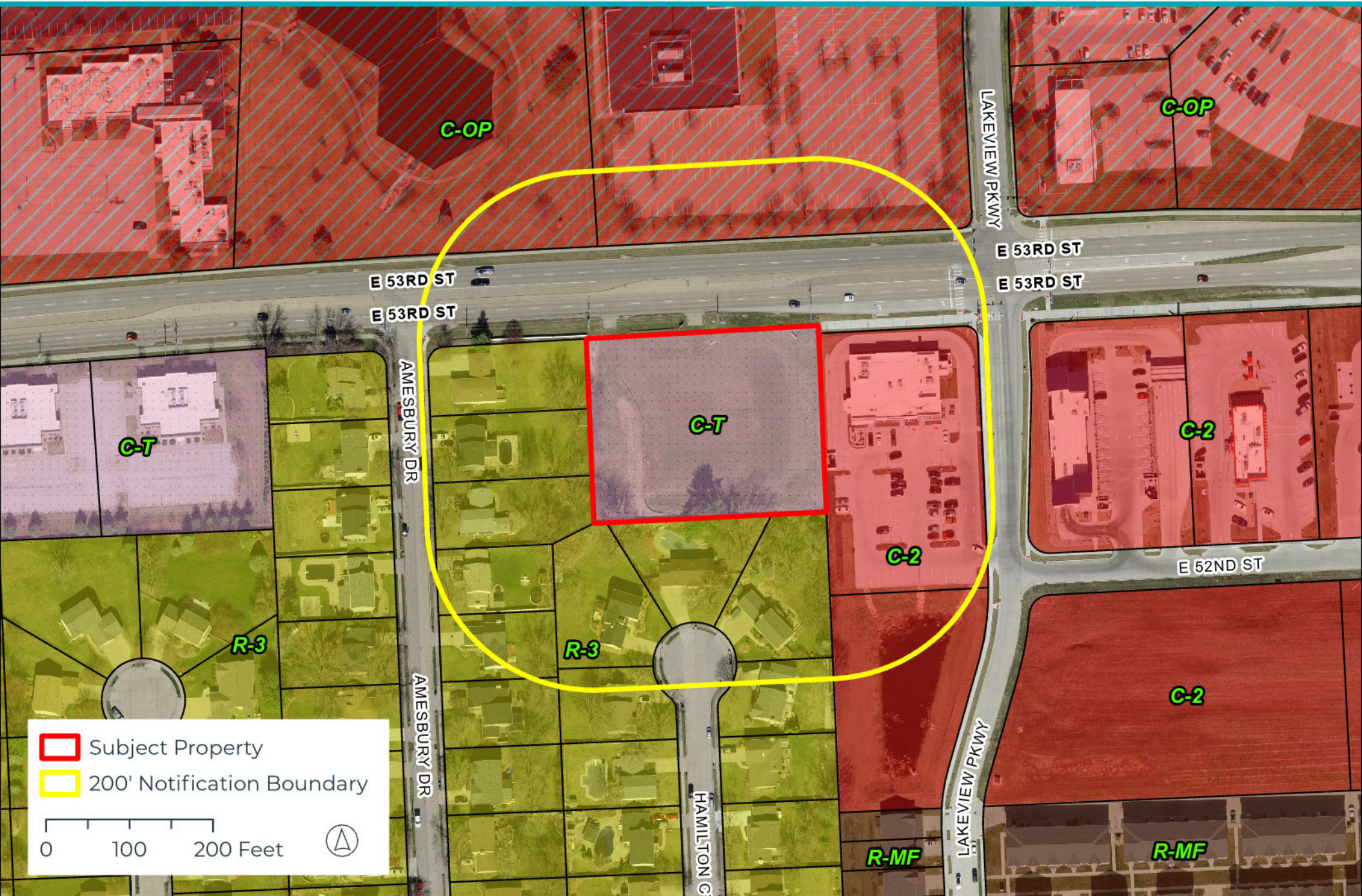
Do You Have Any Questions?

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 Hammon Ct
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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



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