

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, September 15, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

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

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Matt Werderitch | 563-888-2221

Action / Date

9/15/2026

Subject:

Consideration of the September 1, 2026 meeting minutes.

Recommendation:

Approve the minutes.

Background:

Consideration of the September 1, 2026 meeting minutes.

Attachments:

1. Meeting Minutes 9-1-26

MINUTES

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

Present: Thomas, Garrington, Schneider, Schilling, Tallman, Inghram, Maness, Hepner, Dunlop, Gott

Excused: Eikleberry

Staff: Berkley, Werderitch, Reu

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]

Staff presented an overview of the request to rezone the property. The Commission asked staff to clarify surrounding zoning districts, planned work to the site, and if the current retail establishment will continue to do business at the property. The Commission Chair inquired about fenestration design standards. The applicant, Drew Dennis, was in attendance.

Drew stated that no other improvements aside from the planned construction are planned, though more parking would be welcome. The Commission had no further questions. No members of the public spoke on the item. The public hearing closed.

REGULAR MEETING AGENDA

II. Roll Call

Present: Thomas, Garrington, Schneider, Schilling, Tallman, Inghram, Maness, Hepner, Dunlop, Gott

Excused: Eikleberry

Staff: Berkley, Werderitch, Reu

III. Report of the City Council Activity

IV. Secretary's Report

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

Motion by Tallman, seconded by Garrington, to approve the August 18, 2026 meeting minutes was approved by voice vote (9-0).

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]

Staff presented an overview of the item. 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.

The Commission asked staff about maintenance of landscaping, cross-access to the Starbucks, if sidewalk will be completed to Amesbury Drive, about the median on 53rd, and stormwater issues on the site. Staff stated landscaping is conditioned and maintained by the owner. Cross access agreements are between the property owners and that stormwater infrastructure will entail underground retention and bioswales. The median on 53rd st will be closed with raised concrete. Sidewalk will be completed immediately adjacent to the property.

Jermey Music, applicant, was in attendance. He stated he is aiming for a high-quality multitenant commercial complex with underground stormwater retention. The Commission expressed concern regarding neighbor complaints for noise and light pollution. Specifically stating that tree screening as conditioned by Staff will take years to mature. Staff affirmed the issue and stated the trees specified in the condition mature faster than others, approximately 4 years to maturity. Jermey affirmed to the Commission that he is okay with the requirement for more trees.

The Commission asked Staff if there will be an issue with light pollution. Staff stated that ordinance is in place to limit light to 1 footcandle or less at the property line. And that luminaires are regulated in their height and construction. The Commission finished questions with concerns about noise from drive-thru speakers. Jermey stated he intends to use screens on the drive-thru speaker to reduce noise.

Oliver Ivory, neighboring homeowner, stated he is opposed to the development, stating he is concerned about the noise and traffic. He appreciates the steps the applicant has taken to address some of his concerns.

Motion by Hepner, seconded by Tallman, to approve staff recommendation subject to the listed findings and conditions in Case REZ26-06. Motion to forward Case REZ26-06 to City Council with a recommendation for approval subject to the listed findings and conditions approved by roll call vote (9-0).

VII. Subdivision Activity

A. Old Business

B. New Business

VIII. Future Business

IX. Communications

X. Other Business

Staff are requesting comments on the revised draft of the West Davenport Land Use and Infrastructure Plan. Comments are due September 15, 2026.

XI. Adjourn

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

Meeting adjourned at 5:45 pm.

City of Davenport

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

Action / Date
9/15/2026

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:

Staff recommends Case REZ26-07 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

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 Brady Street, a prominent commercial corridor within Davenport.
2. The zoning map amendment is generally compatible with the zoning of nearby property, particularly along Brady Street where commercial zoning is concentrated along the corridor.
3. The zoning map amendment is generally compatible with the prevailing character of Brady Street and provides a pathway for the retention and expansion of an existing business.
4. The zoning map amendment is not anticipated to adversely impact the public health, safety, and welfare of the City. Potential impacts associated with the increased range and intensity of commercial uses permitted by the C-3 General Commercial District can be addressed through applicable development standards and the Special Use Permit process.
5. The subject property is suitable for both commercial and residential development under the existing C-2 Corridor Commercial Zoning District.
6. The zoning map amendment creates dimensional nonconformities for the existing structures under the C-3 General Commercial District. However, the zoning map amendment creates an opportunity for the existing legal nonconforming use to be established as a permitted Special Use, subject to review and approval by the Zoning Board of Adjustment.

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.

Principal Use Standards for Wholesale Establishment (Section 17.08.030.EE)

1. The principal use and any associated accessory uses shall not emit any dust, odors, gases, or pollution and shall not emit excessive noise or vibrations.
2. The storage of aggregate materials shall be prohibited.
3. The following additional standards apply to all outdoor storage:
 - a. The storage area must be completely enclosed by a solid fence or wall a minimum of six feet in height including ingress and egress.
 - b. Fences or walls shall meet principal use setback requirements.
 - c. Outdoor storage of any kind is prohibited outside the fence or wall.

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 includes two Future Land Use designations

identified on the Davenport +2035 Future Land Use Map: Residential General along Dubuque Street and Commercial Node along Brady Street. An Urban Corridor overlay is also identified along Brady Street.

- The Commercial Node designation is intended for areas along Urban Corridors or major streets that accommodate a higher intensity of commercial uses. The Urban Corridor designation recognizes established corridors with commercial uses generally clustered around major intersections and encourages goods and services that serve adjacent neighborhoods. The requested C-3 General Commercial District is consistent with these designations and would support continued commercial activity along Brady Street.
- The subject property is proposed to be consolidated to accommodate a building addition for Crescent Parts & Equipment. The expanded facility would continue to interface with Brady Street and East 30th Street, maintaining the property's established commercial presence along the Brady Street corridor.
- The western portion of the property is designated Residential General. This designation primarily applies to residential neighborhoods while recognizing neighborhood-compatible commercial services and allowing consideration of higher-intensity development along edges and transition areas. Given the property's location at the interface between the established Brady Street commercial corridor and surrounding residential development, the proposed amendment is generally consistent with the intent of this designation.
- Staff is of the opinion that the proposed C-3 General Commercial District is generally consistent with the Comprehensive Plan and adopted land use policies. The requested zoning aligns with the Commercial Node and Urban Corridor designations along Brady Street and supports the continued commercial use and redevelopment of an established arterial corridor.

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. Brady Street is a prominent arterial roadway within the City of Davenport, with commercial zoning and higher-density residential neighborhoods generally concentrated along the corridor, particularly south of Duck Creek.
- The following zoning districts immediately about the subject property:
 - North: C-3 General Commercial District
 - South: C-2 Corridor Commercial District and R-MF Multi-Family Residential District
 - East: C-2 Corridor Commercial District
 - West: R-4C Single-Family and Two-Family Central Residential District
- The proposed C-3 General Commercial District is consistent with the existing commercial character of the Brady Street corridor and directly corresponds with the C-3 zoning located immediately north of the subject property.
- The C-2 and C-3 Districts allow for similar principal uses. Where there are differences in development intensity, such as Vehicle Dealerships and Wholesale Establishments, the C-3 District requires a Special Use Permit. Staff believes potential impacts associated with increased development intensity can be mitigated through existing development standards in the Zoning Ordinance. Where additional oversight is warranted due to the nature or operation of a proposed use, the Zoning Board of Adjustment may impose additional conditions

through the Special Use Permit process to mitigate potential impacts on adjacent residential properties.

- The proximity of residential zoning should be considered in the design and review of future development. Any development would remain subject to applicable C-3 standards intended to address compatibility with surrounding properties.
- Staff is of the opinion that the proposed C-3 General Commercial District is compatible with the zoning of nearby properties and is appropriate given the subject property's location along Brady Street. While the rezoning may allow for increased development intensity, existing zoning standards and the Special Use Permit process provide mechanisms to address potential impacts on the adjacent residential neighborhood.

3. The compatibility with established neighborhood character.

- Staff Response: The surrounding area reflects a mixed development pattern, with established commercial buildings along Brady Street and residential neighborhoods primarily to the west. Nearby commercial uses include a nursery and garden center, bars, a bowling alley, a drive-through facility, a gas station, restaurants, retail establishments, and a vehicle dealership.
- Rezoning the subject property to the C-3 General Commercial District would continue the established pattern of commercial development along the Brady Street corridor and facilitate the expansion of an existing business, rather than introduce commercial development into an otherwise predominantly residential area. However, the primary compatibility consideration is the relationship between the commercial corridor and the adjacent residential properties, which consist predominantly of single-family dwellings west of Dubuque Street and multi-family dwellings south of East 30th Street.
- The requested C-3 zoning would allow a broader range and potentially greater intensity of commercial uses than the existing C-2 Corridor Commercial District. Davenport's Zoning Ordinance includes development standards addressing building placement, landscaping and screening, lighting, and site circulation to help ensure compatibility between commercial and residential uses. These standards, along with subsequent development review, can be used to address potential impacts and appropriately manage the transition between the commercial corridor and surrounding residential properties.
- 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 the amendment would facilitate the expansion of an existing commercial use.

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

- Staff Response: The purpose of the proposed rezoning is to facilitate the expansion of Crescent Parts & Equipment, an existing Wholesale Establishment. The proposed expansion would add approximately 11,100 square feet to the existing facility. Based on information provided by the applicant during neighborhood meetings and the Plan and Zoning Commission public hearing, the expansion is not anticipated to result in additional vehicular traffic to the site. Access to the property will continue to be provided from East 30th Street, and truck traffic will not be routed along Dubuque Street or through the surrounding

residential neighborhood to the west. The applicant has also indicated that the facility's standard Monday through Friday operating hours will remain unchanged and that products or equipment will not be stored outdoors.

- The Zoning Ordinance establishes principal use standards for Wholesale Establishments that regulate site operations and outdoor storage. These standards, along with applicable development regulations, are intended to address potential impacts associated with wholesale uses, including impacts to surrounding properties and traffic circulation.
- Additional site-specific considerations can be evaluated through subsequent development review processes. While the proposed use is subject to the applicable principal use standards for Wholesale Establishments, the City's Special Use review process will provide an additional opportunity to evaluate the proposed expansion and establish appropriate conditions, if warranted, to address potential impacts to the surrounding area.
- Based on the existing zoning and development standards, the information provided by the applicant, and the availability of subsequent development review processes, staff is of the opinion that the proposed zoning map amendment is not anticipated to adversely impact 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.

- Staff Response: The subject property is suitable for development under the existing C-2 Corridor Commercial District zoning. Located along Brady Street, a prominent north-south commercial corridor in Davenport, the property is well-positioned to accommodate the commercial and mixed-use development envisioned by the C-2 District, including retail, personal service, office, and other permitted uses.
- However, the proposed expansion of Crescent Parts & Equipment cannot proceed under the existing zoning because a Wholesale Establishment is not permitted as a principal use in the C-2 District. The requested C-3 General Commercial District, which is intended to accommodate higher-intensity commercial development serving local and regional markets, allows a Wholesale Establishment as a Special Use.
- The requested amendment would therefore provide a pathway for the retention and expansion of Crescent Parts & Equipment at its existing location. The need for the amendment reflects the proposed expansion rather than an inability to develop the property for uses permitted under the existing C-2 District. If the rezoning is approved, the proposed expansion would remain subject to approval of a Special Use Permit by the Zoning Board of Adjustment and applicable development standards.
- Staff is of the opinion that the property remains suitable for development under the existing C-2 District. However, the requested amendment would allow for the retention and expansion of an existing Davenport business, subject to approval of a Special Use Permit and applicable development standards.

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

- Staff Response: As currently zoned, the subject property contains both legal nonconforming structures and a legal nonconforming use. 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 approved, the applicant would be required to obtain a Special Use Permit from the Zoning Board of Adjustment prior to expanding the facility.

- The subject property consists of five parcels proposed to be combined to facilitate an approximately 11,100-square-foot building addition for Crescent Parts & Equipment. Consolidation would alleviate several existing dimensional nonconformities and provide sufficient area for the proposed addition to comply with applicable setback requirements.
- The existing Crescent Parts & Equipment building was constructed in 1920, and the Little Rock and Gem Shop building was constructed in 1932. These structures predate current zoning requirements and are considered nonconforming structures. If rezoned to C-3 District, the existing structures would also be nonconforming with respect to the 25-foot front setback from Brady Street and 20-foot corner side setback from East 30th Street.
- A nonconforming structure may be maintained and repaired. However, structural alterations or expansions must comply with current district dimensional standards and may not increase the degree of nonconformity. Similarly, a legal nonconforming use may not be expanded, extended, enlarged, or increased in intensity.
- Any future development would be required to comply with applicable C-3 District dimensional standards, including setbacks, building coverage, impervious surface, and building design. These requirements, along with the Special Use Permit, would be evaluated through the applicable development review processes.
- Staff is of the opinion that the proposed amendment would create additional dimensional nonconformities for the existing structures related to the C-3 District setback requirements. However, the rezoning would provide a pathway for the existing legal nonconforming Wholesale Establishment to seek approval as a Special Use and facilitate the proposed expansion. Consolidation of the five parcels would also alleviate several existing dimensional nonconformities and allow the proposed addition to comply with applicable setback requirements.

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
4. 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)

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

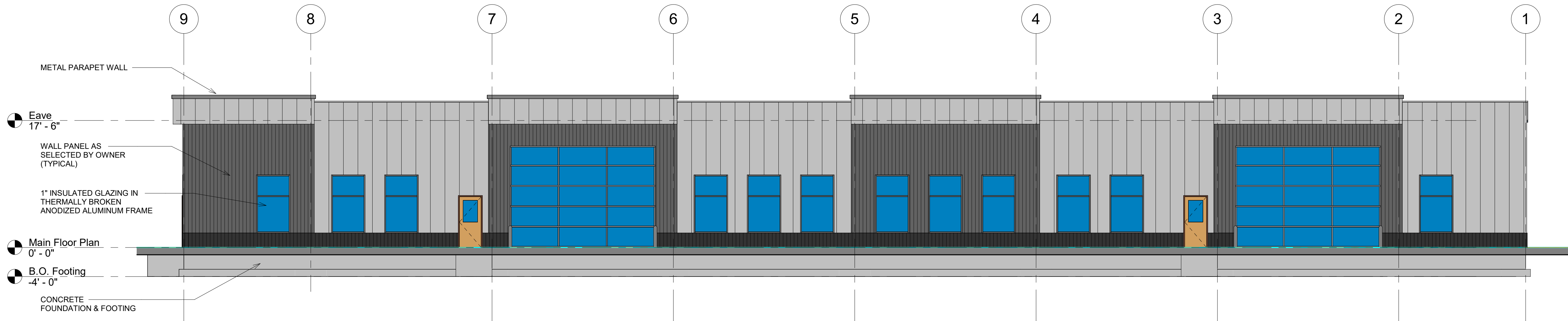
Phone

Secondary Phone

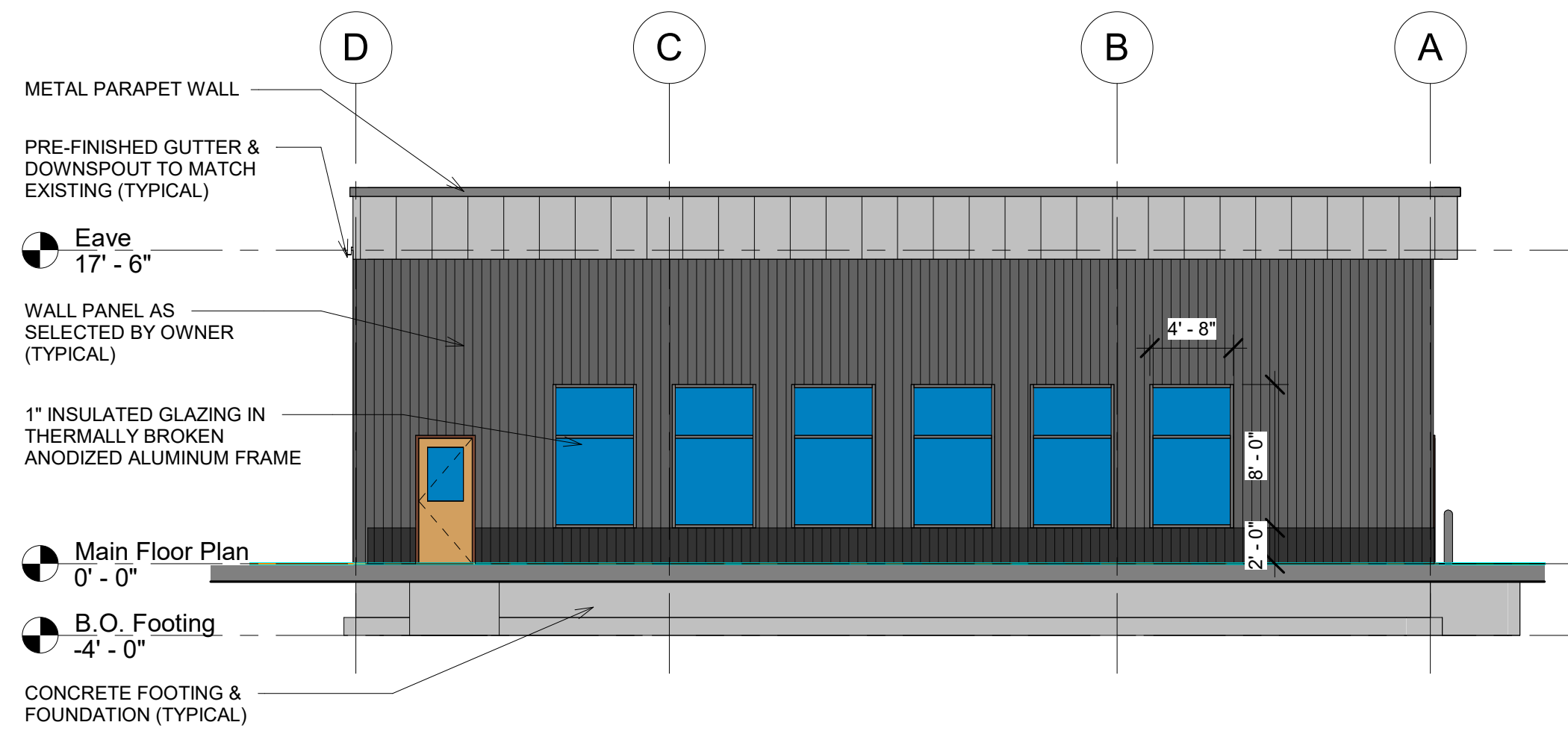
E-Mail Address

Project Narrative:

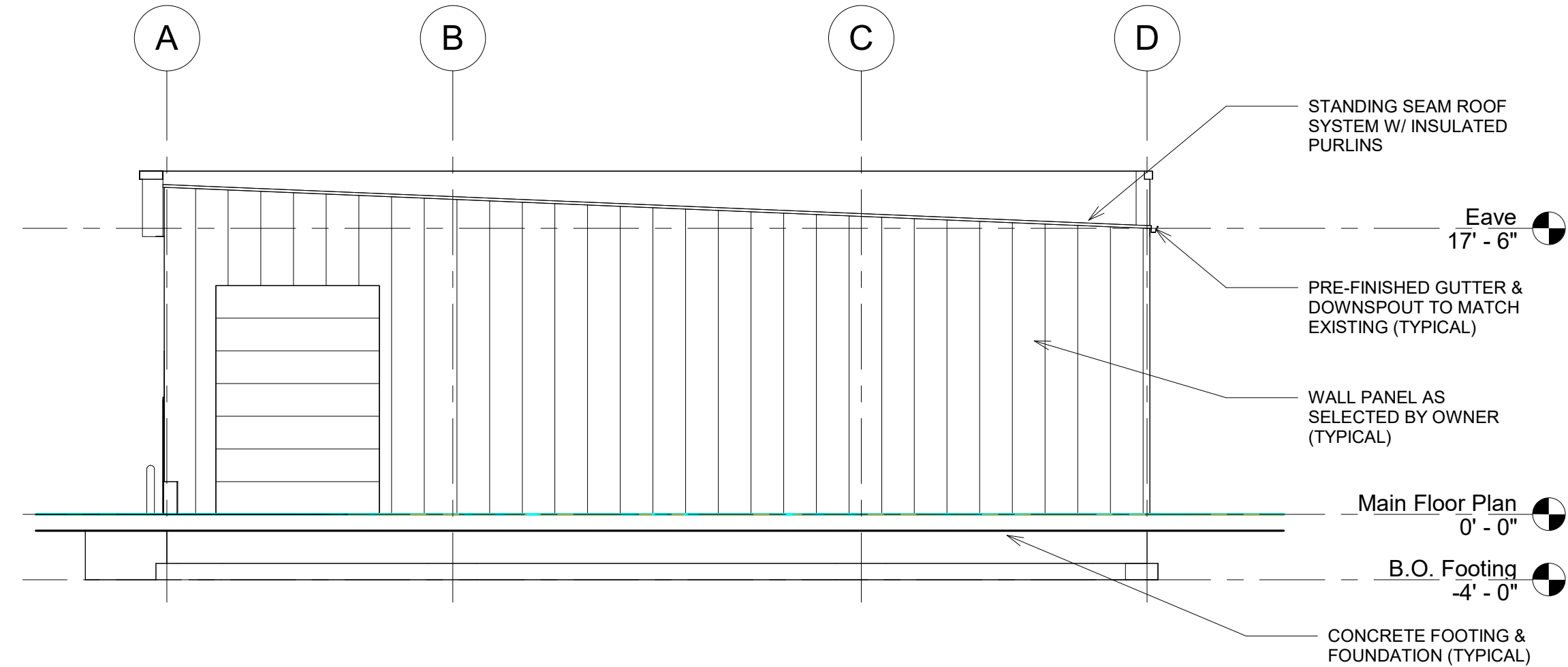
TDLC LLC, owner of the property at 3016 Brady Street, Davenport, IA 52803, requests a Zoning Map Amendment to rezone the property from C-2 (Corridor Commercial) to C-3 (General Commercial). The C-3 District is intended to accommodate higher-intensity commercial development that serves both local and 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 characterized by general commercial and service uses, making C-3 consistent with surrounding development patterns and existing infrastructure. The rezoning will not adversely affect adjacent properties and is compatible with the City's adopted land use policies for the Brady Street corridor.



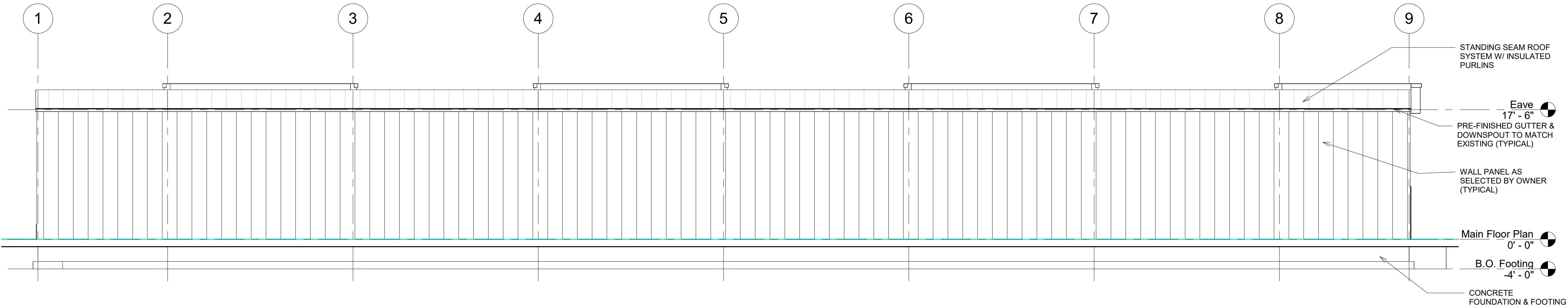
4 South Elevation
A2
1/8" = 1'-0"



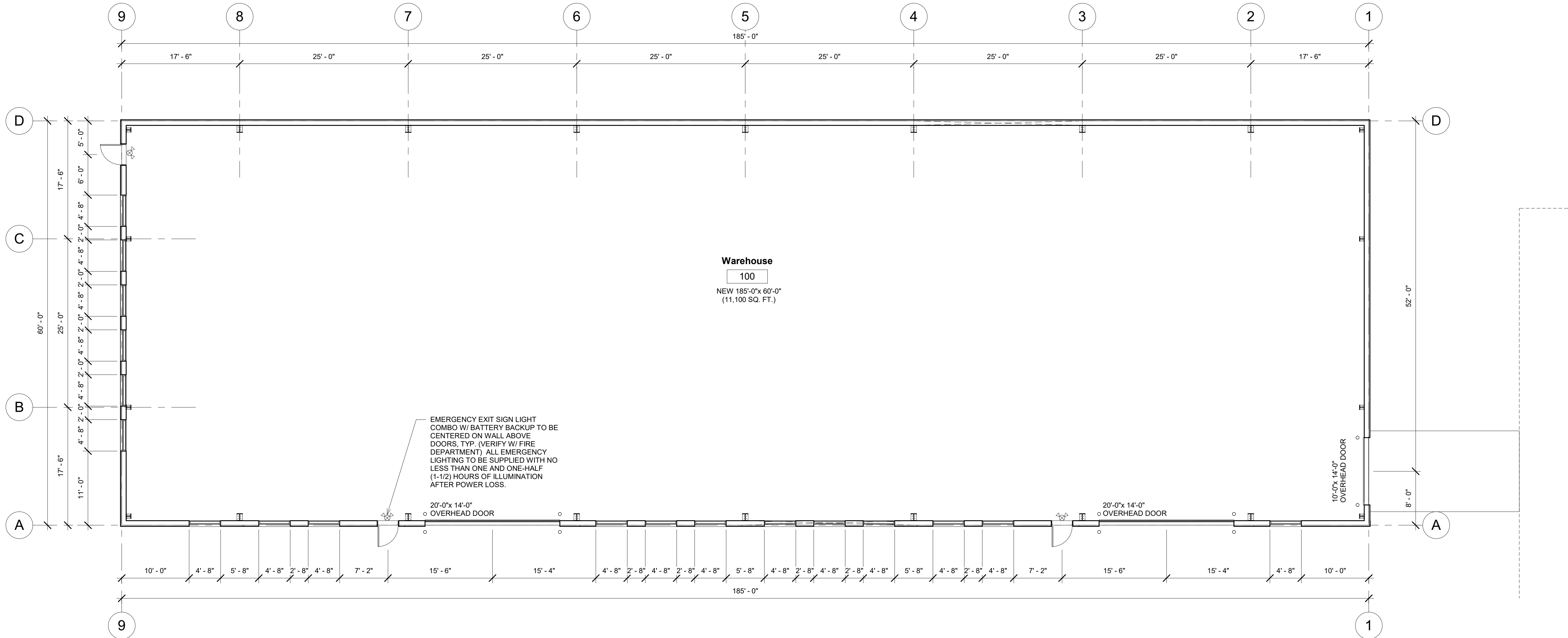
3 West Elevation
A2
1/8" = 1'-0"



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"

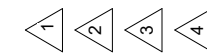
Building Plan

DATE
24 August 2026

A1
PROJECT
NO.
#04526

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

REVISIONS



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STORAGE AND RETRIEVAL SYSTEM, WITHOUT
WRITTEN CONSENT.



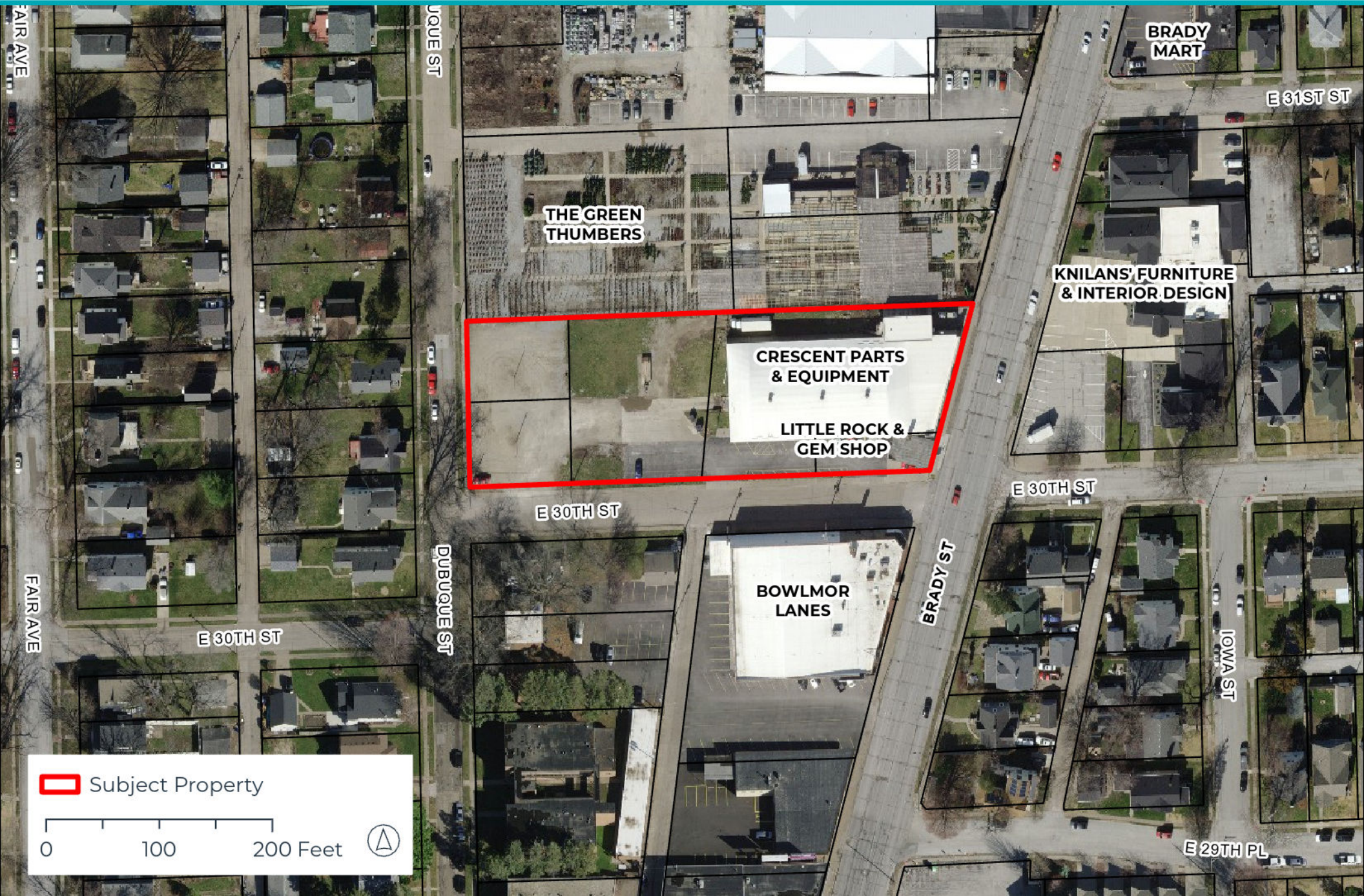
4510 42nd Avenue
Rock Island, IL 61201
Phone: 309.398.5520
Fax: 309.398.9924
jagarchitects.com

JOSEPH ARCHITECTURAL GROUP, P.C.



Vicinity Map | Case REZ26-07

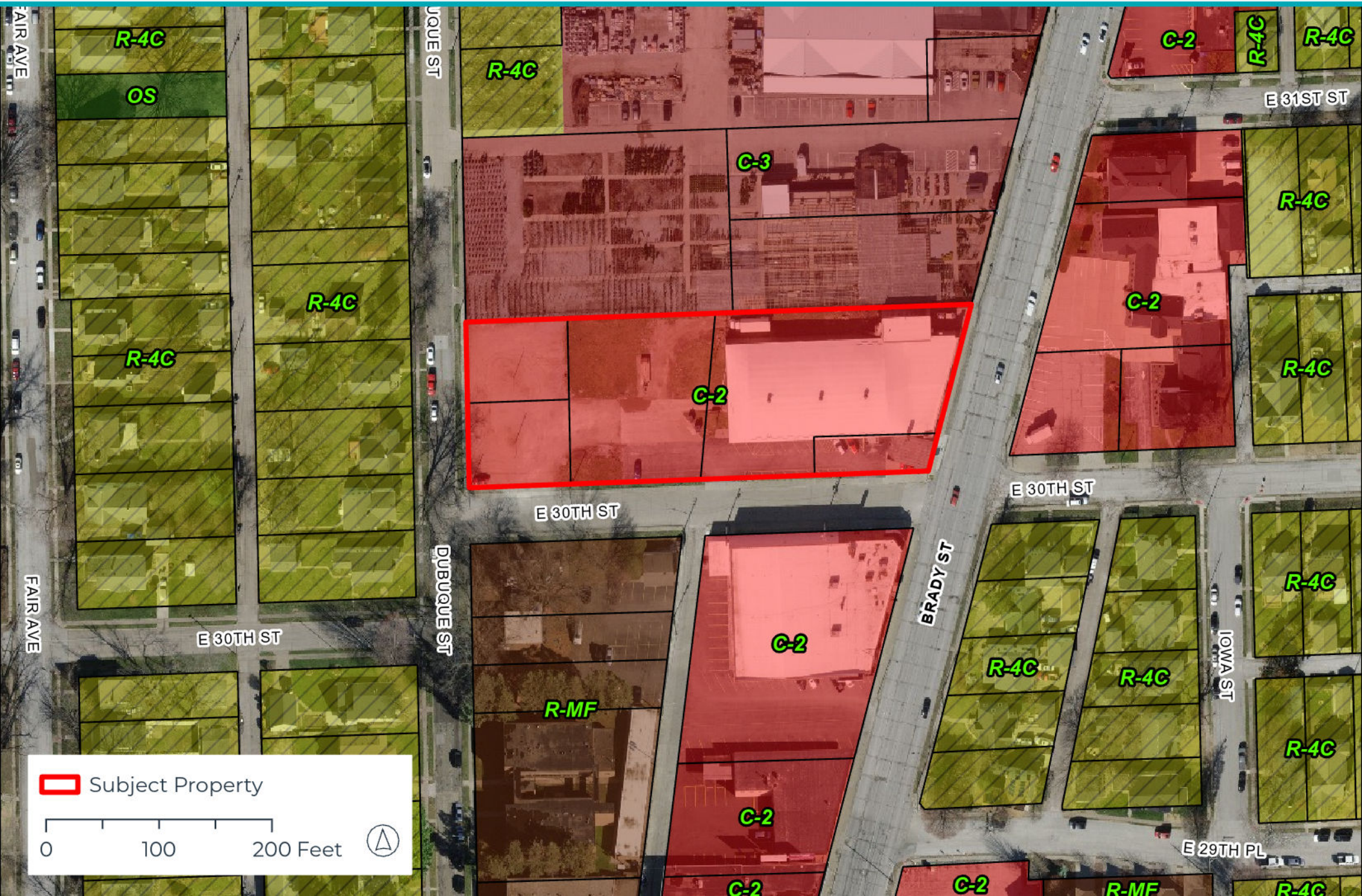
Request of TD LC, LLC to rezone 3016 Brady Street and the adjacent properties generally bounded by Brady Street, East 30th Street, and Dubuque Street from C-2 Corridor Commercial District to C-3 General Commercial District. [Ward 7]





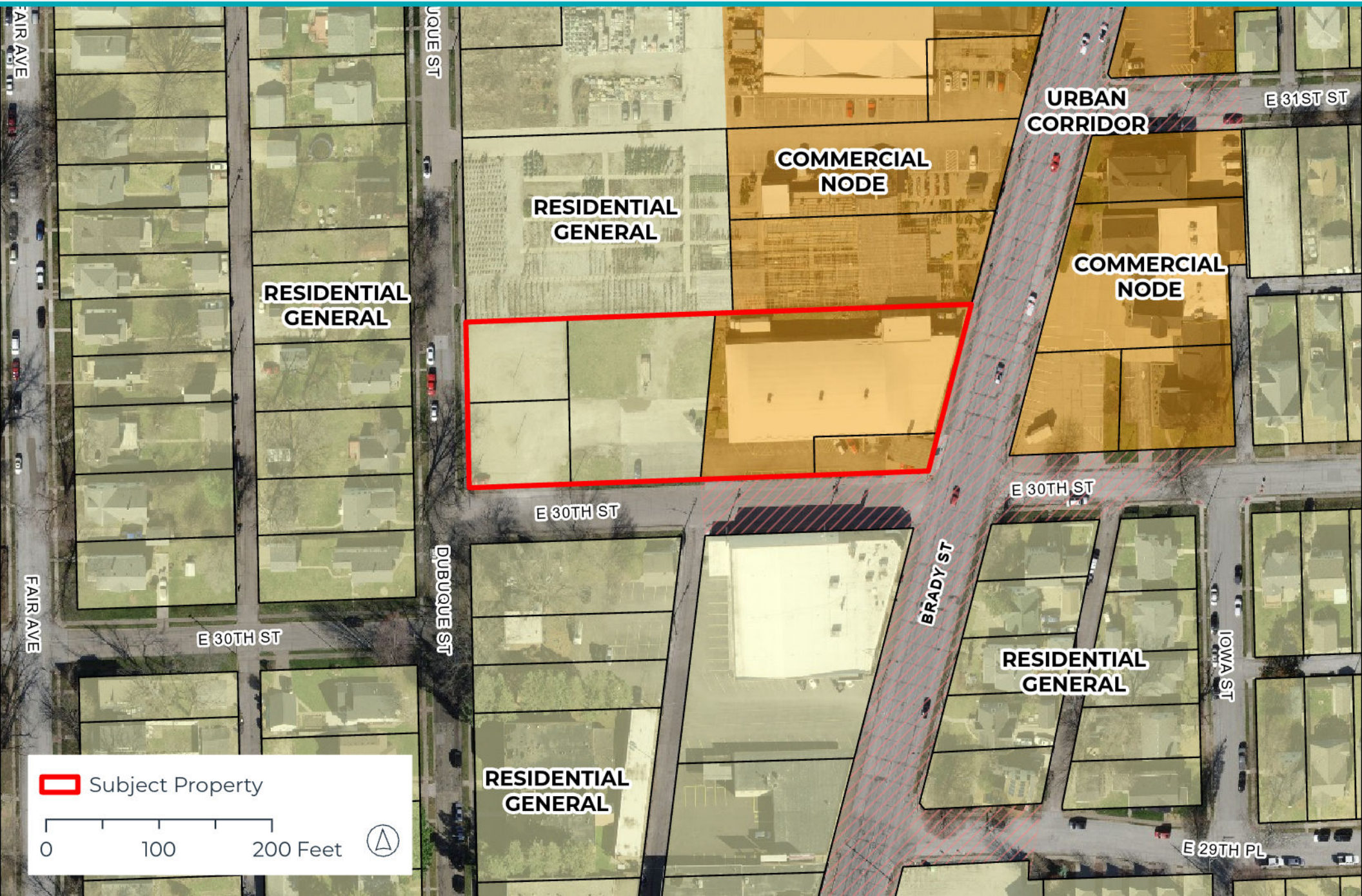
Zoning Map | Case REZ26-07

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]





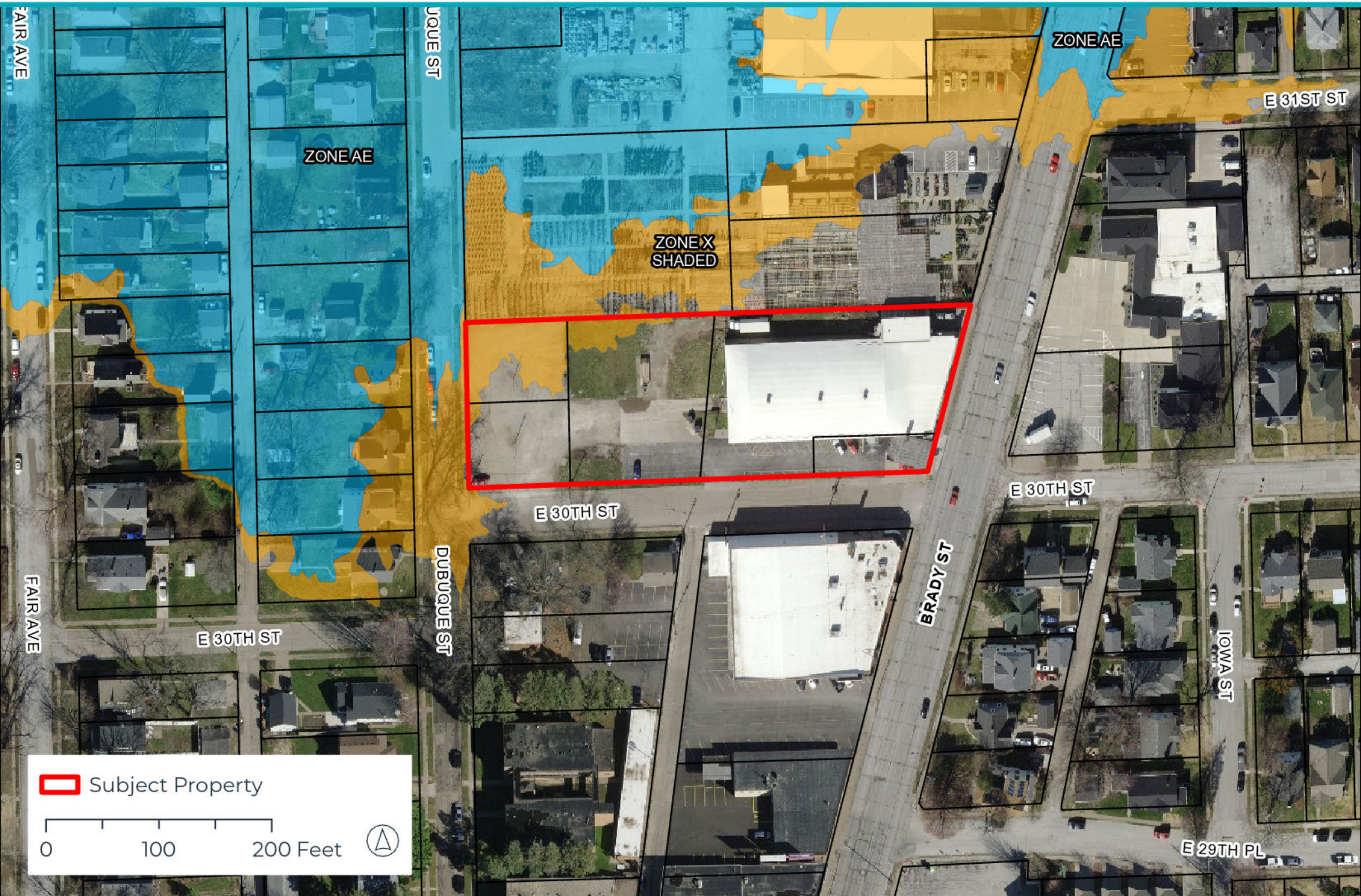
Request of TD LC, LLC to rezone 3016 Brady Street and the adjacent properties generally bounded by Brady Street, East 30th Street, and Dubuque Street from C-2 Corridor Commercial District to C-3 General Commercial District. [Ward 7]





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?

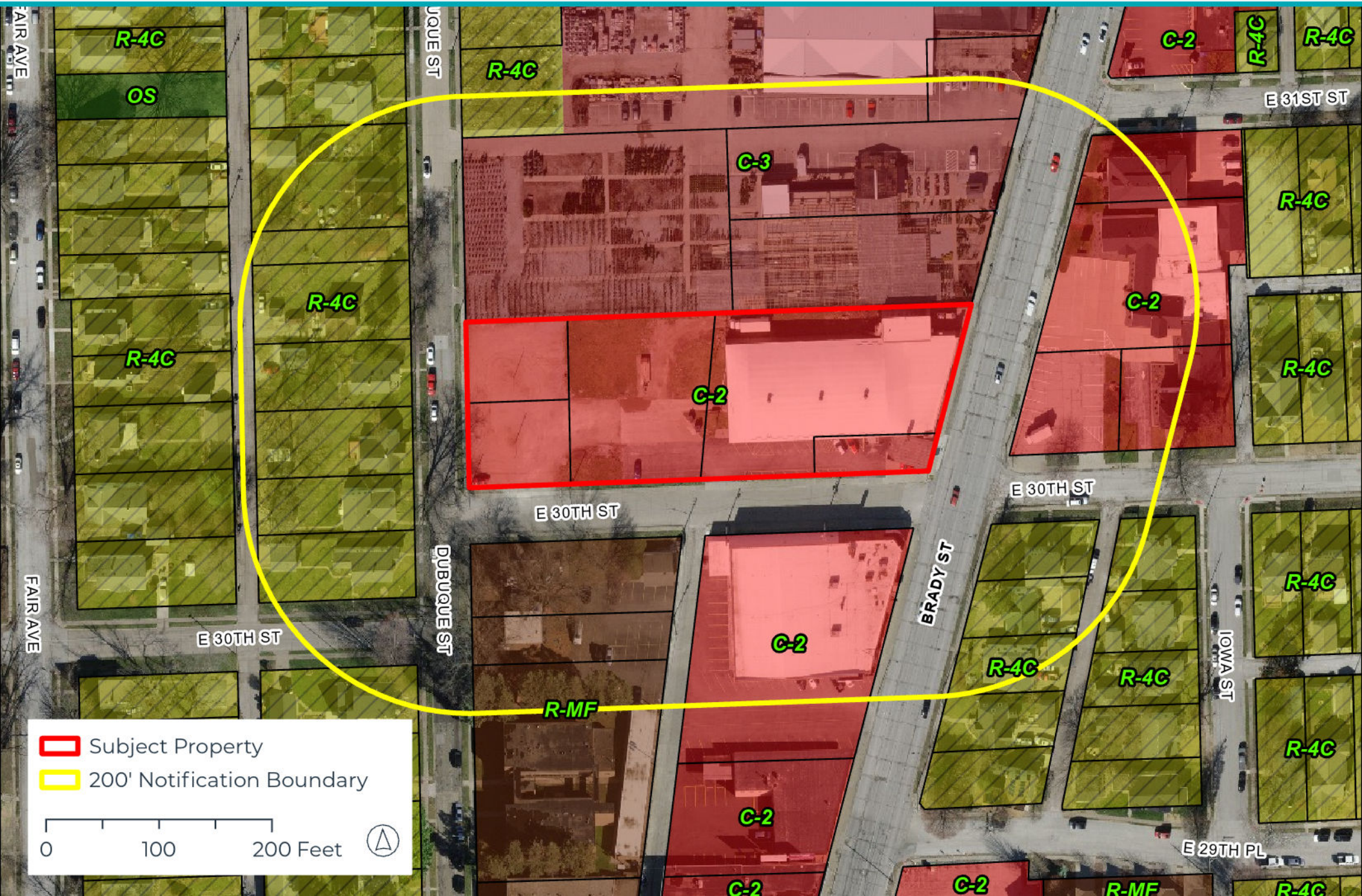
If you have any questions or if accommodations are needed for any reason, please contact the Development and Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563)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



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 REZ26-07: 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]

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

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.

D. C-3 General Commercial Zoning District

The C-3 General Commercial 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.

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.

Table 17.05-1: Commercial Districts Dimensional Standards		
	C-2	C-3
Bulk		
Lot Area (minimum)	None	20,000sf
Lot Width (minimum)	None	80'
Gross Floor Area of Nonresidential (maximum)	None	None
Building Height (maximum)	45'	Nonresidential: 55' Mixed-Use: 75'
Setbacks		
Front (minimum)	None	25'
Front Build-To %	None	None
Interior Side (minimum)	None, unless abutting a 'R' District then 10'	10', unless abutting a 'R' District then 20'
Corner Side (minimum)	10'	20'
Corner Side Build-To %	None	None
Rear (minimum)	None, unless abutting a 'R' District then 15'	10', unless abutting a 'R' District then 25'

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-2	C-3
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.	•	•
Fenestration Design	C-2	C-3
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 variegation 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		

Table 17.05-2: Commercial Districts Design Standards		
	C-2	C-3
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> |
|--|--|

C-3 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 35% measured between two and ten feet in height from grade
- E. 100-foot roofline with variations occurring at intervals of no more than 75 linear feet
- F. 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-2	C-3	USE STANDARD
Adult Use			Sec. 17.08.030.A
Agriculture			
Amusement Facility - Indoor	P	P	
Amusement Facility - Outdoor		S	
Animal Care Facility - Large Animal			
Animal Care Facility - Small Animal	P	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	P	
Bar – Neighborhood			Sec. 17.08.030.C
Bed and Breakfast			Sec. 17.08.030.D
Billboard	P	P	Sec. 17.08.030.E
Body Modification Establishment	P	P	
Broadcasting Facility TV/Radio	P	P	

TABLE 17.08-1: USE MATRIX			
PRINCIPAL USE	C-2	C-3	USE STANDARD
Campground			Sec. 17.08.030.F
Car Wash	P	P	Sec. 17.08.030.G
Casino			
Cemetery			
Children's Home	P	P	Sec. 17.08.030.H
PRINCIPAL USE	C-2	C-3	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	P	Sec. 17.08.030.K
Drug/Alcohol Treatment Facility, Residential	S	S	Sec. 17.08.030.L
Drug Treatment Clinic	S	S	Sec. 17.08.030.L
Domestic Violence Shelter	P	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		Sec. 17.08.030.P
Dwelling - Single-Family Semi-detached	P		Sec. 17.08.030.P
Dwelling - Two-Family (New Construction)	P		Sec. 17.08.030.P
Dwelling - Two-Family (Conversion)	P		Sec. 17.08.030.P
Educational Facility - Primary or Secondary			
Educational Facility - University or College		P	
Educational Facility - Vocational	S	P	
Equine Keeping/Equestrian Facility			Sec. 17.08.030.Q
Fairground			
Financial Institution	P	P	
Financial Institution, Alternative	S	S	Sec. 17.08.030.R
Food Bank			
Food Pantry	P	S	
Funeral Home	S	P	
Gas Station	P	P	Sec. 17.08.030.S
Golf Course/Driving Range			
Government Office/Facility	P	P	
PRINCIPAL USE	C-2	C-3	USE STANDARD
Greenhouse/Nursery - Retail		P	
Group Home			Sec. 17.08.030.T
Halfway House	S	S	Sec. 17.08.030.L
Healthcare Institution			
Heavy Rental and Service			
Heavy Retail		S	
Homeless Shelter	S	S	Sec. 17.08.030.L

TABLE 17.08-1: USE MATRIX			
PRINCIPAL USE	C-2	C-3	USE STANDARD
Hotel	P	P	
Industrial - General			
Industrial - Light			
Industrial Design	P	P	
Live Performance Venue		P	
Lodge/Meeting Hall	P	P	Sec. 17.08.030.U
Manufactured Home Park			
Medical/Dental Office	P	P	
Micro-Brewery/Distillery/Winery	P	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	S	Chapter 17.10
Parking Structure (Principal Use)	S	P	Chapter 17.10
Personal Service Establishment	P	P	
Place of Worship	P	P	
Private Recreation Facility	P	P	
Public Park	P	P	
Public Safety Facility	P	P	
Public Works Facility			
Reception Facility	S	P	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	P	
Retail Goods Establishment	P	P	
PRINCIPAL USE	C-2	C-3	USE STANDARD
Retail Alcohol Sales	P	P	
Retail Sales of Fireworks			Sec. 17.08.030.Z
Salvage Yard			
Self-Storage Facility: Enclosed	S	S	Sec. 17.08.030.AA
Self-Storage Facility: Outdoor			Sec. 17.08.030.AA
Social Service Center	P	P	
Solar Farm			Sec. 17.08.030.BB
Specialty Food Service	P	P	
Storage Yard - Outdoor			Sec. 17.08.030.CC
Truck Stop			
Vehicle Dealership - Enclosed		P	
Vehicle Dealership - With Outdoor Storage/Display		S	
Vehicle Operation Facility			
Vehicle Rental - Enclosed		P	
Vehicle Rental - With Outdoor Storage/Display		S	
Vehicle Repair/Service - Major		S	Sec. 17.08.030.DD
Vehicle Repair/Service - Minor	P	P	Sec. 17.08.030.DD
Warehouse			
Wholesale Establishment		S	Sec. 17.08.030.EE
Wind Energy System			Sec. 17.08.030.FF

TABLE 17.08-1: USE MATRIX			
PRINCIPAL USE	C-2	C-3	USE STANDARD
Wine Bar	P	P	
Winery			
Wireless Telecommunications	S	S	Sec. 17.08.030.GG
Wireless Telecommunications - Stealth Design Antenna	P	P	Sec. 17.08.030.GG
Wireless Telecommunications - DAS Co-Location	P	P	Sec. 17.08.030.GG
Wireless Telecommunications - DAS New Pole	S	S	Sec. 17.08.030.GG
TEMPORARY USE	C-2	C-3	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