

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 3, 2021; 5:00 PM

COUNCIL CHAMBERS CITY HALL , 226 WEST 4TH STREET

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the July 20, 2021 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

- i. Case F21-07: Request of Palmer College Foundation for a Final Plat of a 3 lot subdivision on 5.56 acres located south of 12th Street, between Perry Street and Pershing Avenue. [Ward 3]

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
8/3/2021

Subject:
Consideration of the July 20, 2021 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	Meeting Minutes 7-20-21

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	7/28/2021 - 2:15 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JULY 20, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Johnson, Tallman, Inghram, Hepner, Reinartz, Maness,
Garrington, Stelk

Excused: Brandsgard, Maness

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley updated the Commission on the status of the following cases:

1. REZ21-01: Parcel P1304-02C (Rock Church Ministries Inc.): Tabled for one meeting cycle
2. REZ21-03: 6403 Elmore Avenue (Elmore Storage LLC): Approved by City Council

III. Secretary's Report

- A. Consideration of the June 15, 2021 meeting minutes.

Motion by Hepner, second by Tallman to approve the July 6, 2021 meeting minutes.
Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

- A. Old Business
- B. New Business

VI. Subdivision Activity

- A. Old Business
- B. New Business

- i. Case F21-07: Request of Palmer College Foundation for a Final Plat of a 3 lot subdivision on 5.56 acres located south of 12th Street, between Perry Street and Pershing Avenue. [Ward 3]

Werderitch provided an overview of the proposed institutional subdivision.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-07 to the City Council with a recommendation for approval subject to the listed conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add 15' utility easements along all street frontages.
4. Provide a 15' utility easement along the former 11th Street right-of-way to accommodate a water main.
5. Include the curve central angles in the table.
6. Modify setback lines shown on the plat for conformance with the building footprints approved by City Council in Ordinance 2021-106.
7. Add a note stating, "Stormwater detention and water quality treatment are required with this subdivision and will be subject to the applicable ordinances in place at the time of development."
8. Revise the last Surveyor's Note to read, "Blanket access easements are granted to the City of Davenport for inspection of underground storm water detention easements."
9. Include a note stating, "The development associated with this plat is subject to the Palmer College of Chiropractic Campus Master Plan as amended in Ordinance 2021-106."
10. Add a note stating, "The vacated 11th Street right-of-way is subject to conditions in Ordinance 2018-107".

Findings:

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

Lammers inquired about the R-MF Multi-Family Residential Zoning District, located east of Perry Street and North of the vacated 11th Street right-of-way, which has been surrounded by the university's campus expansion. Berkley explained the existing apartment building is marketed towards Palmer College students, making the land use compatible with the proposed student housing under construction.

Reinartz sought additional information on the proposed underground storm water detention on Lot 2.

The petitioner was not in attendance. Inghram entertained a motion from the Commission to table the item so that the petitioner can be present to answer questions at August 3, 2021 meeting date.

Motion by Tallman, second by Lammers to table Case F21-07 for one cycle. Motion to table was unanimous by a roll call vote (8-0).

VII. Future Business

VIII. Communications

Inghram announced the executive committee is meeting to review the current by-laws.

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:20 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
8/3/2021

Subject:

Case F21-07: Request of Palmer College Foundation for a Final Plat of a 3 lot subdivision on 5.56 acres located south of 12th Street, between Perry Street and Pershing Avenue. [Ward 3]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-07 to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add 15' utility easements along all street frontages.
4. Provide a 15' utility easement along the former 11th Street right-of-way to accommodate a water main.
5. Include the curve central angles in the table.
6. Modify setback lines shown on the plat for conformance with the building footprints approved by City Council in Ordinance 2021-106.
7. Add a note stating, "Stormwater detention and water quality treatment are required with this subdivision and will be subject to the applicable ordinances in place at the time of development."
8. Revise the last Surveyor's Note to read, "Blanket access easements are granted to the City of Davenport for inspection of underground storm water detention easements."
9. Include a note stating, "The development associated with this plat is subject to the Palmer College of Chiropractic Campus Master Plan as amended in Ordinance 2021-106."
10. Add a note stating, "The vacated 11th Street right-of-way is subject to conditions in Ordinance 2018-107".

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

1. Civic and Institutional (CI) - Reserved for major developments for government, education,

religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

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

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning:

1. Lots 1, 2, and 3 will remain zoned S-IC Institutional Campus District. This district is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor, and cemeteries. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments. This district is also intended for governmental agency offices/facilities providing a governmental service to the public.

Technical Review:

- Streets: No new streets are proposed as part of this subdivision. The vacated East 11th Street right-of-way will function as a pedestrian corridor and an emergency fire access lane. This was vacated by the city and conveyed to Palmer.
- Stormwater: Developments within this subdivision will be required to provide stormwater detention and water quality. Underground stormwater detention is proposed below the recreational field on Lot 2.
- Other Utilities: There is a 6" water main in the vacated 11th Street right-of-way. Iowa American Water will require a utility easement to access and maintain the infrastructure.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The purpose of the Final Plat is to reconfigure the properties owned by Palmer College Foundation to reflect the proposed redevelopment of the land south of East 12th Street, between Perry Street and Pershing Avenue.

The three lots will be developed as follows:

1. Lot 1 (.4 Acres): Existing Palmer College apartment building
2. Lot 2 (1.64 Acres): New recreational field and underground stormwater detention
3. Lot 3 (3.51 Acres): New 4-story student housing building and parking lot

ATTACHMENTS:

Type	Description
□ Backup Material	Final Plat

- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material

Final Plat
 Application
 Zoning Map & Future Land Use Map
 Technical Review Comments
 Iowa American Water Comments
 Surveyors Certificate
 Ordinance No. 2018-107
 Ordinance No. 2021-106

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	7/16/2021 - 9:42 AM

MID AMERICAN ENERGY CO.

MEDIACOM

DATE: _____

BY: _____
DATE: _____

CENTURY LINK

PLANNING AND ZONING

DATE: _____

BY: _____
DATE: _____

IOWA-AMERICAN WATER CO.

CITY OF DAVENPORT, IOWA

DATE: _____

BY: _____
ATTEST: _____
DATE: _____

METRONET

DATE: _____

FINAL PLAT

OF

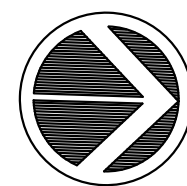
PALMER COLLEGE FOUNDATION

FIRST ADDITION

A RE-SUBDIVISION OF PART OF OUTLOT 30 LECLAIRE'S 2nd ADDITION,
BLOCK 89 AND PART OF BLOCK 96 OF LECLAIRE'S 8th ADDITION,
AND VACATED EAST 11th STREET, IN THE CITY OF DAVENPORT,
COUNTY OF SCOTT, STATE OF IOWA
5.56 ACRES±

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	17,548 SF±	0.40 AC±
LOT 2	71,395 SF±	1.64 AC±
LOT 3	153,077 SF±	3.51 AC±
TOTAL AREA	242,020 SF±	5.56 AC±

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



40 20 0 40 80
SCALE: 1" = 40'

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED UNDERGROUND STORM WATER DETENTION EASEMENT
- PROPOSED BUILDING SETBACK LINE
- EXISTING LOT / DEED LINE
- EXISTING R.O.W. LINE
- UNDERLYING LOT LINE
- UNDERLYING DEED LINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- MEASURED DIMENSION
- RECORDED DIMENSION
- REBAR, FOUND
- REBAR WITH CAP #_____, FOUND
- 5/8" REBAR WITH CAP #13581, SET
- P.K. NAIL, FOUND
- P.K. NAIL, SET
- PIPE, FOUND

SURVEYOR'S NOTES

This Final Plat was prepared at the request of Palmer College Foundation, Davenport, Iowa.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements, drainage areas and roadways that a complete title search would disclose.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this re-survey.

No investigation was made as apart of this re-survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8999 for information regarding these utilities or facilities.

Distances are listed in feet and decimal part of a foot.

All monuments shown hereon have been found or will be set before December 2021.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.

Blanket access easements are granted to the City of Davenport for inspection and maintenance of underground storm water detention easements.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	10.20'	6.50'	N 43°27'17" E	9.19'
C2	15.55'	10.00'	S 42°42'37" W	14.03'

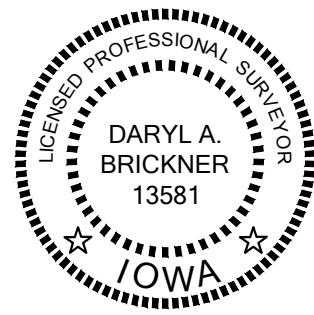
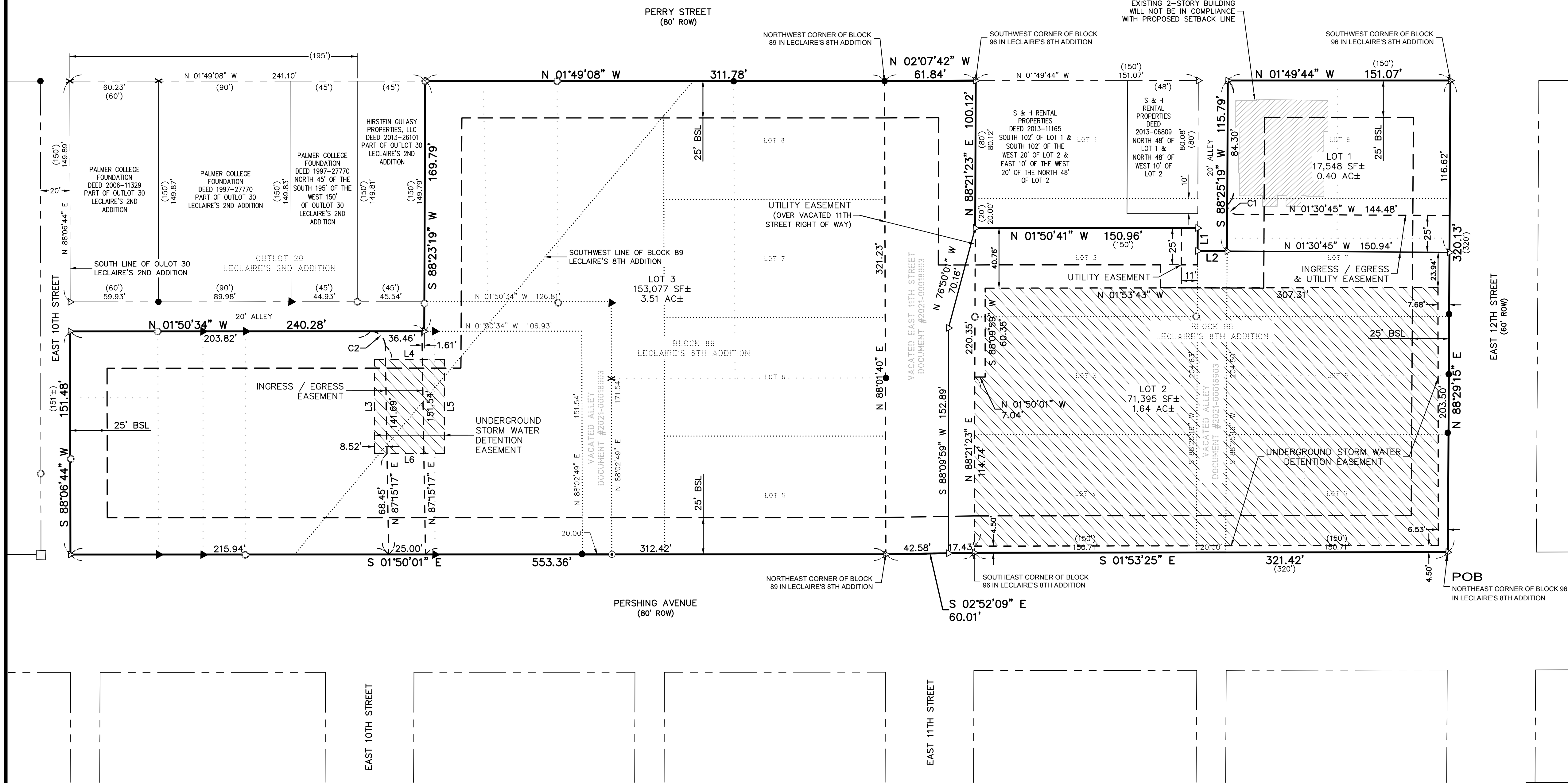
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°25'19" E	15.60'
L2	N 01°30'45" W	20.00'
L3	S 88°09'59" W	64.00'
L4	N 01°50'01" W	47.50'
L5	N 88°09'59" E	64.00'
L6	S 01°50'01" E	47.50'

OWNER / DEVELOPER
Palmer College Foundation
1000 Brady Street
Davenport, IA 52803
Attn: Jennifer Randazzo

PRELIMINARY

06-18-2021



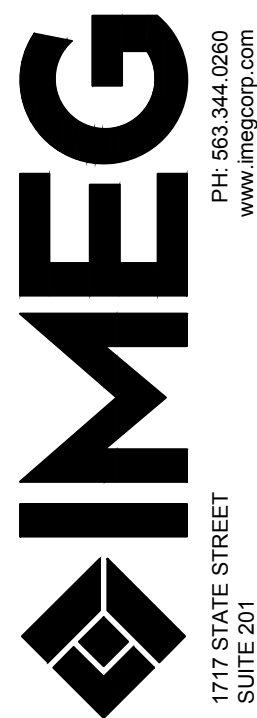
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my supervision and I am a duly Licensed Surveyor in the State of Iowa and I am duly Licensed in the State of Iowa.

PRELIMINARY

06-18-2021

Daryl A. Brickner, PLS No. 13581
My license renewal date is December 31, 2021.
No. of sheets covered by this seal: _____

REVISIONS		DATE
No.	DESCRIPTION	



PALMER COLLEGE FOUNDATION 1ST ADDITION
DAVENPORT, IOWA

FINAL PLAT

IMEG Project No:
19005343.05

File Name:
19005343.05 Subdivision.dwg

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ALL RIGHTS RESERVED

Field Book No:

Drawn By: DAB

Checked By: BDO

Date: 6/17/2021

Sheet 1 of 1



Complete application can be emailed to planning@davenportiowa.com

Property Address*

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
Ten or fewer lots - \$400 plus \$25 per lot.
Eleven to twenty-five lots - \$700 plus \$25 per lot.
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

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- Required fee:
 - Ten or fewer lots - \$400 plus \$25 per lot.
 - Eleven to twenty-five lots - \$700 plus \$25 per lot.
 - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
 - The boundary lines of the area being subdivided with accurate distances and bearings.
 - The lines of all proposed streets and alleys with their width and names.
 - The accurate outline of any property which is offered for dedication for public use.
 - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
 - All lot lines and an identification system for lots and blocks.
 - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
 - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
 - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
 - All survey monuments and bench marks together with their descriptions.
 - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
 - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
 - Executed platting certificates acceptable to the City of Davenport:
 - Acceptance by the City of Davenport.
 - Hold Harmless Agreement.
 - Assessment waiver (sidewalks and subdivision improvements).
 - Dedication of Owner.
 - Consent to platting where applicable.
 - Certificate of Attorney.
 - Surveyor's Certificate.
 - Certificate of County Treasurer.
 - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
 - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
 - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
 - Executed platting certificate.
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
 - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
 - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
 - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner:

Date:

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, _____ authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for
the property located at _____

Signature(s)

State of _____ ,
County of _____ .
Sworn and subscribed to before me

This _____ day of _____ 20_____

Form of Identification

Notary Public

My Commission Expires:



Complete application can be emailed to planning@davenportiowa.com

Property Address*

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
Ten or fewer lots - \$400 plus \$25 per lot.
Eleven to twenty-five lots - \$700 plus \$25 per lot.
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

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Linear Feet of Streets Added:

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 - The lines of all proposed streets and alleys with their width and names.
 - The accurate outline of any property which is offered for dedication for public use.
 - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
 - All lot lines and an identification system for lots and blocks.
 - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
 - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
 - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
 - All survey monuments and bench marks together with their descriptions.
 - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
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The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
 - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
 - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
 - Executed platting certificate.
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
 - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
 - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
 - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner:

Date:

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, _____ authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for
the property located at _____

Signature(s)

State of _____ ,
County of _____ .
Sworn and subscribed to before me

This _____ day of _____ 20_____

Form of Identification

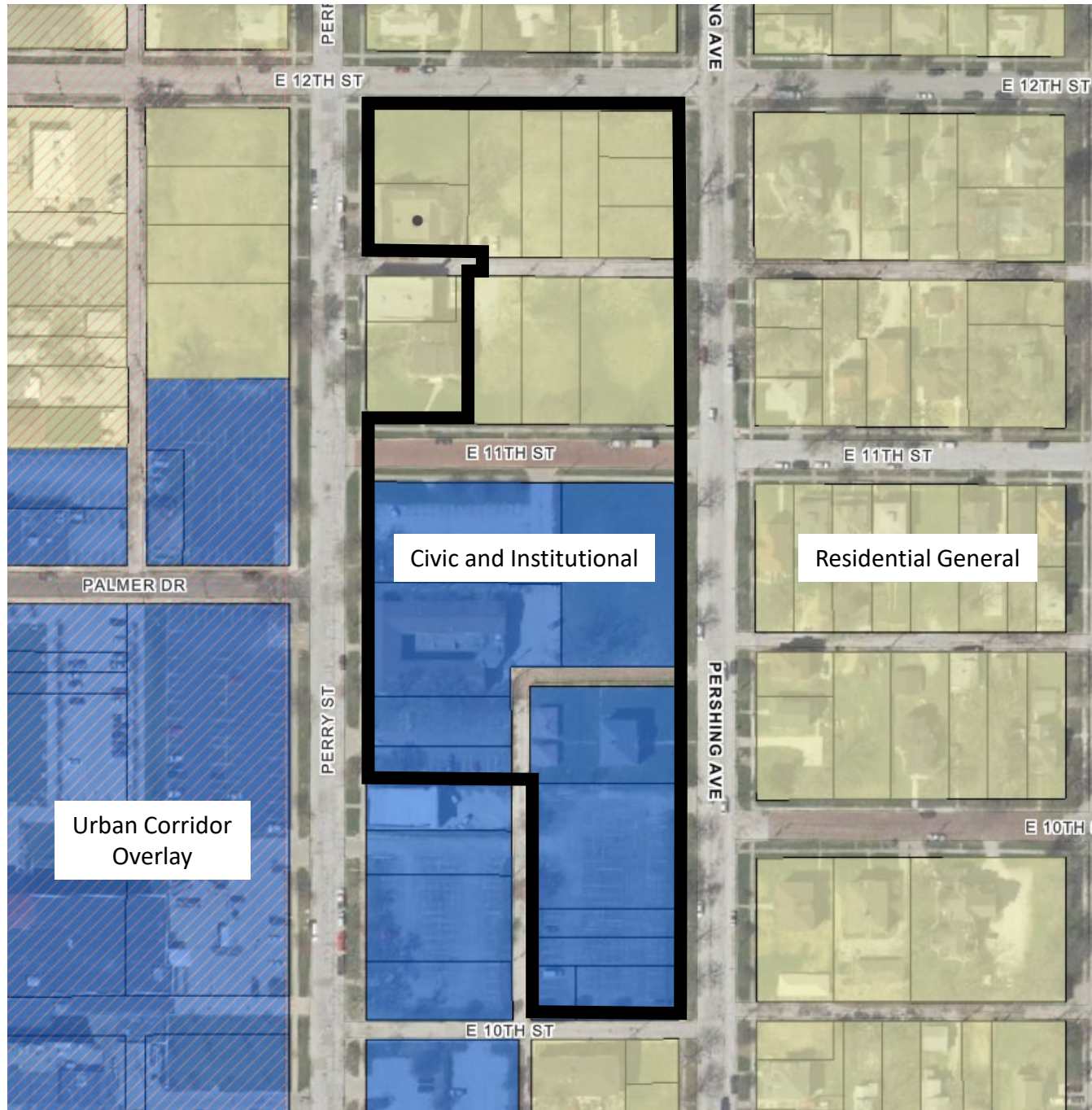
Notary Public

My Commission Expires:

Case F21-07: Palmer College Foundation First Addition Zoning Map



Case F21-07: Palmer College Foundation First Addition Future Land Use Map





DAVENPORT

E PLAN

Monday, July 12, 2021

Re: PRJ-2428

Dear Applicant,

The plans and specifications for the project: **PRJ-2428** have been reviewed by the City of Davenport Building and Land Development Services. At this time the project is not approved. Please address the following comments and resubmit your project:

This plat will be reviewed by the Plan & Zoning Commission at its June 20, 2021 meeting. The comments below will be incorporated into the staff report and conditions for a recommendation as appropriate. Please submit a corrected plat under this project prior to circulating for signatures.

Proof that all certificates have been executed as listed in Section 16.20.030 are required to be submitted prior to appearing on the City Council agenda.

Engineering Comments

Please include the curve central angles in the table.

Add 15 foot utility easements along all city streets.

Natural Resources Comments

Please add a note

'Stormwater detention and water quality treatment are required with this subdivision and will be subject to the applicable ordinances in place at the time of development' AK

Remove the 'and maintenance' part of the blanket access easement for storm water sentence. AK

Planning Comments

Subdivision Fee: \$475
Due prior to City Council consideration

Please review the setback lines for this plat. All building footprints have been approved by City Council in Ordinance 2021-106

Please add a note stating that the development associated with this plat is subject to the Palmer College of Chiropractic Campus Master Plan as amended in Ordinance 2021-106.

Iowa American Water requires a 15 foot utility easement along the former 11th Street to accommodate a water main.

Add a note stating that the vacated 11th Street ROW is subject to conditions in Ordinance 2018-107.

Please login to the portal at www.davenportiowa.com/eplan to access *Review Documents*. **Please note that revised files shall have the exact same name.**

Sincerely,

Building and Land Development Services
1200 East 46th Street
EPlanCoordinator@davenportiowa.com

Berkley, Laura

From: Julie S Allender <Julie.Allender@amwater.com>
Sent: Tuesday, July 6, 2021 1:28 PM
To: Berkley, Laura
Subject: [EXT] RE: Tech Review: Case F21-07 - Palmer College Foundation 1st Addition

Laura,

IAWC has a 6" water main in 11th Street that we will need an easement for, the mains in 10th and 12th don't seem to be something you'll be bothering.

Julie
Senior Eng Tech

From: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Sent: Tuesday, July 6, 2021 11:42 AM
To: 'Amy Driskill' <adriskill@davenportlibrary.com>; 'Antonio Glessner' <antonio.glessner@centurylink.com>; Berger, Mark <Mark.Berger@davenportiowa.com>; Berkley, Laura <Laura.Berkley@davenportiowa.com>; Heyer, Brian <Brian.Heyer@davenportiowa.com>; 'Dawn Carlson' <DMCarlson@midamerican.com>; 'Derek Wahlheim' <drwahlheim@midamerican.com>; 'Erik Page' <pageer@mail.davenport.k12.ia.us>; Johnson, Benjamin <Benjamin.Johnson@davenportiowa.com>; Julie S Allender <Julie.Allender@amwater.com>; Julie S Allender <Julie.Allender@amwater.com>; 'Kathy Morris' <kmorris@wastecom.com>; 'Matt Kovacic' <MSKovacic@midamerican.com>; 'Metel Hancock' <mhancock@mediacomcc.com>; Miers, Dan <Dan.Miers@davenportiowa.com>; Monica DeLaPaz <Monica.Delapaz@amwater.com>; Morris, Jim <Jim.Morris@davenportiowa.com>; Randle, Kevin <Kevin.Randle@davenportiowa.com>; Reist, Bryan <Bryan.Reist@davenportiowa.com>
Subject: Tech Review: Case F21-07 - Palmer College Foundation 1st Addition

EXTERNAL EMAIL: The Actual Sender of this email is Laura.Berkley@davenportiowa.com "Think before you click!".

Please see that attached Final Plat for Case F21-07 – Palmer College Foundation 1st Addition for a 3-lot subdivision. The subdivision is located in the area below. Comments are due back no later than July 14, 2021.



Sincerely,

Laura Berkley, CFM

Development & Planning Administrator | Development & Neighborhood Services
City of Davenport

T 563-888-3553
1200 E 46th St, Davenport, IA 52807

davenportiowa.com

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This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of American Water Works Company Inc. or its affiliates. The recipient should check this email and any attachments for the presence of viruses. American Water accepts no liability for any damages caused by any virus transmitted by this email. American Water Works Company Inc., 1 Water Street, Camden, NJ 08102
www.amwater.com

SURVEYOR'S CERTIFICATE

State of Iowa)
)SS
County of Scott)

I, Daryl A. Brickner hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Iowa; that this Final Plat of **Palmer College Foundation First Addition** to the City of Davenport, Iowa, correctly represents a survey completed by me or under my direct personal supervision on June 16, 2021; that all the monuments and pins shown thereon exist as required by the code of Iowa and that their location, size, type, and material are accurately shown; and that the description of said survey is as follows:

A Re-Subdivision of part of Outlot 30 LeClaire's 2nd Addition, Block 89 and part of Block 96 of LeClaire's 8th Addition, and Vacated East 11th Street, in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the northeast corner of said Block 96;

Thence South 01 degree 53 minutes 25 seconds East along the west right of way line of Pershing Avenue, a distance of 321.42 feet to the southeast corner of said Block 96;

Thence South 02 degrees 52 minutes 09 seconds East along the east line of Vacated East 11th Street as described in Document #2021-00018903 recorded in the Scott County Recorder's Office, a distance of 60.01 feet to the northeast corner of said Block 89;

Thence South 01 degree 50 minutes 01 seconds East along the west right of way line of Pershing Avenue, a distance of 553.36 feet to the south line of said Outlot 30;

Thence South 88 degrees 06 minutes 44 seconds West along said south line, a distance of 151.48 feet to the east line of a 20 foot public alley;

Thence North 01 degree 50 minutes 34 seconds West along said east line, a distance of 240.28 feet to the easterly extension of the north line of a parcel conveyed to Hirstein Gulasy Properties, LLC by Deed recorded as Document #2013-26101 in said Recorder's Office;

Thence South 88 degrees 23 minutes 19 seconds West along said north line and its easterly extension, a distance of 169.79 feet to the east right of way line of Perry Street;

Thence North 01 degree 49 minutes 08 seconds West along said east right of way line, a distance of 311.78 feet to the northwest corner of said Block 89;

Thence North 02 degrees 07 minutes 42 seconds West along the west line of said Vacated East 11th Street, a distance of 61.84 feet to the southwest corner of said Block 96;

Thence North 88 degrees 21 minutes 23 seconds East along said south line, a distance of 100.12 feet to the east line of a parcel conveyed to S& H Rental Properties as described by Deed recorded as Document #2013-11165 in said Recorder's Office;

Thence North 01 degree 50 minutes 41 seconds West along said east line, a distance of 150.96 feet to the south line of a 20-foot public alley;

Thence North 88 degrees 25 minutes 19 seconds East along said south line, a distance of 15.60 feet to the west line of a vacated 20' alley as described in Document #2021-00018903 in said Recorder's Office;

Thence North 01 degree 30 minutes 45 seconds West along said west line, a distance of 20.00 feet to the north line of said 20-foot public alley;

Thence South 88 degrees 25 minutes 19 seconds West along said north line, a distance of 115.79 feet to the east right of way line of Perry Street;

Thence North 01 degree 49 minutes 44 seconds West along said east right of way line, a distance of 151.07 feet to the northwest corner of said Block 96;

Thence North 88 degrees 29 minutes 15 seconds East along the south right of way line of East 12th Street, a distance of 320.13 feet to the Point of Beginning.

The above-described parcel contains 242,020 square feet or 5.56 acres, more or less as shown by the attached Final Plat of Palmer College Foundation First Addition.

For the purpose of this description bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

I further state that the above-described real estate is not subject to a Special Flood Hazard as designated by FEMA on Community FIRM Map No. 19163C0365F Effective Date February 18, 2011.



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

Daryl A. Brickner, PLS No. 13581

_____ Date

My license renewal date is December 31, 2021

No. of sheets covered by this seal: 2


Doc ID: 021480630003 Type: LAN
Recorded: 07/12/2018 at 11:39:02 AM
Fee Amt: \$17.00 Page 1 of 3
Scott County Iowa
Rita A. Vargas Recorder
File **2018-00017716**

ORDINANCE NO. 2018-107

ORDINANCE for Case No. ROW17-08: Request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, of property generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District [3rd Ward]

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

Section 1. The following described property in Scott County, Iowa real estate is hereby rezoned from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District:

Part of the Northwest Quarter of Section 25, Township 78 North, Range 3 East and the Northeast and Southeast Quarter Section 26, Township 28 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Beginning at the intersection of the centerlines of Main Street and Palmer Drive; thence east along said centerline of Palmer Drive to the centerline of Brady Street; thence North along said centerline of said Brady Street to the south property line of 1139 Brady Street extended westerly to the centerline of Main Street; thence East along said south property line and its extensions westerly and easterly to the centerline of a public alley; thence North along said centerline of said public alley to the centerline of East 12th Street; thence East along said centerline of East 12 Street to the centerline of Pershing Avenue; thence South along said centerline of Pershing Avenue to the south property line of 826 Pershing Avenue extended easterly to the centerline of Pershing Avenue; thence West along said south property line and its extensions easterly and westerly to the centerline of a public alley; thence South along said centerline of a public alley to the south property line of 809 Perry Street extended easterly; thence West along said south property line to the southwest corner of 809 Perry Street; thence north to the south line of 809 Perry Street; thence west along the south line of 809 Perry Street and its extension westerly to the centerline of Perry Street; thence South along said centerline of Perry Street to the north property line of 702 Perry Street extended easterly to the centerline of Perry Street; thence west along said north property line and its easterly extension to the west property line of 702 Perry Street; thence south along said west property line of 702 Perry Street and its southerly extension to the centerline of East 7th Street; thence West along said centerline of East 7th Street to the

centerline of Brady Street; thence South along said centerline of Brady Street to the centerline of a public alley extended easterly to centerline of Brady Street; thence West along said centerline of a public alley and its westerly extension to the centerline of Main Street; thence North along said centerline of Main Street to the north property line of 614 Main Street (Devries Halligan McCabe Funeral Home) extended easterly to the centerline of Main Street; thence west along said north property line and its extensions easterly and westerly to the centerline of a public alley; thence North along said centerline of a public alley to the north property line of 703 Harrison Street extended easterly to the centerline of a public alley; thence West along said north property line and its extensions easterly and westerly to the centerline of Harrison Street; thence North along said centerline of Harrison Street to the centerline of West 8th Street extended westerly to centerline of Harrison Street; thence East along said centerline of West 8th Street to the centerline of Main Street; thence North along said centerline of Main Street to the Point of Beginning.

Properties excluded from the above described PID boundary are as follows: 805 Brady Street, 1111 Perry Street, and 208 East 11th Street.

Four additional properties included in the PID boundary but not attached to the above described boundary are described as follows:

Beginning at the intersection of the centerlines of Brady Street and East 6th Street; thence east along the centerline of East 6th Street to the centerline of Pershing Avenue; thence south along said centerline of Pershing Avenue to the centerline of a public alley extended easterly to the centerline of Pershing Avenue; thence west along said centerline of a public alley and its extensions easterly and westerly to the west right of way line of Perry Street; thence south along said west right of way line to the south line of 520 Perry Street; thence west along said south line and its westerly extension to the centerline of Brady Street; thence north along said centerline of Brady Street to the Point of Beginning.

The boundaries of the legal descriptions contain 48.58 acres, more or less.

Section 2. The following conditions are hereby imposed upon said rezoning:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Institutional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
4. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway

- material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration February 28, 2018

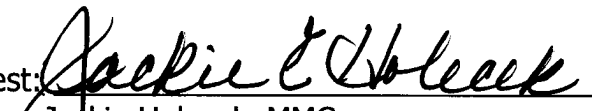
Second Consideration March 14, 2018



Approved March 28, 2018


Frank Klipsch
Mayor

Attest:


Jackie Holecek, MMC
Deputy City Clerk

Published in the *Quad City Times* on April 10, 2018

ORDINANCE NO. 2021-106

ORDINANCE for Case ORD20-02 being the request of Palmer College of Chiropractic to amend a section of the Campus Master Plan, bounded by East 11th Street and East 10th Street, between Pershing Avenue and Perry Street, from an athletic field to student housing.

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

Section 1. The Land Use Plan adopted in association of Ordinance No. 2018-107 is amended to allow a student housing building as shown as "F" in the attached Campus Master Plan.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

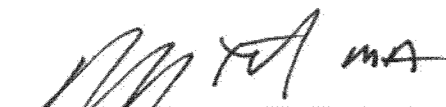
EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration February 24, 2021

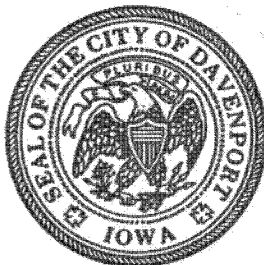
Second Consideration March 10, 2021

Approved March 24, 2021

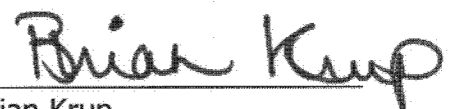
Published in the *Quad City Times* on April 1, 2021



Mike Matson
Mayor



Attest:



Brian Krup
Deputy City Clerk

City of Davenport
Plan and Zoning Commission
Staff Report 2-2-2021

Case: ORD20-02: Request of Palmer College of Chiropractic to amend a section of the Campus Master Plan, bounded by East 11th Street and East 10th Street, between Pershing Avenue and Perry Street, from an athletic field to student housing [Ward 3].

Recommendation: Staff recommends that the Plan and Zoning Commission forward Case ORD20-02 to City Council with a recommendation of approval with the following findings:

1. The modification is consistent with the Comprehensive Plan.
2. The modification meets the intent of the Institutional Campus District.
3. Sufficient parking has been identified for the student housing.

Background:

The Palmer College of Chiropractic is zoned S-IC Institutional Campus. In 2018, the City approved the rezoning under Ordinance 2018-107 which adopted Palmer's Master Campus Plan. At that time, the Land Use Plan called for a Sports Field in the area bounded by East 11th Street and East 10th Street between Perry Street and Pershing Avenue. The Petitioner has requested to modify the plan to utilize this area for student housing. The project includes 115 units and replaces the proposed student housing along Main Street between 7th and 8th Streets.

The proposal Section 17.07.030F outlines thresholds associated with modifications of the Land Use Plan. The proposed use qualifies as a Major Amendment and requires Plan & Zoning Commission review and City Council approval.

Public Input:

Prior to submittal of the Modification request, Palmer College of Chiropractic notified recognized neighborhood and organizations. The notice has been included.

Property owners within 500 feet were notified of the proposed modification. A notice of the public hearing was published in the Quad City Times. A neighborhood meeting was held on January 11, 2021 with 20 people, including staff, elected officials and the Petitioner, in attendance.

A public hearing at the Plan & Zoning Commission was held on January 19, 2021. No one from the public spoke. No written protests from the property owners within the notice area have been submitted.

Comprehensive Plan:

Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Future Land Use Designations: The major modification area is within the Civic and Institutional category in the Davenport +2035 Land Use Plan.

Civic and Institutional – Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT)

Zoning: Special Purpose District Institutional Campus (S-IC).

Institutional Campus District - Intended to encourage a comprehensive approach to development by significant institutions within the City. The S-IC District is also intended to:

1. Further the policies of the Comprehensive Plan;
2. Permit appropriate institutional growth within boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion;
3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

Technical Review: Stormwater has been identified as an ongoing issues within the area. Palmer has proposed stormwater detention as part of the student housing development as well as under the already planned athletic field to the north of the modification area to alleviate some of the stormwater issues. Palmer continues to work with staff to address stormwater and infrastructure needs as the implementation of their Campus Master Plan continues. Engineering staff believes the existing street network can accommodate the traffic associated with this modification.

Discussion: The major modification to the Palmer College of Chiropractic is required due to the increase in intensity within the proposed area. The remaining Campus Master Plan as adopted under Ordinance 2018-107 will remain with any minor changes reviewed by staff as outlined in Section 17.07.030F of the Zoning Code.

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.

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

The proposed modification is consistent with the Comprehensive Plan. The modification is simply relocating an already approved use within the plan area.

b. The compatibility with the zoning of nearby property.

The subject property is adjacent to Residential – Multi-Family zoning districts and several other apartments in the vicinity. There is also R-4C at the campus edge. The Campus Master Plan addresses the need for delineating a campus edge which would be implemented with the modification. It is staff's opinion that the proposed amendment is compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

The established neighborhood character is mixed use ranging from single and two-family residential, multi-family, commercial, and institutional. It is staff's opinion that the modification is compatible with the already approved character of the Palmer Campus Master Plan.

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

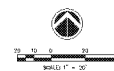
Palmer has identified 160 parking stalls within and adjacent to the proposed modification that will be allocated to students living within the student housing. According to the overall plan, the modification increases overall parking within the Campus. Appropriate access has been planned and will be achieved in conjunction with the vacation of proposed rights-of-way. The proposed modification will develop in a manner that promotes the public health, safety, and welfare of the City.

e. 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.

Under the current Zoning Ordinance, the S-IC Institutional Campus Zoning District allows for multi-family development. The current Campus Master Plan called for the same number of units of student housing to be located on Main Street between 7th and 8th Streets. The modification is relocated that housing as a net zero change in units.

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

No nonconformities will be created with the modification.



IJMES Project No:
 19006345.06
 File Name:
 19006345.06
 Field Book No.##
 Drawn By: LKS
 Checked By: AE
 Date: 1/6/2021
EX-1
 Sheet 1 of 1



PALMER COLLEGE OF CHIROPRACTIC

December 14, 2020

#19001956.03

SPECIAL PURPOSE DISTRICT/INSTITUTIONAL CAMPUS (S/IC) AMENDMENT

NARRATIVE

Narrative of intent and compatibility with surrounding area.

a. Description of overall architectural and/or urban design theme:

- **Palmer College of Chiropractic has evolved to meet the needs of its students and faculty as it has grown over the past 100 years; however, the architectural theme has remained constant. Buildings and houses of brick and stone dominate the campus, with more metal and glass introduced into recent projects. All have an urban “academic” design style with 2 to 4 floors of space. The campus plan and interaction with the neighborhood has also evolved aligning the core of academic spaces with Brady Street and residential buildings/parking at the perimeter. The proposed Master Plan strengthens the campus edge through expanded greenspace and landscaping at perimeter streets, buildings, and parking lots.**

b. Total number of existing and proposed users and employees of the facility:

- **Palmer’s current enrollment on at their Davenport Campus is approximately 1,000 students supported by 250 faculty and staff. 150 students currently live on campus. The proposed 10-year plan allows for an accommodation of up to 1,500 students with 400 living on campus.**

c. Description of existing and proposed conditions of development along the outer boundaries of the planned institutional district and its relationship with the surrounding area. Standards must be established to permit a compatible transition from the institutional use to the surrounding area. Standards include, but are not limited to building height and form, exterior lighting, landscaping, etc.

- **The Master Plan goals are to “create sensitive and mutually beneficial transitions between campus and the adjacent properties.” The proposed Campus Master Plan created by RDG Planning & Design is to create connection and comfort establishing a campus presence with the surrounding area. New buildings are minimal (residential only) and adding enhanced lighting, fencing, and landscaping will enhance this design concept.**

- d. Description of existing and proposed methods of communication between the institution and the community, including a method of resolution of community concerns:
- **Palmer College has been actively involved with Hilltop Campus Village since its inception, as well as in communication with Davenport Community Schools and adjacent businesses regarding any campus activities and improvements that impact the surrounding neighborhood. Although there are no known active residential groups, Palmer proposes to open a line of communication with the neighbors similar to their relationships with surrounding businesses. Palmer will schedule annual meetings with the neighborhood stake holders and residents to present and discuss campus planning and schedule, as well as neighbor concerns.**
- e. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. This description shall include property outside the boundaries of the planned institutional district and their interaction with the surrounding area. Impacts include, but are not limited to lighting, noise, parking, etc.
- **The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.**
- f. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. A description of specific programs to reduce traffic impacts and to encourage the use of public transit, carpooling, bicycling and pedestrian.
- **The urban nature of this campus is reinforced by student living. 15% of Palmer's students live on campus and another 30% to 40% live in rented neighborhood and downtown houses and apartments. The Master Plan proposes an additional 130 beds in new student housing. These students all walk to campus. Other students and faculty are encouraged to use public transportation and/or car-pooling for other daily trips to campus. The greening of Brady Street proposed in the Master Plan provides more opportunity for bus access in proximity to campus buildings.**