

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, FEBRUARY 6, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Next Public Hearing

- A. Tuesday, February 20, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall - 226 West 4th Street

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A. Report of City Council Activity

III. Secretary's Report

- A. (November 14, 2017 meeting minutes)

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

- i. Case No. REZ17-08: Request of Palmer College of Chiropractic to rezone 38.65 acres, more or less, 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]

* Please note that the Plan and Zoning Commission will need to vote to remove REZ17-05 from the table in order to discuss and vote on the request.

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

- A. Case No. REZ18-01: Request of Dave Meyer on behalf of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 2 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [7th Ward]
- B. Case No. P18-01: Preliminary plat of Reed's Retreat located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots on 62.86 acres, more or less, The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[1st Ward]
- C. Case No. F18-01: Final plat of Reed's Retreat located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots on 62.86 acres, more or less, The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[1st Ward]
- D. Case No. FDP18-01: Request of John Crump dba Woodspringsone LLC for a PDD Final Development Plan located north of East 53rd Street and west of Elmore Avenue (Lot 1 of Lakehurst Commercial Park Third Addition) on 2.28 acres, more or less to develop a Woodspring Hotel. [6th Ward]

VIII. Communications

- A. (Time open for citizens wishing to address the Commission on matters **not on the established agenda**)

IX. Other Business

- A. 4th Quarter (Oct-Dec) 2017 Development Report
- B. 2017 Annual (year end) Development Report

X. Adjourn

- A.
 - Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
 - Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.
 - A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, February 20, 2017 at 5:00 P.M. in the Council Chambers of

Davenport City Hall 226 West 4th Street.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/6/2018

Subject:

Tuesday, February 20, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall - 226 West 4th Street

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	1/25/2018 - 1:10 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/6/2018

Subject:
Report of City Council Activity

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	1/25/2018 - 1:14 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/6/2018

Subject:
(November 14, 2017 meeting minutes)

ATTACHMENTS:

Type	Description
▢ Backup Material	minutes 11-14-17 Meeting

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	1/25/2018 - 1:10 PM

**CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA**

**TUESDAY NOVEMBER 14, 2017 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

PUBLIC HEARING AGENDA

OLD BUSINESS –

NEW BUSINESS –

Next Public Hearing:

Tuesday, December 05, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall –
226 West 4th Street.

REGULAR MEETING AGENDA

The regular meeting was called to order at 5:00 P.M. there was no public hearing.

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Kelling, Lammers, Maness, Martinez, Medd, Quinn
and Reinartz

Excused: Tallman

Absent:

Staff: Flynn and Wille

II. Report of the City Council Activity

III. Secretary's Report October 31, 2017 meeting minutes were approved

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business –

- 1.** Case No. REZ17-08: Request of Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, 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-O" Office-Shop 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.

This case remains tabled (no action necessary).

B. New Business -

- VI. Subdivision Activity**
A. Old Business –
B. New Business –

VII. Other Business –

Case No. FPV17-01: Request of 321 Partners LLC for a floodplain variance at 321 East 2nd Street to allow a historic exemption to floodplain regulations. The developer is proposing a substantial improvement/renovation to allow a mixed-use (commercial-residential) building.

Findings

- The subject property is designated as contributing structure in an area eligible for district nomination;
- The downtown association is proceeding with the nomination of this district;
- While floodplain management practices would prefer mitigation of uses in the floodplain this must be tempered by preservation of historic resources.
- The proposed development meets the goals of the City's Comprehensive Plan, specifically the Historic Preservation Chapter.
- The proposed development fosters the economic redevelopment of this portion of the downtowns eastern core.
- As conditioned the proposed development is the minimum variance necessary.

Staff recommends the Plan and Zoning Commission accept the listed findings, approve the request subject to the following conditions and forward Case No. FPV15-01 to the Iowa Department of Natural Resources for its concurrence.

1. that the existing and proposed utility systems meet the elevation and/or floodproofing requirements. Backflow prevention, is required for water and sanitary services located below the BFE plus one-foot.
2. that the Iowa Department of Natural Resources concurrence is required prior to issuance of a floodplain development permit and building permit. This concurrence shall be provided with application for these permits.
3. that the petitioner provide a the comments from the State Historic Preservation Office regarding the impact of floodproofing measures on the property's continued eligibility as a contributing structure.

Staff recommended a fourth condition that reads as follows:

4. that a detailed emergency operations plan be submitted prior to project completion.

On a motion by Hepner, seconded by Connell, the above listed condition No. 4 was added on a unanimous vote 9-yes, 0-no and 0-absentions.

A motion by Inghram, seconded by Hepner, to approve the request subject to the above stated conditions as amended and forward Case No. FPV15-01 to the Iowa Department of Natural Resources for its concurrence was unanimously approved 9-yes, 0-no and 0-absentions.

- VIII. Future Business –** Preview of items for the November 14th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

IX. Communications (Time open for citizens wishing to address the Commission on matters not on the established agenda)

X. Adjourn - The meeting was adjourned at approximately 5:30 p.m.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.*
- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*
- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, December 05, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

Adopted Ordinance 2017-472 for Case No. ROW17-05 being the request of of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
2/6/2018

Subject:

Case No. REZ17-08: Request of Palmer College of Chiropractic to rezone 38.65 acres, more or less, 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]

* Please note that the Plan and Zoning Commission will need to vote to remove REZ17-05 from the table in order to discuss and vote on the request.

Recommendation:

Staff recommends that the Plan and Zoning Commission accept the listing findings and forward Case REZ17-08 to the City Council with a recommendation for approval subject to the listed conditions.

Relationship to Goals:

Strengthen the Existing Built Environment.

Background:

Please attached staff report and background material.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Staff Report
▢ Backup Material	Proposed Land Use Plan
▢ Backup Material	Proposed Written Narrative
▢ Backup Material	Palmer College Neighborhood Meeting Notice
▢ Backup Material	Public Hearing Notice - 8-1-2017 Plan and Zoning Commission Meeting
▢ Backup Material	Public Meeting Notice - 2-6-2018 Plan and Zoning Commission Meeting
▢ Backup Material	Correspondence, Letters in Favor and in Opposition
▢ Backup Material	Disparate Impact Analysis - 12-2017

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	1/25/2018 - 1:11 PM



City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

Meeting Date: February 6, 2018
Request: “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.
Location: Harrison Street and Pershing Avenue and between East 12th and East 5th Streets
Case No.: REZ17-08
Applicant: Palmer College of Chiropractic

Update:

The Plan and Zoning Commission tabled this request indefinitely at its September 5, 2017 regular meeting to allow the City sufficient time to hire a consultant to analyze if the approval of the rezoning (and ultimate plan buildout) would cause a disparate impact on low income and minority communities. The analysis was completed in December 2017 and determined in part “... the City of Davenport’s approval of the Palmer’s PID rezoning application does not create a disparate impact on protected racial or ethnic groups.”

Please note that the Plan and Zoning Commission would need to vote to remove REZ17-08 from the table in order to discuss and vote on the request.

Since the initial request, Palmer College of Chiropractic withdrew a portion of its “PID” Planned Institutional District request as indicated in red on the map to the right. Palmer College of Chiropractic does not own these properties.



Introduction:

AREA CHARACTERISTICS:

Zoning Map



Land Use Map



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Civic and Institutional, Residential General and Downtown.

- Civic / 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).
- 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.

- Downtown (DT) – the original center of the City, marked by historical buildings, regional cultural attractions, large scale single-purpose or mixed-use developments, government or institutional centers. Development in DT shall be governed by detailed design guidelines marked by high quality design and building materials, set in an environment that is supportive of all transportation modes, including pedestrian.

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

The proposed use would comply with the Davenport 2035 proposed land use section.

Technical Review:

Streets. The Land Use Plan proposes that the following streets and alley be vacated at a future time (see map on the next page):

Streets:

- West 7th Street between Main Street and Brady Street. This is to allow for a pedestrian corridor from the core of the campus to Vickie Anne Palmer Hall.
- West 8th Street between Main Street and Brady Street. This is to allow for a pedestrian corridor from the core of the campus to Vickie Anne Palmer Hall.
- Palmer Drive between the alley east of Brady Street and Perry Street. The remaining Palmer Drive would be converted back to two-way traffic.
- East 11th Street between Perry Street and Pershing Avenue. This section of East 11th Street is a protected brick street. At its August 8, 2017 meeting, the Historic Preservation Commission recommended that this street be removed from the list of protected brick streets subject to the conditions that a pedestrian corridor be constructed utilizing salvaged bricks and historical markers be erected commemorating the brick street.
- East 10th Street between Perry Street and Pershing Avenue. This portion of East 10th Street is functionally the width of an alley.
- East 9th Street between Perry Street and the alley west of Pershing Avenue.

Alleys:

- The alley between Harrison Street and Main Street south of West 8th Street to the southern limit of the revised “PID” Planned Institutional District boundary.
- A portion of the alley between East 11th Street and East 12th Street between Perry Street and Pershing Avenue.
- The alleys between East 9th Street and East 11th Street and between Perry Street and Pershing Avenue.

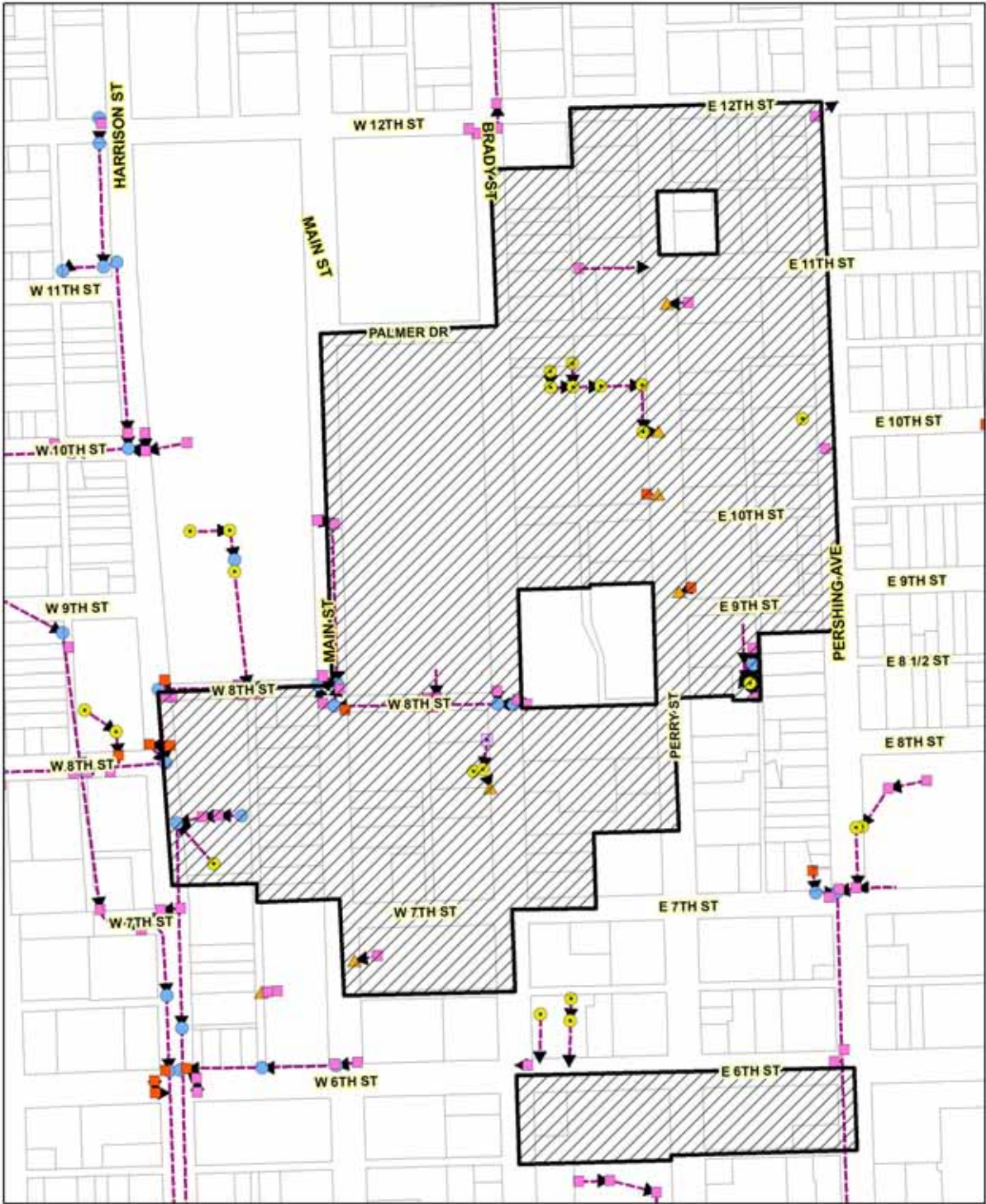


Subject Property



Notably, the City Traffic Engineer did not express an objection to the potential of these street and alley closures.

Storm Water. Storm water management may be challenging when portions of the campus are redeveloped as there is limited storm sewer in restructure in the area.



 Subject Property



Sanitary Sewer. There is sanitary sewer infrastructure throughout the subject property.

Other Utilities. There are other utilities (water, electric, gas, communications) throughout the boundary of the project.

Emergency Services. There should be no change in emergency access. The campus area is within .6 mile of Central Fire Station.

Parks/Open Space. Palmer College of Chiropractic has indicated that the newly green space west of Pershing Avenue would be available for use by the public.

Public Input:

Notices were sent to property owners within 500 feet of the request notifying them of the August 1, 2017 Plan and Zoning Commission public hearing. Previously, the applicant held a stakeholder meeting on April 13, 2017 and a neighborhood meeting on April 20, 2017. Approximately 10 stakeholders attended the meeting and approximately 50 surrounding property owners attended the meeting.

Since the request was tabled indefinitely, notices were sent to property owners within 500 feet of the request notifying them of the February 6, 2018 Plan and Zoning Commission regular meeting. To date, staff has received six written letters in favor of the request and two letters in opposition of the request.

Staff discussed the request with the general manager of KWQC who expressed concerns that rezoning the property may affect the value of the property should it choose to sell the property at some point in the future. As a response, Palmer College of Chiropractic withdrew the KWQC property from the request. A concern was also expressed regarding the potential closing of West 8th Street because it lines up with the KWQC property's driveway entrance and that the roadway closure would alter its current travel route to the downtown.

The map to the right depicts the properties not owned by Palmer College of Chiropractic. The property circled in red would become non-conforming if rezoned to "PID" Planned Institutional District because a standalone commercial use is not listed as a permitted use. City staff is recommending that properties rendered non-conforming by the adoption of the "PID" Planned Institutional District not be subject to the discontinuation provision in the Davenport City Code.



The Plan and Zoning Commission may recall that the Civil Rights Commission discussed the rezoning request at its August 8, 2017 meeting because of concerns that the rezoning would have a disparate impact on low income and minority communities. The Civil Rights Commission urged that the request be tabled until a disparate impact analysis has been conducted. The Plan and Zoning Commission tabled the request indefinitely at its September 5, 2017 regular meeting to allow the City sufficient time to hire a consultant to analyze if the approval of the rezoning (and ultimate plan buildout) would cause a disparate impact on low income and minority communities. Notably, Palmer College of Chiropractic agreed to an indefinite tabling until the analysis was performed.

The analysis was completed by Mosaic Community Planning in December 2017 and determined in part "... the City of Davenport's approval of the Palmer's PID rezoning application does not create a disparate impact on protected racial or ethnic groups."

Discussion:

In June 2011, the City of Davenport adopted a new "PID" Planned Institutional District zoning classification (Ord. No. 2011-243). The Planned Institutional District applies to all major educational and medical campuses. Existing and proposed campus uses on properties in excess of forty acres in area are required to obtain (apply for) the planned institutional district within five years of the effective date of the ordinance. Additionally, any proposed development of more than five thousand square feet of impervious area within that five year time period shall also require the Planned Institutional District.

The "PID" Planned Institutional District zoning classification is intended to encourage a comprehensive approach to development by encouraging the adoption of a land use plan rather than the piece-meal review of individual development proposals through the special use permit process. The district is also intended to:

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

Once approved, the Land Use Plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.

Notably, the proposed rezoning contains less than 40 acres. As such, Palmer Chiropractic College is not compelled to rezone the property. However, Palmer Chiropractic College was encouraged to consider the Planned Industrial District when it requested the Historic Preservation Commission to allow the demolition of 12 historic properties and removal of a protected brick street.

“PID” Planned Institutional District zoning is required to contain two primary components:

1. Land Use Plan - establishes the range of acceptable uses and intensities that will be permitted. The land use plan provides detailed development data for the site from which a determination can be made on the appropriateness of the proposed distribution of land uses that are to be developed. Once approved, the land use plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.
2. Narrative of intent and compatibility with surrounding area - describes the relationship between the institution and the surrounding area.

Major Elements of the Land Use Plan:

1. Campus between Brady Street and Main Street
 - Conversion of the existing parking lot and green space to a practice field. There would be a net loss of 129 parking spaces.
2. Campus between Main Street and Brady Street.
 - Formalizing the improvements being made to the fitness facility and surrounding area.
 - Demolition of the former St. Luke's Hospital (already completed) and houses to the south and in its place construction of new student housing and underground parking for the new student housing and existing student housing to the east. The Data Sheet lists a proposed building height of 50 feet, which is permissible. It appears that the proposed building would not achieve consistency with the required 25 foot front yard setback along Main Street and West 8th Street. It is staff's opinion that a 0 foot setback would be appropriate along West 8th Street because a portion of West 8th Street is proposed to be vacated. Moreover, a skywalk may be constructed to connect to the buildings on the north of West 8th Street. However, the character of buildings along Main Street is such that a 25 foot setback is warranted.
 - Vacating and closing a portion of West 7th Street and West 8th Street to allow an “enhanced campus corridor” from the north to Vickie Anne Palmer Hall. Please note that the alley between West 7th and West 8th Street and Main Street and Brady Street has already been vacated.
3. Campus between Brady Street to Perry Street.
 - New mixed use building south of the current gas station located at the corner of Brady Street and East 12th Street. The Data Sheet does not identify the proposed building height. It appears that the proposed building would not achieve consistency with the required 25 foot front yard setback. It is staff's opinion that a 0 foot setback would be appropriate along Brady Street because the character of buildings along Brady Street is defined by a minimal front yard setback.
 - Demolition of four buildings and expansion of the surface parking area south of East 12th Street and west of Perry Street. There would be a net increase of 138 parking spaces.
 - Vacating and closing a portion of Palmer Drive between Perry Street and the alley to the west.
4. Campus between Perry Street and Pershing Street.
 - Vacating and removing East 11th Street between Perry Street and Pershing Street and demolition of nine buildings and in its place passive green space. There would be a decrease of 38 parking spaces.
 - Vacating and closing East 9th Street and East 10th Street between Perry Street and Pershing Street and the alley in between and demolition of five buildings and in its place construction of a new 454 space surface parking lot. There would be a net increase of 245 parking spaces.

Please note that future street vacations would need to be considered by the Plan and Zoning Commission and approved by the City Council.

The Land Use Plan specifies that “... Any and all properties included within the boundaries of this PID, that do not have proposed future uses specified on the Land Use Plan and/or the Data Sheet may continue to be used as they currently exist and/or permitted under the PID zoning classification. Said properties may also be used for open space proposes in the event of demolition...”

The landscape plan shows significant greening along public streets and campus edge treatments.



Major Elements of the Narrative of intent and compatibility with surrounding area:

1. Architectural and/or urban design theme. Architecture varies based on the time period in which it was constructed. Palmer Chiropractic College is noticeably urban and the Land Use Plan enhances the urban environment.
2. Total number of existing and proposed users and employees. The Current student population is 1,000 students (currently 150 live on campus) and 300 faculty and staff. The proposed Land Use Plan would allow for up to 1,500 students with 400 living on campus.
3. The landscape plan shows significant greening along public streets and campus edge treatments.
4. Description of existing and proposed methods of communication between the institution and the community, including a method of resolution of community concerns. Palmer College of Chiropractic is committing to scheduling annual meetings with the neighborhood stake holders and residents to present and discuss campus planning and schedule, as well as neighbor concerns. It is staff's opinion that this would also be an opportunity to share City initiated infrastructure improvements in the area.
5. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. The proposed Land Use Plan shows a softening of the campus edge.
6. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. The proposed Land Use Plan proposed to better manage vehicular access and would create an enhanced (pedestrian) campus corridor.

Staff Recommendation:

Findings:

1. The proposed rezoning facilitates the adoption of a land use plan that enables the community to understand and visualize the levels of development being proposed, their likely impacts and appropriate mitigation measures;
2. The proposed rezoning would articulate the limits of the institutional growth and mitigate potential the adverse impacts associated with development and geographic expansion; and
3. The proposed rezoning would facilitate the ability of Palmer College of Chiropractic to grow and adapt to changing needs while protecting the livability and vitality of adjacent neighborhoods.
4. The design of the campus mitigates any potential impacts to the surrounding neighborhoods.

Staff recommends that the Plan and Zoning Commission accept the listing findings and forward Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

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 the Land Use Plan be amended to depict a minimum 25 foot front yard setback for the buildings along Main Street south of West 8th Street;
4. That the Land Use Plan table be amended to clearly articulate the existing (including those to be preserved) vs. proposed use of the all properties and proposed building height and setbacks;
5. 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

6. 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.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", with a stylized flourish at the end.

Ryan Rusnak, AICP
Planner III



Landscape & Site :

As part of the 2015 Master Plan update and this PID, Palmer College has established a new campus aesthetic for the campus exterior spaces. This aesthetic can be seen in the currently under construction of the North Campus Site Improvements. With this project, campus standards have been established for the following site features for future campus site improvements identified in the 2015 Master Plan update and this PID.

HARDSCAPE

Hardscape pavement will primarily consist of Portland Cement Concrete (PCC) and with concrete pavers at key areas around campus.

LIGHTING

Campus lighting will comprise of a mix of pedestrian poles lights, bollard lights and accent lighting and tree up-lighting. Lighting will be designed first with safety in mind, with an emphasis on the aesthetic and energy conversation.

PARKING

Parking areas will be designed to provide safe and organized parking for students, patients, employees and visitors. Parking lots will be constructed of either PCC pavement or asphalt. Lots will have a PCC curb and gutter and will adhere to city standards for setback and screening.

LANDSCAPE

Campus landscape improvements will include quality trees, shrubs, perennials and groundcovers. Irrigation will be provided for most areas, but the plantings should also be designed to be drought tolerance in mind. Other landscape features include benches, trash receptacles, tables and chairs. The North Campus Site Improvements have established the primary campus aesthetic for these elements.

CAMPUS EDGE & SCREENING

As shown on page MP-3, Palmer intends to include an enhanced campus edge that will comprise of ornamental fence with masonry piers at the corners and periodically along the fence line. Shade trees and a mix of deciduous and evergreen shrubs will provide screening of the parking lots and other service type areas around campus.

Gateways & Wayfinding :

As part of the 2015 Master Plan update, campus Gateways & Wayfinding sign locations were preliminarily identified. As the campus master plan is moved ahead, some of the proposed locations may need to be revisited. A series of campus gateways are planned to help establish the campus edge, welcome visitors to campus and improve campus visibility to those traveling through the area. Wayfinding signs have been added over the past few years and future signs will utilize the same design as new wayfinding locations are identified.

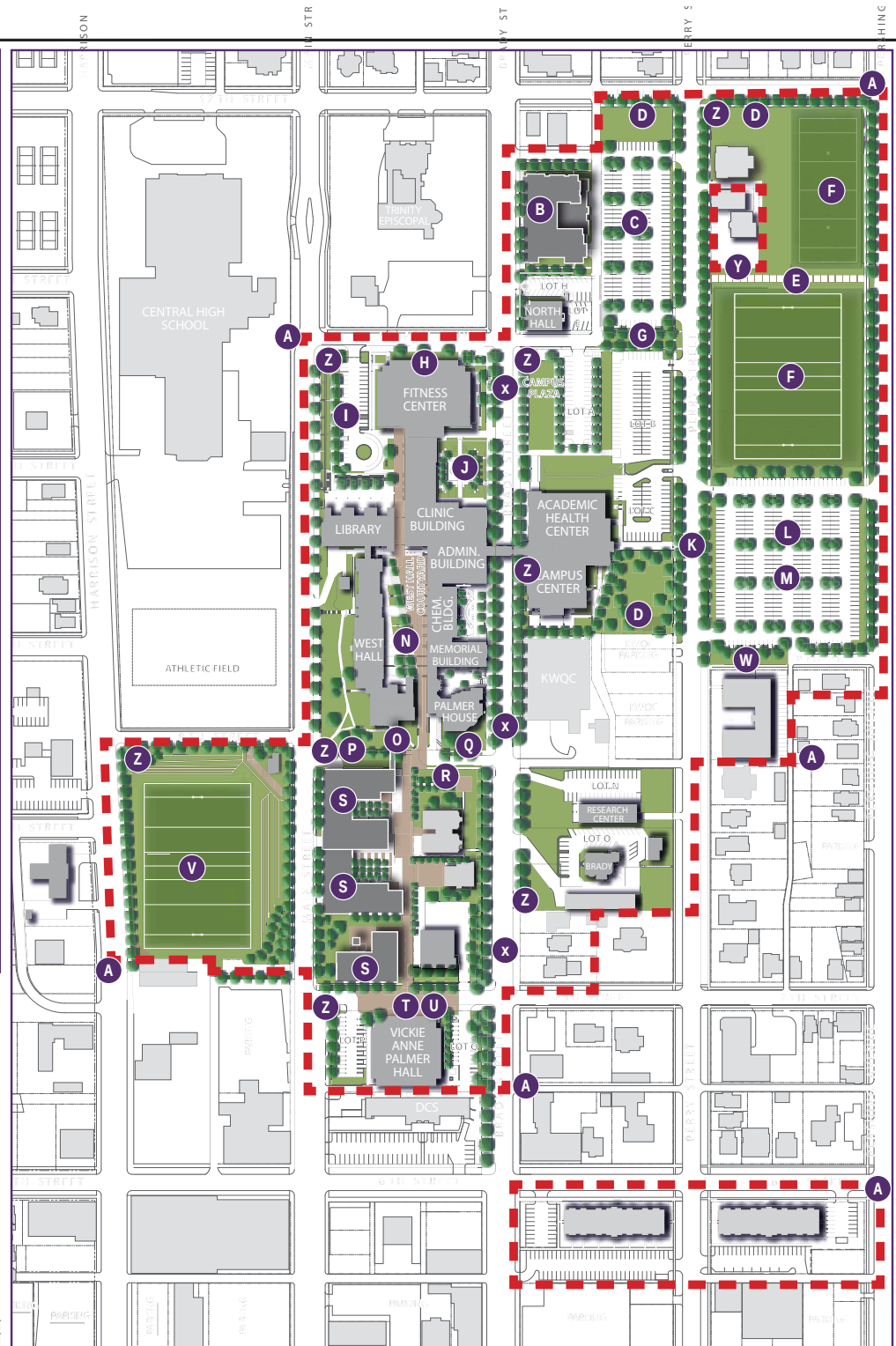
LEGEND

- Primary Gateway Feature
- Secondary Gateway Feature
- Existing Gateway Sign
- Existing Wayfinding Sign
- Existing Wayfinding Sign - to be repositioned or integrated into site improvements
- Future Wayfinding Sign (to be installed spring 2015)
- Future Parking Lot Sign (to be installed spring 2015)
- Future Promotional Digital Sign (to be installed spring 2015)



MASTER PLAN KEYNOTES

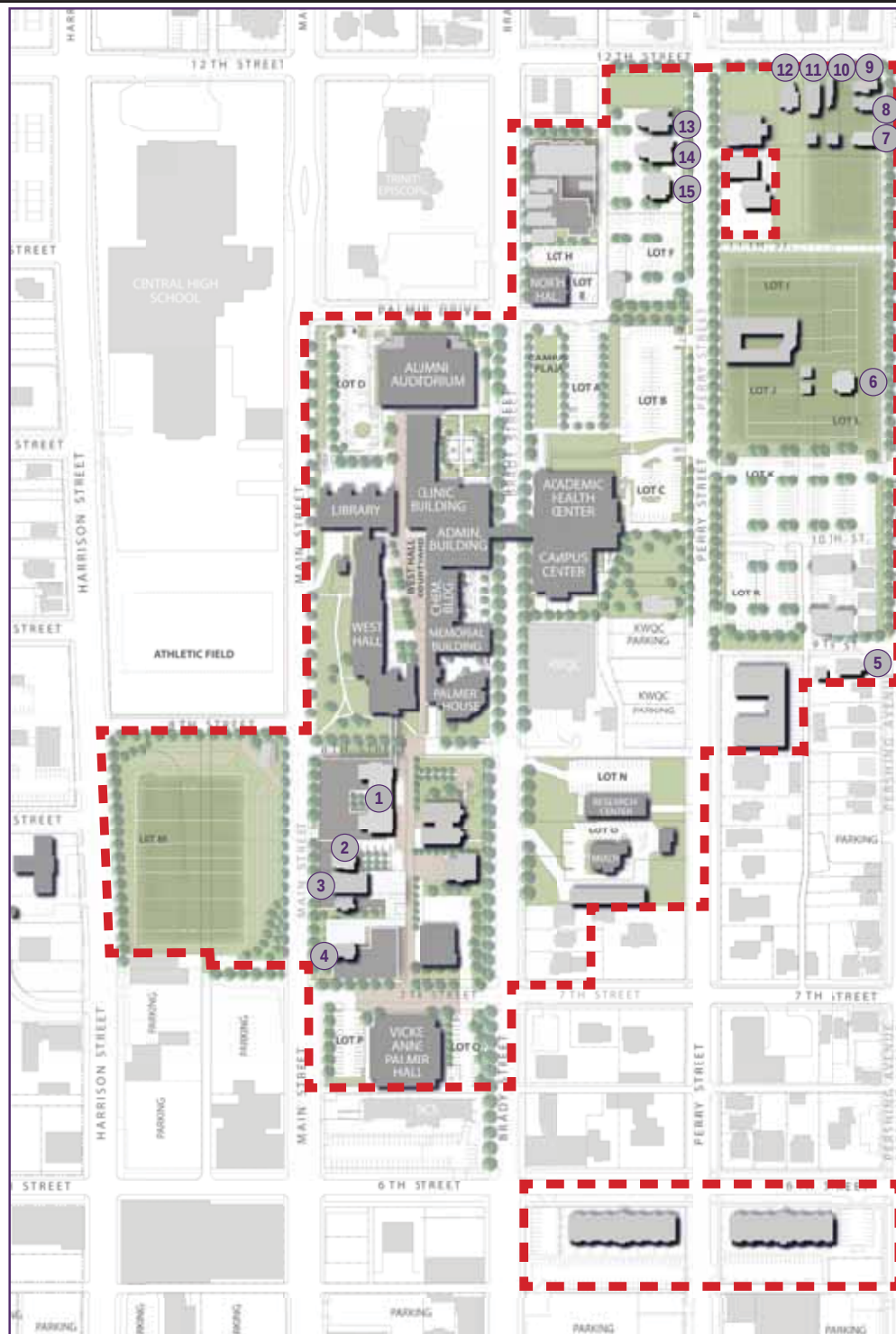
- A PROPOSED P.I.D. BOUNDARY
- B NEW MIXED USE DEVELOPMENT
- C NEW PARKING - P1
- D NEW GREEN SPACE
- E CONVERT 11TH STREET TO PEDESTRIAN WALKWAY
- F NEW ATHLETIC/RECREATION FIELDS
- G CLOSE EAST HALF OF PALMER DRIVE
- H NEW FITNESS CENTER
- I NEW CAMPUS GATEWAY & PARKING
- J RENOVATED CLINIC GARDENS
- K ENHANCED PEDESTRIAN CROSSING
- L CLOSE 10TH STREET
- M NEW PARKING - P2
- N RENOVATED WEST HALL COURTYARD
- O NEW SKYWALK
- P PARTIALLY CLOSE 8TH STREET
- Q MAINTAIN ACCESS FOR SERVICE
- R REMOVE PARKING/CREATE OPEN SPACE
- S NEW STUDENT HOUSING
- T NEW VICKIE ANNE PALMER HALL PLAZA
- U PARTIALLY CLOSE 7TH STREET
- V NEW ATHLETIC FIELD
- W PARTIALLY CLOSE 9TH STREET
- X BRADY STREETSCAPE ENHANCEMENTS
- Y EXCLUDED FROM PID BOUNDARY
- Z CAMPUS GATEWAY SIGN



REVISIONS	DESCRIPTION	DATE
No.		
STUDIO 489 ARCHITECTS		
RD&S... PLANNING • DESIGN		
Missman + Mc		
Missman + Mc		
PALMER PLANNED INSTITUTIONAL DISTRICT DAVENPORT, IA		
CAMPUS MASTER PLAN		
Missman Project No: C18L060		
RDG Project #: R3001.734.00		
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Drawn By: JMA		
Checked By: JMA		
DATE: 6/27/17 REV: 8/7/17		
MP - 1		
Sheet 1 of 3		



- 1 121 8TH STREET BOARDING HOUSE
- 2 719 MAIN STREET
- 3 715 MAIN STREET
- 4 705 MAIN STREET
- 5 825 PERSHING STREET
- 6 1028 PERSHING STREET
- 7 1118 PERSHING STREET
- 8 1124 PERSHING STREET
- 9 225 12TH STREET
- 10 221 12TH STREET
- 11 219 12TH STREET
- 12 215 12TH STREET
- 13 1138-1140 PERRY STREET
- 14 1132 PERRY STREET
- 15 1126 PERRY STREET



PALMER PLANNED INSTITUTIONAL DISTRICT DAVENPORT, IA		POTENTIAL DEMOLITION PROPERTIES	
Missman Project No. C16L060 RDG Project #: R3001.734.00 ☒ COPYRIGHT © 2017 ALL RIGHTS RESERVED Drawn By: JMA Checked By: JMA DATE: 6/27/17 REV: 07/17			
MP - 2		Sheet 2 of 3	

PARKING DATA

2015 EXISTING PARKING TOTAL: 808

MASTER PLAN PROPOSED TOTAL: 947

NOTE: Estimates do not take into account ADA accessible stalls or additional green space requirements.

CAMPUS LOADING DOCKS



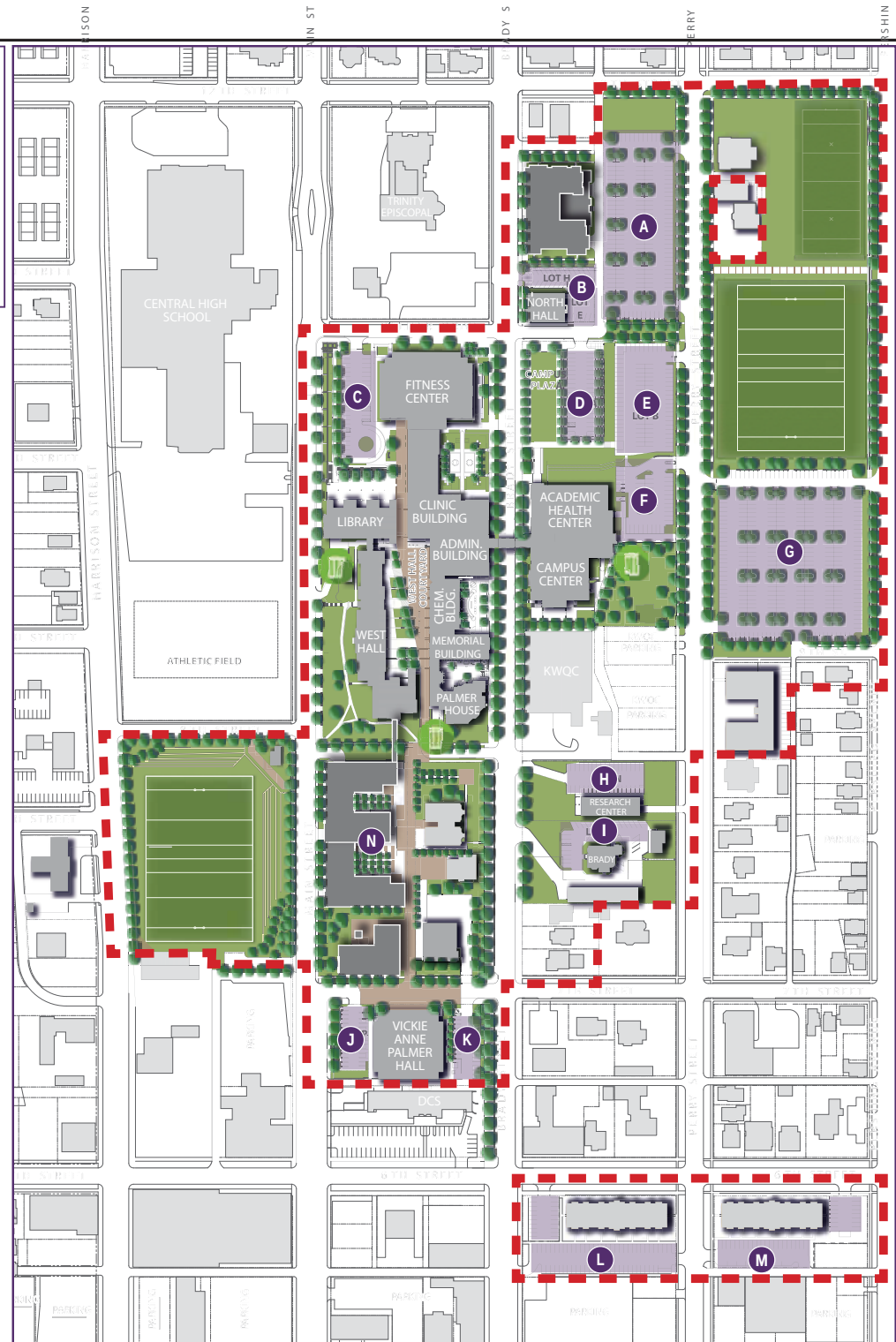
LOADING DOCKS & RECEIVING AREAS



ELEVATION: PROPOSED CAMPUS EDGE TREATMENT/PARKING LOT SCREENING



SECTION: PROPOSED CAMPUS EDGE TREATMENT/PARKING LOT SCREENING



APPROXIMATE OVERALL AREA USE DESCRIPTION													
Area	Structure	Structure Footprint	Stories	Gross Floor Area	Description	Name	Building Height	Parcel Size	Coverage Type - Initial	Coverage Type - Proposed			
		(SF)		(SF)			(FT)	(Ac)	Impervious	Permeous	Impervious	Permeous	
		(SF)		(SF)				(Ac)	(Ac)	(Ac)	(Ac)	(Ac)	
1	P1	41,542	-	41,542	Parking Lot	-	-	1.62	0.95	0.67	0.00	1.62	
2	P1	2,118	-	2,118	Parking Lot	-	-	0.09	0.05	0.04	0.00	0.09	
3	R1	6,778	1	6,778	Commercial Building	Gravett's Auto Services	-	0.50	0.16	0.00	0.16	0.34	
4	P2	14,709	-	14,709	Paved Surface	-	-	0.29	0.29	0.00	0.00	0.00	
5	R2	1,302	1	1,302	Commercial Building	-	-	0.04	0.03	0.00	0.03	0.02	
6	P3	4,000	-	4,000	Paved Surface	-	-	0.14	0.11	0.00	0.11	0.02	
7	R3	2,100	1	2,100	Commercial Building	-	-	0.30	0.05	0.00	0.05	0.02	
8	P4	2,796	-	2,796	Paved Surface	-	-	0.17	0.07	0.00	0.14	0.03	
9	P5	4,205	-	4,205	Paved Surface	-	-	0.26	0.10	0.00	0.22	0.04	
10	P6	1,142	-	1,142	Parking Lot	-	-	0.08	0.06	0.00	0.03	0.01	
11	P7	2,178	-	2,178	Parking Lot	-	-	0.05	0.05	0.00	0.00	0.00	
12	P8	3,020	-	3,020	Parking Lot	-	-	0.08	0.09	0.00	0.07	0.02	
13	P9	4,894	-	4,894	Parking Lot	-	-	0.20	0.10	0.00	0.09	0.01	
14	P10	3,040	-	3,040	Parking Lot	-	-	0.07	0.07	0.00	0.05	0.02	
15	P11	1,074	-	1,074	Empty Lot	-	-	0.06	0.00	0.00	0.00	0.00	
16	P12	1,074	-	1,074	Storage	-	-	0.07	0.00	0.00	0.00	0.00	
17	P13	2,200	-	2,200	Paved Surface	-	-	0.17	0.00	0.00	0.00	0.00	
18	P14	-	-	-	Empty Lot	-	-	0.05	0.00	0.00	0.00	0.00	
19	P15	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
20	P16	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
21	P17	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
22	P18	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
23	P19	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
24	P20	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
25	P21	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
26	P22	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
27	P23	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
28	P24	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
29	P25	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
30	P26	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
31	P27	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
32	P28	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
33	P29	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
34	P30	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
35	P31	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
36	P32	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
37	P33	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
38	P34	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
39	P35	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
40	P36	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
41	P37	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
42	P38	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
43	P39	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
44	P40	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
45	P41	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
46	P42	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
47	P43	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
48	P44	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
49	P45	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
50	P46	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
51	P47	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
52	P48	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
53	P49	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
54	P50	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
55	P51	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
56	P52	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
57	P53	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
58	P54	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
59	P55	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
60	P56	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
61	P57	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
62	P58	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
63	P59	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
64	P60	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
65	P61	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
66	P62	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
67	P63	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
68	P64	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
69	P65	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
70	P66	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
71	P67	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
72	P68	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
73	P69	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
74	P70	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
75	P71	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
76	P72	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
77	P73	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
78	P74	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
79	P75	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
80	P76	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
81	P77	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
82	P78	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
83	P79	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
84	P80	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
85	P81	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
86	P82	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
87	P83	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
88	P84	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
89	P85	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
90	P86	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
91	P87	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
92	P88	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
93	P89	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
94	P90	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
95	P91	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
96	P92	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
97	P93	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
98	P94	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
99	P95	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
100	P96	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
101	P97	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
102	P98	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
103	P99	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
104	P100	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
105	P101	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
106	P102	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
107	P103	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
108	P104	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
109	P105	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
110	P106	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
111	P107	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
112	P108	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
113	P109	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
114	P110	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
115	P111	-	-	-	Empty Lot	-	-	0.15	0.00	0.00	0.00	0.00	
116	P112	-	-	-	Empty Lot	-	-	0.17	0.00	0.00	0.00	0.00	
117	P113	-	-	-	Empty Lot	-	-	0.15					

In the summer of 2014 Palmer College used Wild Planning & Design to prepare a campus master plan for its Des Moines Campus. The plan was to identify the university's facility needs over the coming years and to set a plan to meet those needs. This year identified the following needs:

- North Campus Life Improvements
 - New all-terrain parking lot
 - Multi-level plaza & stairway wall
 - Primary Campus Entrance
 - Reconstructed & enhanced Irish Gardens
 - Reconstructed & enhanced Christ the King

- Environmental Impacts
- Land Use
- Lighting
- Site Planning
- Historical Influences

- Permanent outdoor seating area
- Remodeled service building
- Full sized rugby field
- Field lights
- Storage facility

- **Steady Street Streamlining**
 - Pedestrian reduction by 1 hour through the campus corridor
 - Queueing Practices
 - Handicapped Parking
 - Improved Sidewalk Placement
 - Specifics Pedestrian Lighting
- **Where Does Police Need One Improvement?**
 - Close 7th Street to through traffic
 - New plan
 - Recreational parking and drop off
 - Enhanced Sign and lighting to help
 - Acoustics and Functional enhancements to sidewalks area

A boundary survey was not completed for this site as the College's main campus is well defined. The boundary description of the area the College is seeking to acquire is as follows:

[illegible]Properties included from the above described 902 boundary are as follows: 1117 and 1111 Perry Street, and 208 17th Street.

Two additional properties included in the MD boundary are: 120 and 121 Perry Street.

The total number of grass sown inside the described boundary is approximately 11 acres.

The current coverage from existing buildings is 8.81 acres, and 21.27 acres from existing paved surfaces, with approximately another 14.29 acres of paved surfaces and streets. The losses 14.29 acres that are non-structural (see appendix). The assumed development plan would have 10.50 acres of building coverage and 14.30 acres of paved surfaces. With the addition of scattered impervious it guarantees the proposed plan would have approximately 30.65 acres that are non-structural. The remaining paved surfaces would account for the other 10.51 acres, or the PDI.

This study, however, is of great interest as determined from parking area and pictures of the PDI. The Palmer Field complex is parking utilization: history of student parking in between August 14th and August 27th 2010, to determine when the greatest need for additional parking for campus was located. This study found that the 74th St. on the east end of campus between Percy Street and Porting Avenue was used the most consistently and by students. Another area that was among the most used was LeRoi St. located just west of the North Hall. The presented data included in the PDI are geographically located based on the results of this study. Many of the parking spaces are the least consistent property of Students to park within the PDI. Because Palmer is not planning on significant growth over the next 10 years there isn't any real need as a consolidation of parking. A table showing the use parking, presented for the next below.

Inventory	Description	Quantity	Existing Parking Spaces	Proposed Parking Spaces
#1	Parking Lot	1,111.00	108	0
#2	Roofed Surface	---	108	---
#3	Roofed Surface	---	10	---
#4	Roofed Surface	---	---	108
#5	Paved Surface	---	---	---
#6	Parking Lot	---	---	---
#7	Parking Lot	---	---	---
#8	Parking Lot	2,017.00	88	40
#9	Parking Lot	---	0	0
#10	Parking Lot	---	107	---
#11	Roofed Surface	---	---	---
#12	Roofed Area	---	10	---
#13	Roofed Area	---	0	0
#14	Roofed Area	---	0	0
#15	Roofed Area	---	0	0
#16	Roofed Area	---	0	0
#17	Roofed Area	---	0	0
#18	Parking Lot	---	0	0
#19	Parking Lot	---	0	0
#20	Parking Lot	---	26	26
#21	Parking Lot	---	40	40
#22	Parking Lot	---	10	10
#23	Parking Lot	---	0	0
#24	Parking Lot	---	0	0
#25	Parking Lot	---	0	0
#26	Parking Lot	---	0	0
#27	Parking Lot	---	0	0
#28	Parking Lot	---	0	0
#29	Parking Lot	---	0	0
#30	Parking Lot	---	0	0
#31	Parking Lot	---	0	0
#32	Parking Lot	---	0	0
#33	Parking Lot	---	0	0
#34	Parking Lot	---	0	0
#35	Parking Lot	---	0	0
#36	Parking Lot	---	0	0
#37	Parking Lot	---	0	0
#38	Parking Lot	---	0	0
#39	Parking Lot	---	0	0
#40	Parking Lot	---	0	0
#41	Parking Lot	---	0	0
#42	Parking Lot	---	0	0
#43	Parking Lot	---	0	0
#44	Parking Lot	---	0	0
#45	Parking Lot	---	0	0
#46	Parking Lot	---	0	0
#47	Parking Lot	---	0	0
#48	Parking Lot	---	0	0
#49	Parking Lot	---	0	0
#50	Parking Lot	---	0	0
#51	Parking Lot	---	0	0
#52	Parking Lot	---	0	0
#53	Parking Lot	---	0	0
#54	Parking Lot	---	0	0
#55	Parking Lot	---	0	0
#56	Parking Lot	---	0	0
#57	Parking Lot	---	0	0
#58	Parking Lot	---	0	0
#59	Parking Lot	---	0	0
#60	Parking Lot	---	0	0
#61	Parking Lot	---	0	0
#62	Parking Lot	---	0	0
#63	Parking Lot	---	0	0
#64	Parking Lot	---	0	0
#65	Parking Lot	---	0	0
#66	Parking Lot	---	0	0
#67	Parking Lot	---	0	0
#68	Parking Lot	---	0	0
#69	Parking Lot	---	0	0
#70	Parking Lot	---	0	0
#71	Parking Lot	---	0	0
#72	Parking Lot	---	0	0
#73	Parking Lot	---	0	0
#74	Parking Lot	---	0	0
#75	Parking Lot	---	0	0
#76	Parking Lot	---	0	0
#77	Parking Lot	---	0	0
#78	Parking Lot	---	0	0
#79	Parking Lot	---	0	0
#80	Parking Lot	---	0	0
#81	Parking Lot	---	0	0
#82	Parking Lot	---	0	0
#83	Parking Lot	---	0	0
#84	Parking Lot	---	0	0
#85	Parking Lot	---	0	0
#86	Parking Lot	---	0	0
#87	Parking Lot	---	0	0
#88	Parking Lot	---	0	0
#89	Parking Lot	---	0	0
#90	Parking Lot	---	0	0
#91	Parking Lot	---	0	0
#92	Parking Lot	---	0	0
#93	Parking Lot	---	0	0
#94	Parking Lot	---	0	0
#95	Parking Lot	---	0	0
#96	Parking Lot	---	0	0
#97	Parking Lot	---	0	0
#98	Parking Lot	---	0	0
#99	Parking Lot	---	0	0
#100	Parking Lot	---	0	0

STU	Working Unit	Lat (°)	Long (°)	Alt (m)
STU	Working Unit	Lat 1	Long 1	200
STU	Working Unit	Former (College of Engineering)	Long 2	20
STU	Working Unit	Lat 2	Long 3	45
STU	Working Unit	Lat 3	Long 4	17
STU	Working Unit	Lat 4	Long 5	10
STU	Working Unit	Lat 5	Long 6	13
STU	Working Unit	Lat 6	Long 7	18
STU	Working Unit	Lat 7	Long 8	14
STU	Working Unit	Lat 8	Long 9	12
STU	Working Unit	Lat 9	Long 10	10
STU	Working Unit	Lat 10	Long 11	11
STU	Working Unit	Lat 11	Long 12	10
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STU	Working Unit	Lat 13	Long 14	10
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STU	Working Unit	Lat 24	Long 25	10
STU	Working Unit	Lat 25	Long 26	10
STU	Working Unit	Lat 26	Long 27	10
STU	Working Unit	Lat 27	Long 28	10
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STU	Working Unit	Lat 35	Long 36	10
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STU	Working Unit	Lat 37	Long 38	10
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STU	Working Unit	Lat 42	Long 43	10
STU	Working Unit	Lat 43	Long 44	10
STU	Working Unit	Lat 44	Long 45	10
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STU	Working Unit	Lat 47	Long 48	10
STU	Working Unit	Lat 48	Long 49	10
STU	Working Unit	Lat 49	Long 50	10
STU	Working Unit	Lat 50	Long 51	10
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STU	Working Unit	Lat 59	Long 60	10
STU	Working Unit	Lat 60	Long 61	10
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STU	Working Unit	Lat 76	Long 77	10
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STU	Working Unit	Lat 79	Long 80	10
STU	Working Unit	Lat 80	Long 81	10
STU	Working Unit	Lat 81	Long 82	10
STU	Working Unit	Lat 82	Long 83	10
STU	Working Unit	Lat 83	Long 84	10
STU	Working Unit	Lat 84	Long 85	10
STU	Working Unit	Lat 85	Long 86	10
STU	Working Unit	Lat 86	Long 87	10
STU	Working Unit	Lat 87	Long 88	10
STU	Working Unit	Lat 88	Long 89	10
STU	Working Unit	Lat 89	Long 90	10

The report would indicate that the university will have an additional 1.25 spaces compared to the existing on-site parking, however this did not include the on-street parking spaces that have currently been used by students.

diagrams, 1-3, 9-4, and
the working set

It is currently listed as a
rare plant in the area.

res. of general
F.O.D. in this case
age 121. Department of

ing as moving from
M-2, right industrial-
ize. The industrial
4 (around) neighbors too.
central high school and

sequence (2004-2005) is
not available for 2004-2005.

The campus property line
extended southwest, and

spies in numbers of 2000 and
they consider another
"new threat" and

to price. The release of
2-beds are overall
more worth your for

present of the (average) in
a short-term definition



PALMER COLLEGE OF CHIROPRACTIC

July 24, 2017 (Revised 8-7-2017) #2016-120D

PLANNED INSTITUTIONAL DISTRICT APPLICATION

NARRATIVE

Narrative of intent and compatibility with surrounding area. A narrative shall be provided that describes the relationship between the institution and the surrounding area. The narrative at a minimum shall include the following:

- 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 300 faculty and staff. 150 students 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 80-100 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.**



PALMER

College of Chiropractic

April 13, 2017

From: Dr. Dennis Marchiori, Chancellor / CEO

To: Our Davenport Neighbors

RE: Planned Institutional District and Planned Upgrades to our Davenport Campus

Dear Neighbors:

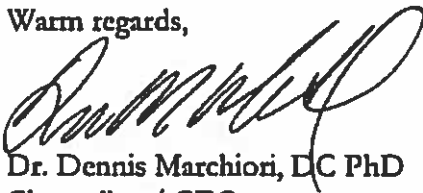
It is an exciting time at Palmer College of Chiropractic in our 120 year history in Davenport. Soon the new R. Richard Bittner Athletic and Recreation Center will open on Palmer Drive and we are making plans for additional ambitious improvements across campus. As the Fountainhead of Chiropractic and the oldest and largest Chiropractic College and Clinic in the world, we are poised to make significant improvements to our campus and want to share our plans with you.

We believe through partnership with the City of Davenport through the Planned Institutional District (PID) process, we can define our campus borders, and plan for long term development of our campus for the benefit of our campus community and the community at large. It is often said that investment follows investment and we believe that through our significant investment in our campus additional investment will be spurred to improve the surrounding neighborhoods.

We invite you to join us at 5:30 p.m. in the Welcome Center of our Academic Health Center located at Brady Street and Palmer Drive for an informative presentation on April 20th. We will be previewing our campus master plan and discussing the upcoming PID process with the City.

We look forward to seeing you next Thursday.

Warm regards,



Dr. Dennis Marchiori, DC PhD
Chancellor / CEO

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – AUGUST 1, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-08: Request of Palmer College of Chiropractic to rezone 38.65 acres, more or less, of property generally located east of Harrison Street, north of East 5th Street, west of Pershing Avenue and South of East 12th Street from “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-O” Office-Shop 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 to “PID” Planned Institutional District. (See attached map)

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday August 1, 2017** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday August 15, 2017. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200-foot notice area or the area being considered must be made in writing (letter or email) to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later than 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Contact the City Case Manager
Ryan Rusnak
Phone: (563) 888-2022 Email: rrusnak@ci.davenport.ia.us

(detach here)

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: _____

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME _____
ADDRESS _____
DATE _____

(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



Property being requested to be rezoned to PID



500 Foot Notification Radius

N



FID	Parcel	Address	Deed1_Name	Deed1_Addr	Deed1_CSZ
1	F0017-02	1222 PERSHING AV	GG HOLDINGS LLC SERIES F PHILLIP MARTINEZ	PO BOX 69	DAVENPORT IA 52805
2	F0017-06	1221 PERSHING AV	ALYESHA MARTINEZ	1221 PERSHING AVE	DAVENPORT IA 52803
3	F0017-15	323 E 13TH ST	REBECCA BREVARD	323 E 13TH ST	DAVENPORT IA 52803
4	F0017-16	327 E 13TH ST	TVC IMPROVEMENTS	1422 FARNAM ST	DAVENPORT IA 52803
5	F0031-14	419 E 11TH ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
6	F0031-16	422 E 10TH ST	SACRED HEART CATHEDRAL BOTCHO TCHADJERI	422 E 10TH ST	DAVENPORT IA 52803
7	F0032-01A	312 E 12TH ST	FADILATOU BOUKARI	312 E 12TH ST	DAVENPORT IA 52803-4430
8	F0032-02A	316 E 12TH ST	LAVON MORROW	316 E 12TH ST	DAVENPORT IA 52803-4430
9	F0032-12	228 E 11TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
10	F0032-15	1101 PERSHING AV	MARK BENISCHEK	1431 W 38TH ST	DAVENPORT IA 52806
11	F0032-22	325 E 12TH ST	DAWN PATTY	325 E 12TH ST	DAVENPORT IA 52803
12	F0032-23	317 E 12TH ST	JAMES HARRINGTON AND WIFE	317 E 12TH ST	DAVENPORT IA 52803
13	F0032-33	224 E 12TH ST	REGIONAL REO ASSETS LLC	PO BOX 75069	TAMPA FL 33675
14	F0032-42	326 E 12TH ST	ROSANNE RESECH	326 E 12TH ST	DAVENPORT IA 52803
15	F0033-13	1028 PERSHING AV	LONG PHUONG COOPERATIVE	PO BOX 4345	DAVENPORT IA 52808
16	F0033-15	1009 PERSHING AV	EDWARD JOHNSON JR	1009 PERSHING AVE	DAVENPORT IA 52803
17	F0034-26	929 IOWA ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
18	F0048-10	814 1/2 PERSHING AV	NGUYEN INC	6201 N MARQUETTE ST	DAVENPORT IA 52806
19	F0048-21	806 IOWA ST	CHARLES CAHILL PATRICIA CAHILL	302 MCCLELLAN BD	DAVENPORT IA 52803
20	G0025-16		PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
21	G0026-16	130 W 12TH ST	SIGMA PHI CHI SORORITY RONALD PERRY	301 SE 3RD ST	ALEDO IL 61231
22	G0038-36C	902 HARRISON ST	BRENDA PERRY	1275 ASH DR	LAYTON UT 84040
23	G0038-40		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 BRADY ST	DAVENPORT IA 52803
24	G0040-06		PALMER COLLEGE	1000 BRADY ST	DAVENPORT IA 52803
25	G0040-24C		PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
26	G0040-43A	911 PERRY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
27	G0041-12	725 PERRY ST	908 BRIDGE COOPERATIVE	1212 E 10TH ST APT 3	DAVENPORT IA 52803
28	G0041-27C	728 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
29	G0043-44A		DAVID DANG	1740 1/2 W 4TH ST	DAVENPORT IA 52802
30	G0043-45A	724 HARRISON ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
31	G0054-17A	307 W 6TH ST	THE SALVATION ARMY	301 W 6TH ST	DAVENPORT IA 52803
32	G0054-40		CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPORT IA 52801
33	G0054-43		CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPORT IA 52801
34	G0055-14A		CITY OF DAVENPORT	FINANCE DIRECTOR	DAVENPORT IA 52801
35	G0055-15	108 110 & 112 W 5TH ST	LOTHROP DEVELOPMENT LLC	108 W 5TH ST APT 10	DAVENPORT IA 52801
36	G0055-17	508 BRADY ST	MIDWEST CHEMICAL INC	510 BRADY ST	DAVENPORT IA 52801
37	G0055-18	514 BRADY ST	A & V HOLDINGS LLC	3717 KATHLEEN WAY	DAVENPORT IA 52807
38	G0055-43A	614 MAIN ST	HALLIGAN MC CABE FUNERAL HOME	614 MAIN ST	DAVENPORT IA 52803
39	G0056-17A	601 BRADY ST	SIX O ONE BRADY CORP.	601 BRADY ST STE 220	DAVENPORT IA 52803
40	F0032-13A	1105 PERSHING AV	CALVIN BOLKEMA DANA LARSON	5805 WISCONSIN AV	DAVENPORT IA 52806
41	F0032-16A	310 E 11TH ST	LYNDA LARSON DANA LARSON	310 E 11TH ST	DAVENPORT IA 52803
42	F0032-16A	310 E 11TH ST	LYNDA LARSON	310 E 11TH ST	DAVENPORT IA 52803
43	F0032-17A	314 E 11TH ST	PV LLC	2714 8TH ST CT	MOLINE IL 61265
44	F0032-18	320 E 11TH ST	INTERFAITH HOUSING LTD	519 TREMONT AVE	DAVENPORT IA 52803
45	F0032-20	1114 IOWA ST	VANESSA MCGINNIS	1102 IOWA ST	DAVENPORT IA 52803
46	F0032-29	221 E 12TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
47	F0032-30	219 E 12TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
48	F0033-01	218 E 9TH ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
49	F0033-17	318 E 10TH ST	GARRETT DEVELOPMENT LLC	3806 FOREST RD	DAVENPORT IA 52807
50	F0033-18	320 E 10TH ST	DEBRA POSEY	320 E 10TH ST	DAVENPORT IA 52803
51	F0033-19	322 E 10TH ST	BARBARA S WEBSTER	322 E 10TH ST	DAVENPORT IA 52803
52	F0033-20	324 E 10TH ST	LAURA ELENA HERNANDEZ ZAVALA	1505 PERSHING AV	DAVENPORT IA 52803
53	F0034-31	402 E 9TH ST	DIANN NICHOLSON DENNIS JUCHTER	402 E 9TH ST	DAVENPORT IA 52803
54	F0048-01D	732 1/2 PERSHING AV	CATHERINE JUCHTER DENNIS JUCHTER	508 8TH AV	DURANT IA 52747
55	F0048-08		CATHERINE JUCHTER	508 8TH AV	DURANT IA 52747
56	F0048-13	826 PERSHING AV	CRAIG RINGGENBERG	1607 W 12TH ST APT 2605	DAVENPORT IA 52804
57	F0048-27	306 E 8 1/2 ST	ADRIENNE DETIEGE RICHARD LEGIER MICHAEL DIBLEY	12 AUGUSTA DR UNIT 2	VERNON NJ 07462-2587
58	F0048-28	825 PERSHING AV	SUSAN DIBLEY	1709 E BRISTOL	ELKHART IN 46514
59	F0049-11	708 PERSHING AV	TIMOTHY LANE	6362 200TH ST	WALCOTT IA 52773
60	G0024-22B	1304 BRADY ST	HOCHGESANG REAL ESTATE LLC	1304 BRADY ST	DAVENPORT IA 52803
61	G0025-01	209 E 13TH ST	GULLICKSON ENTERPRISES LLC	PO BOX 69	DAVENPORT IA 52805
62	G0025-02	1229 PERRY ST	D I PROPERTIES LLC	348 RIVER DR	BETTENDORF IA 52722
63	G0025-14	1132 PERRY ST	PALMER COLLEGE FOUNDATION KENNETH WEDIG	1000 BRADY ST	DAVENPORT IA 52803
64	G0025-22		JOANN WEDIG	1233 GARFIELD CT	DAVENPORT IA 52804
65	G0025-30	1121 BRADY ST	THOMAS NARES	2015 MYRTLE ST	DAVENPORT IA 52804
66	G0026-01	119 W 13TH ST	GRACYCELAND REI SERIES LLC SERIES AA	1411 5TH STREET	COAL VALLEY IL 61240
67	G0026-18	1208 MAIN ST	DELT 100 ALUMNI COUNSEL LLC	2736 W LOMBARD ST	DAVENPORT IA 52804
68	G0038-33	909 RIPLEY ST	ZENAS GROUP LLC KIRK COLEMAN	5151 AUBURN CT	BETTENDORF IA 52722
69	G0038-35	318 W 9TH ST	LIZZIE COLEMAN	318 W 9TH ST	DAVENPORT IA 52803
70	G0040-30		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
71	G0040-36	1039 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
72	G0040-37	1027 PERRY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
73	G0041-08B	809 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
74	G0041-11	727 PERRY ST	MICHAEL MURRELL	727 PERRY ST	DAVENPORT IA 52803
75	G0041-22B		GRAY TELEVISION GROUP INC	4370 PEACHTREET RD NE	ATLANTA GA 30319
76	G0042-25	W 8TH ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
77	G0055-04	619 HARRISON ST	CARRIAGE WORKS LLC	312 W 3RD ST STE 2	DAVENPORT IA 52801
78	G0055-09		NORTHWESTERN BELL TELEPHONE CO	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
79	G0058-13A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
80	G0059-08A	416 HARRISON ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801

81	F0017-01	1218 PERSHING AV	JUAN ENCISO		
82	F0017-04	1226 PERSHING AV	LUCIA CALZADA	1218 PERSHING AV	DAVENPORT IA 52803
83	F0017-04	1226 PERSHING AV	TLM HOLDINGS LLC	313 W 3RD ST	DAVENPORT IA 52801
84	F0017-05	1230 PERSHING AV	KATHLEEN LONGSHORE (contract purchaser)	313 W 3RD ST	DAVENPORT IA 52801
85	F0017-09		TAMARA R H JOHNSON	1230 PERSHING AVE	DAVENPORT IA 52803
86	F0031-29	1125 IOWA ST	TAMARA R H JOHNSON	1230 PERSHING AVE	DAVENPORT IA 52803
87	F0032-11	220 E 11TH ST	BRENDA GREENE	2920 HARRISON ST	DAVENPORT IA 52803
88	F0032-35	1211 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
89	F0048-34	307 E 9TH ST	FIRST FINANCIAL GROUP LC	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
90	F0048-35	829 PERSHING AV	ANDREW WOLD INVESTMENTS LLC	3320 W HARBOR DR	BETTENDORF IA 52722
91	F0049-10A		MICHAEL WALTER	376 210TH ST	TIPTON IA 52772
92	G0024-01	1302 PERRY ST	TIMOTHY LANE	6362 200TH ST	WALCOTT IA 52773
93	G0025-05	206 E 12TH ST	ST JOHN'S UNITED METHODIST CHURCH	109 E 14TH ST	DAVENPORT IA 52803
			LAWRENCE SMITH	PO BOX 431	DAVENPORT IA 52805
			KEVIN O'CONNELL		
94	G0025-18	1206 PERRY ST	ETIE O'CONNELL	3294 TERRACE DR	ROCK ISLAND IL 61201
95	G0025-19	1212 PERRY ST	CHRISTOPHER WYLIE	1212 PERRY ST	DAVENPORT IA 52803
			TOWNSQUARE MEDIA QUAD CITIES LLC		
96	G0025-25A		C/O TOWNSQUARE RADIO LLC	240 GREENWHICH AVE	GREENWICH CT 06830
97	G0025-27	1139 BRADY ST	ARTHUR J JOHNSON FAMILY LP	1305 12TH AV	ROCK FALLS IL 61071
98	G0026-17	124 W 12TH ST	BOTH MANAGEMENT INC	500 EAST HOARTIO AV STE 5	MAITLAND FL 32751
99	G0038-43		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 BRADY ST	DAVENPORT IA 52803
100	G0040-04		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
101	G0040-17	1001 BRADY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
102	G0040-25		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
103	G0041-25C	741 BRADY ST	PALMER COLLEGE OF CHIROPRACTIC	1000 BRADY ST	DAVENPORT IA 52803
104	G0042-03A	732 BRADY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
105	G0042-11	719 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
106	G0043-05		SCOTT COUNTY	600 W 4TH ST	DAVENPORT IA 52801
			WILBORN RENZIEL		
107	G0043-22	828 RIPLEY ST	SHIRL KAY BELL	828 RIPLEY ST	DAVENPORT IA 52803
108	G0043-30		UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
109	G0054-21	526 RIPLEY ST	H-I-S PROPERTIES LLC	19208 E 40TH ST	COAL VALLEY IL 61240
110	G0054-39	W 5TH ST	KELCHA INC	2938 E 41ST ST CT	DAVENPORT IA 52807
111	G0054-41		CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPORT IA 52801
112	G0054-42		CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPORT IA 52801
113	G0055-07		AT&T COMMUNICATIONS	PO BOX 7207	BEDMINSTER NJ 07921-7207
114	G0055-10	220 W 5TH ST	CONNIE J RASHID TRUST	609 27TH ST	BETTENDORF IA 52722
115	G0055-11	218 W 5TH ST	REEMTSMA ENTERPRISES INC	218 W 5TH ST	DAVENPORT IA 52801
116	G0055-12	508 MAIN ST	NORTHWESTERN BELL TELEPHONE	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
117	G0055-13	508 MAIN ST	NORTHWESTERN BELL TELEPHONE	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
			BIG BROTHERS BIG SISTERS		
118	G0055-14B	130 W 5TH ST	OF THE QUAD CITIES	130 W 5TH ST	DAVENPORT IA 52801
119	G0055-19	520 BRADY ST	RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD #201	FAYETTE LA 70508
120	G0055-24	115 W 7TH ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
121	G0055-44		AT&T COMMUNICATIONS	PO BOX 7207	BEDMINSTER NJ 07921-7207
122	F0017-12	232 E 13TH ST	ROBERT CLAYTON	232 E 13TH ST	DAVENPORT IA 52803
			WESTMARLAN LLC SERIES C		
123	F0017-19	318 E 13TH ST	LARRY L MAYES	P O BOX 99	DAVENPORT IA 52805
			ANTHONY NELSON		
124	F0017-20	314 E 13TH ST	DENISE NELSON	652 W 64TH ST	DAVENPORT IA 52806
125	F0017-21	310 E 13TH ST	OHP 1 LC	2920 HARRISON ST	DAVENPORT IA 52803
126	F0017-21	310 E 13TH ST	TONYA YATES (Contract Purchaser)	2920 HARRISON ST	DAVENPORT IA 52803
127	F0017-22	302 E 13TH ST	JOEL LIMBURG	821 E 10TH ST	DAVENPORT IA 52803-5613
128	F0031-31	402 E 12TH ST	JEREMIAH SMITH	1717 JUDSON ST	DAVENPORT IA 52803
129	F0032-21	1120 IOWA ST	MARCARIA VARGAS LOPEZ	1233 W 7TH ST	DAVENPORT IA 52802
130	F0033-09	1012 PERSHING AV	PALMER CHIROPRACTIC UNIVERSITY	1000 BRADY ST	DAVENPORT IA 52803
131	F0033-14	1025 PERSHING AVE	TYJOD LLC	16 WOOLEY RD	ROCK ISLAND IL 61201
			MICHAEL C MCDONALD		
132	F0034-29	913 IOWA ST	MARGARET MCDONALD	913 IOWA ST	DAVENPORT IA 52803
133	F0048-31A	320 E 8 1/2 ST	MARY JOYNER	323 E 9TH ST	DAVENPORT IA 52803
134	F0049-03	618 PERSHING AV	MIKE TYSON	618 PERSHING AV	DAVENPORT IA 52803
135	F0049-05B	628 PERSHING AV	HUMILITY OF MARY HOUSING INC	3805 MISSISSIPPI AVE	DAVENPORT IA 52807
136	F0049-07	221 E 7TH ST	AMERICAN INDUSTRIAL DOOR CO	629 PERRY ST	DAVENPORT IA 52803
137	F0049-10	704 PERSHING AV	TIMOTHY LANE	6362 200TH ST	WALCOTT IA 52773
138	G0024-22A	110 W 13TH ST	REDBAND PROPERTIES LLC	110 W 13TH ST	DAVENPORT IA 52803
			HENRY P VARGAS, TRUSTEE		
139	G0024-42		LUCY VARGAS, TRUSTEE	517 E CENTRAL PARK AV	DAVENPORT IA 52803
			THINATOS LLC		
140	G0025-06	215 E 12TH ST	TOM BAKERIS	205 E RUSHOLME ST	DAVENPORT IA 52803
141	G0025-07		PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
142	G0025-08	1117 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
143	G0025-11	216 E 11TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
144	G0025-31	1119 BRADY ST	ANNETTE NARES	927 W 48TH ST	DAVENPORT IA 52806
			MICHAEL INGLEBY		
145	G0025-32	1202 BRADY ST	JON SCOTT RYDER II	818 GRAND CT	DAVENPORT IA 52803
146	G0025-39	110 W 12TH ST	GORDON BATES	110 W 12TH ST	DAVENPORT IA 52803
147	G0039-01A	1000 BRADY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
148	G0039-03	121 W 12TH ST	TRINITY PARISH DAVENPORT IA	121 W 12TH ST	DAVENPORT IA 52803
149	G0040-05		PALMER COLLEGE	1000 BRADY ST	DAVENPORT IA 52803
150	G0040-40	1015 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY	1000 BRADY ST	DAVENPORT IA 52803
151	G0042-04A	742 BRADY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
152	G0042-09		IPALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
153	G0042-15	704 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
154	G0042-16	MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
155	G0043-32		UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
156	G0043-33		UNITED NEIGHBORS	808 HARRISON ST	DAVENPORT IA 52803
157	G0054-15	518 HARRISON ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
158	G0054-37	330 W 5TH ST	KELCHA INC	2938 E 41ST ST CT	DAVENPORT IA 52807
159	G0054-38	W 5TH ST	KELCHA INC	2938 E 41ST ST CT	DAVENPORT IA 52807
160	G0055-22A	703 HARRISON ST	RICHARD R GRAVERT LLC	703 HARRISON ST	DAVENPORT IA 52803
161	G0056-22	629 PERRY ST	DEVORE CONSTRUCTION CO	629 PERRY ST	DAVENPORT IA 52803
162	F0048-33A	315 E 9TH ST	SANDRA J CLINE	720 E LOCUST ST	DAVENPORT IA 52803

163	F0017-08A	1229 PERSHING AV	HECTOR DURAN		
164	F0033-07	218 E 10TH ST	MARIA DURAN	1229 PERSHING AV	DAVENPORT IA 52803
165	F0033-08	222 E 10TH ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
166	F0033-16	312 E 10TH ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
167	F0034-27	921 IOWA ST	EDWARD JOHNSON JR	1009 PERSHING AV	DAVENPORT IA 52803
168	F0034-27	921 IOWA ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
169	F0034-28	917 IOWA ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
			ISLAND PROPERTIES LLC	PO BOX 3953	DAVENPORT IA 52808
			SHARONSTOKES		
170	F0047-13	821 IOWA ST	HERMAN GOODWIN	825 IOWA ST	DAVENPORT IA 52803
171	F0048-03A		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 N BRADY ST	DAVENPORT IA 52803
172	F0048-12	822 PERSHING AV	NEIGHBORHOOD HOUSING SERVICES	710 CHARLOTTE ST	DAVENPORT IA 52803
173	F0048-12	822 PERSHING AV	LEROY CARR (Contract Purchaser)	822 PERSHING AVE	DAVENPORT IA 52803
174	F0048-14	318 E 7TH ST	DAVENPORT COMMUNITY SCHOOL DISTRICT	1002 W KIMBERLY RD	DAVENPORT IA 52806
			ROBERT ANDREW		
175	F0048-20	802 IOWA ST	MARY ANN FRANCES ANDREW	2144 10TH ST PL	EAST MOLINE IL 61244
176	F0048-25	318 E 8 1/2 ST	ALICE WIEMKEN	318 E 8 1/2 ST	DAVENPORT IA 52803
			HENRY VARGAS		
177	G0024-41	1301 PERRY ST	LUCY VARGAS	517 E CENTRAL PARK AV	DAVENPORT IA 52803
178	G0025-09	1111 PERRY ST	S & H RENTAL PROPERTIES II LLC	1543 W 36TH ST	DAVENPORT IA 52806
179	G0025-10	208 E 11TH ST	S & H RENTAL PROPERTIES LLC	1543 W 36TH ST	DAVENPORT IA 52806
180	G0025-15	1138 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
			KOSSI FAGLA		
181	G0025-20	1218 N PERRY ST	AMESSOUWOE AGBENONSI	1218 N PERRY ST	DAVENPORT IA 52803
182	G0025-33	1210 BRADY ST	RICHARD R GRAVERT LLC	4519 CANTERBURY LN	DAVENPORT IA 52806
183	G0025-37	1226 BRADY ST	MIDWEST PROPERTY HOLDINGS LC	501 S OAK LN	BLUE GRASS IA 52726
184	G0025-38		MIDWEST PROPERTY HOLDINGS LC	501 S OAK LN	BLUE GRASS IA 52726
185	G0026-02	127 W 13TH ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
186	G0026-03	133 W 13TH ST	BRAVO PROPERTIES LLC	4555 UTICA RIDGE RD	BETTENDORF IA 52722
187	G0038-44		DAVENPORT COMMUNITY SCHOOLS DISTRICT	1606 BRADY ST	DAVENPORT IA 52803
188	G0040-01	1115 BRADY ST	THOMAS ERICKSON	1703 BRADY ST	DAVENPORT IA 52803
189	G0040-16A	1005 BRADY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
190	G0040-42	1003 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
191	G0041-27B	723 BRADY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
192	G0041-29	705 BRADY ST	AMERICAN PENSION SERVICES FUB	1275 ASH DR	LAYTON UT 84040
193	G0042-19	724 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
194	G0043-29	821 RIPLEY ST	UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
195	G0043-37B	808 HARRISON ST	UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
			PETER MAGEE		
196	G0054-07	412 W 6TH ST	GEOFF HASTING	412 W 6TH ST	DAVENPORT IA 52803
197	G0054-09	633 RIPLEY ST	CHRISTINA BUCKSBAUM	3815 128TH ST	URBAN DALE IA 50323
			STEVEN E BARTHOLOMEW		
198	G0054-11	615 RIPLEY ST	SARA BARTHOLOMEW	615 RIPLEY ST	DAVENPORT IA 52803
199	G0054-19A	321 W 6TH ST	TERRY GENZ	321 W 6TH ST	DAVENPORT IA 52803
200	G0054-19A	321 W 6TH ST	TERRY GENZ	321 W 6TH ST	DAVENPORT IA 52803
201	G0054-36	515 RIPLEY ST & 509	P & D RENTALS LLC	5939 DAYTON CORNER B ST	COLONA IL 61241
202	G0055-16	502 BRADY ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
203	G0055-31		RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
204	G0055-32A		IRR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
205	G0056-19	208 E 6TH ST	MORGEN SCROGGINS	208 E 6TH ST	DAVENPORT IA 52803
			TED BRECKENFELDER		
206	F0017-06A		HERBERT SCHULTZ JR	2900 BARCELONA TER	BETTENDORF IA 52722
			WILLETTE MARTIN		
207	F0017-07	1225 PERSHING AV	ALENA WILLETTE	1225 PERSHING AV	DAVENPORT IA 52803
			MARNA MORETTI		
208	F0031-28	1129 IOWA ST	RYAN GOODWIN	1129 IOWA ST	DAVENPORT IA 52803
209	F0032-02	329 E 11TH ST	S & J REALTY	6480 131ST ST	BLUE GRASS IA 52726
210	F0032-03	327 E 11TH ST	DARLENE DEBOER	1431 W 17TH ST	DAVENPORT IA 52804
211	F0032-04	323 E 11TH ST	PATRICK NEWHOUSE	7 VISTA CT	DAVENPORT IA 52807
212	F0032-05	319 E 11TH ST	ANTHONY & JACQUILINE REYNOLDS REVOCABLE TRST	935 S OHIO AVE	DAVENPORT IA 52802
213	F0032-06	313 E 11TH ST	ANTHONY & JACQUILINE REYNOLDS REVOCABLE TRST	935 S OHIO AVE	DAVENPORT IA 52802
214	F0032-07	309 E 11TH ST	DOROTHY TRIER	1501 WILLOW ST	PEKIN IL 61554
215	F0032-08	307 E 11TH ST	TWIN OAK PROPERTIES LLC	5218 NW 78TH WAY	KANSAS CITY MO 64151
216	F0032-09	303 E 11TH ST	JEFFREY NESBITT	11 RIVERVIEW PARK DR	BETTENDORF IA 52722
217	F0032-19	1102 IOWA ST	VANESSA MCGINNIS	1102 IOWA ST	DAVENPORT IA 52803
218	F0032-26	1118 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
219	F0032-28B	225 E 12TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
220	F0033-03	904 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803-5214
221	F0033-11	1018 PERSHING AV	PALMER CHIROPRACTIC UNIVERSITY	1000 BRADY ST	DAVENPORT IA 52803
222	F0033-21	321 E 10TH ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
223	F0048-09B	806 PERSHING AV	HARVANER BERRY	3625 MISSISSIPPI AVE	DAVENPORT IA 52807
224	F0048-15	304 E 8TH ST	R & J YADDOF TRUST	4034 W 60TH ST	DAVENPORT IA 52806
			CHRISTINE YADDOF (Contract Purchaser)		
225	F0048-15	304 E 8TH ST	JUSTIN YADDOF (Contract Purchaser)	852 STONEBRIDGE CR	ELDRIDGE IA 52748
226	F0048-16	306 E 8TH ST	R & J YADDOF TRUST	4034 W 60TH ST	DAVENPORT IA 52806
			CHRISTINE YADDOF (Contract Purchaser)		
227	F0048-16	306 E 8TH ST	JUSTIN YADDOF (Contract Purchaser)	852 STONEBRIDGE CR	ELDRIDGE IA 52748
228	F0048-17	314 E 8TH ST	R & J YADDOF TRUST	4034 W 60TH ST	DAVENPORT IA 52806
			CHRISTINE YADDOF (Contract Purchaser)		
229	F0048-17	314 E 8TH ST	JUSTIN YADDOF (Contract Purchaser)	852 STONEBRIDGE CR	ELDRIDGE IA 52748
230	F0064-20A	521 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
231	G0025-28	1129 BRADY ST	AHMAD FARRAJ	1129 BRADY ST	DAVENPORT IA 52803
			ABDALHADI MATAR		
232	G0025-34	1218 BRADY ST	HAIFA MATAR	4350 APPLE VALLEY DR	BETTENDORF IA 52722
233	G0040-18		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
234	G0040-38		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
235	G0040-39	1019 PERRY ST	HIRSTEIN GULASY PROPERTIES LLC	2809 E 44TH ST	DAVENPORT IA 52807
236	G0041-09	809 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
237	G0041-10	739 PERRY ST	PERRY STREET COOPERATIVE	1740 JERSEY RIDGE RD	DAVENPORT IA 52803
238	G0041-14	709 PERRY ST	JTL REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
239	G0041-30	701 BRADY ST	PHH MORTGAGE CORPORATION	ONE MORTGAGE WAY MS-SV01	MT LAUREL NJ 08054
240	G0042-22	734 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
241	G0042-24	748 MAIN ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803

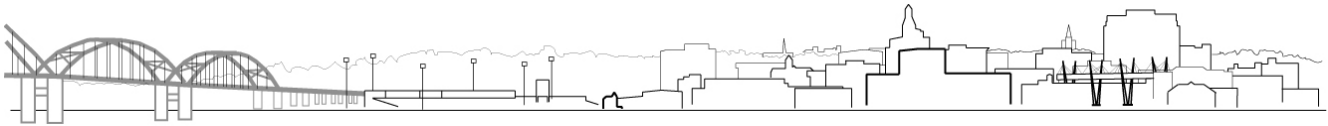
242	G0043-38E	321 W 8TH ST	PARMENAS BENEVOLENT ASSOCIATION INC TRACY LAWSON	321 W 8TH ST	DAVENPORT IA 52803
243	G0043-41B	703 N RIPLEY ST	CHRISTOPHER LAWSON	703 N RIPLEY ST	DAVENPORT IA 52803
244	G0054-20	517 RIPLEY ST	REDEVELOPMNET GROUP GATEWAY	732 GAINES ST	DAVENPORT IA 52803
245	G0055-22B	625 N HARRISON ST	PALMER COLLEGE FOUNDATION SEVENTH JUDICIAL DISTRICT	1000 BRADY ST	DAVENPORT IA 52803
246	G0055-22C		DEPT OF CORRECTIONAL SERVICES SEVENTH JUDICIAL DISTRICT	605 MAIN ST	DAVENPORT IA 52801
247	G0055-25	605 MAIN ST	DEPT OF CORRECTIONAL SERVICES	605 MAIN ST	DAVENPORT IA 52801
248	G0055-47	528 MAIN ST	NORTHWESTERN BELL TELEPHONE	1801 CALIFORNIA ST #2500	DENVER CO 80202
249	F0017-03	1224 PERSHING AV	TLM HOLDINGS LLC	313 W 3RD ST	DAVENPORT IA 52801
250	F0017-03	1224 PERSHING AV	KATHLEEN LONGSHORE RAMENO RAFAEL CALZADA	2350 FARNAM ST	DAVENPORT IA 52803
251	F0017-13A	311 E 13TH ST	MARIA DEL REFUGIO CALZADA	311 E 13TH ST	DAVENPORT IA 52803
252	F0017-14	317 E 13TH ST	LLC OHP 5	2920 HARRISON ST	DAVENPORT IA 52803
253	F0031-30	1119 IOWA ST	264 B & V PARTNERS LLC MARK ARNOULD	2490 HEATHER GLEN AV	BETTENDORF IA 52722
254	F0032-24	315 E 12TH ST	KATHE WATSON-ARNOULD	315 E 12TH ST	DAVENPORT IA 52803
255	F0032-25	1125 PERSHING AV	LTJ REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
256	F0032-27	1124 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
257	F0032-37	1203 PERSHING AV	INDWELLER LLC	4524 39TH AVE	ROCK ISLAND IL 61201
258	F0032-41	322 E 12TH ST	TERESA CARLTON JEFFREY JACKSON	322 E 12TH ST	DAVENPORT IA 52803
259	F0032-43	1204 IOWA ST	SUZANNE JACKSON	1204 IOWA ST	DAVENPORT IA 52803
260	F0033-02	902 PERSHING AV	PALMER COLLEGE FOUNDATION	902 PERSHING AV	DAVENPORT IA 52803
261	F0033-05	908 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
262	F0033-06	217 E 10TH ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
263	F0033-10	1014 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
264	F0033-28	310 E 9TH ST	JTL REAL ESTATE HOLDING COMPANY LLC RONALD HANSON	PO BOX 4469	DAVENPORT IA 52808
265	F0033-29	314 E 9TH ST	TASHA HANSON	314 E 9TH ST	DAVENPORT IA 52803
266	F0033-30	318 E 9TH ST	JOE ERENBERGER	348 ISLAND AV	EAST MOLINE IL 61244
267	F0033-31	322 E 9TH ST	TABITHA RAWLS	322 E 9TH ST	DAVENPORT IA 52803
268	F0033-32A	908 IOWA ST	CITY OF DAVENPORT DONALD STREAT	226 W 4TH ST	DAVENPORT IA 52801
269	F0034-30	909 IOWA ST	EDNA STREAT	909 IOWA ST	DAVENPORT IA 52803
270	F0048-02		DAVENPORT COMMUNITY SCHOOL DISTRICT DENNIS JUCHTER	1002 W KIMBERLY RD	DAVENPORT IA 52806
271	F0048-07	802 PERSHING AV	CATHERINE JUCHTER	508 8TH AV	DURANT IA 52747
272	F0049-16	722 PERSHING AV	MC PROPERTIES LLC KATHRYN DENHOLM	6362 200TH ST	WALCOTT IA 52773
273	G0025-03	1225 PERRY ST	JOHN DENHOLM	218 OAK ST	MANISTIQUE MI 49854
274	G0025-17	130 E 12TH ST	DARRELL S TURNER DIVERS INVEST	401 N MARQUETTE ST	DAVENPORT IA 52802-1310
275	G0025-21	1224 PERRY ST	DANIEL REED	955 S CONCORD ST	DAVENPORT IA 52802
276	G0025-23	119 E 13TH ST	BRIAN BLOODSWORTH TOWNSQUARE MEDIA QUAD CITIES LLC	119 E 13TH ST	DAVENPORT IA 52803
277	G0025-24A		C/O TOWNSQUARE RADIO LLC CHARLES VAN FOSSEN	240 GREENWHICH AVE	GREENWICH CT 06830
278	G0038-32	917 RIPLEY ST	MARGARET VAN FOSSEN JOE ERENBERGER	675 S UTAH AVE	DAVENPORT IA 52804
279	G0038-41	918 HARRISON ST	LYDIA WIESE	230 W 3RD ST STE 218	DAVENPORT IA 52801
280	G0039-12A	1120 MAIN ST	DAVENPORT COMMUNITY SCHOOL DISTRICT	1002 W KIMBERLY RD	DAVENPORT IA 52806
281	G0040-41		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
282	G0041-13	721 PERRY ST	BELLA VENTURA PROPERTIES LLC	PO BOX 579	SEAL BEACH CA 90740
283	G0042-21	MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
284	G0043-28	825 RIPLEY ST	MARVELL STEVERSON AND WIFE	825 N RIPLEY ST	DAVENPORT IA 52803-5029
285	G0043-31		MICHAEL PRACHT TYRONE ORR	2228 WESTERN AV	DAVENPORT IA 52803
286	G0055-06A	HARRISON ST	LESLIE ORR	P O BOX 3853	DAVENPORT IA 52808
287	G0055-08	226 W 5TH ST	NORTHWESTERN BELL TELEPHONE CO	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
288	G0055-20	BRADY STREET	RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
289	G0055-45		AT&T COMMUNICATIONS	PO BOX 7207	BEDMINSTER NJ 07921-7207
290	F0017-10		DEBBRA BROWN	228 E 13TH ST	DAVENPORT IA 52803
291	F0017-11		DEBBRA BROWN	228 E 13TH ST	DAVENPORT IA 52803
292	F0031-13	422 E 10TH ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
293	F0032-10	1044 PERSHING AV	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION MARISELA LAGUNAS CANTERO	1000 BRADY ST	DAVENPORT IA 52803
294	F0032-36	1207 PERSHING AV	HERNANDEZ RIOS MANUEL CALVIN CLEVENGAR	1207 PERSHING AVE	DAVENPORT IA 52803
295	F0033-25	911 PERSHING AV	TERRANCE POSEY	1015 7TH ST	COLONA IL 61241
296	F0033-26A	907 PERSHING AV	ROSANNE MOHR	4340 RIDGEWOOD CT	DAVENPORT IA 52807
297	F0047-12	825 IOWA ST	HERMAN GOODWIN	825 IOWA ST	DAVENPORT IA 52803
298	F0048-18	320 E 8TH ST	CLAUDIO KURSCHAT	1226 LECLAIRE ST	DAVENPORT IA 52803-4448
299	F0048-19	322 E 8TH ST	ANTHONY THRELKELD CHARLES CAHILL	3625 MISSISSIPPI AVE	DAVENPORT IA 52807
300	F0048-22		PATRICIA CAHILL	1229 36TH ST	ROCK ISLAND IL 61201-3047
301	F0048-26	308 E 8 1/2 ST	FRANESCO SANTILLAN	4451 9TH ST CT	MOLINE IL 61244
302	F0049-18	625 PERSHING AV	MARCIA SIEBERE	625 PERSHING AV	DAVENPORT IA 52803
303	F0049-19C	621 PERSHING AV	QUIET CAPITAL LLC	2035 BRIDGE AVE STE 202	DAVENPORT IA 52803
304	G0025-26	1205 BRADY ST	ERIKSEN'S CORNER LLC	415 CARDINAL DR	ELIZABETHTOWN KY 42701
305	G0038-34		KIRK COLEMAN	318 W 9TH ST	DAVENPORT IA 52803
306	G0038-36B		CITY OF DAVENPORT JOSEPH ERENBERGER	226 W 4TH ST	DAVENPORT IA 52801
307	G0038-39	910 HARRISON ST	LYDIA ERENBERGER	230 W 3RD ST STE 216	DAVENPORT IA 52801
308	G0038-42	920 HARRISON ST	DAVENPORT COMMUNITY SCHOOL DIS	1606 BRADY ST	DAVENPORT IA 52803
309	G0040-02		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
310	G0040-21A	914 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
311	G0040-31	118 E 11TH ST	HIRSTEIN PROPERTIES LLC	2809 E 44TH ST	DAVENPORT IA 52807-1584
312	G0040-35		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
313	G0041-15	705 PERRY ST	HIRSTEIN GULASY PROPERTIES LLC	2809 E 44TH ST	DAVENPORT IA 52807
314	G0041-16	214 E 7TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
315	G0041-24	805 BRADY ST	GRAY TELEVISION GROUP INC	4370 PEACHTREET ROAD NE	ATLANTA GA 30319
316	G0041-27D	711 BRADY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803

317	G0042-10	723 MAIN ST	KAPPA CHI PI	P.C.C. BOX 777	DAVENPORT IA 52803
318	G0042-13	705 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
319	G0042-14	122 W 7TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
320	G0042-17	MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
321	G0042-46	705 HARRISON ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION JOSE MANUEL MARCELENO	1000 BRADY ST	DAVENPORT IA 52803
322	G0043-06	716 RIPLEY ST	MICHELLE MARCELENO	417 W 16TH ST	DAVENPORT IA 52803
323	G0043-21	820 RIPLEY ST	MICHAEL O RASCHER ANDREA RASCHER WILBORN RENZIEL	820 RIPLEY ST	DAVENPORT IA 52803
324	G0043-23		SHIRL KAY BELL	828 RIPLEY ST	DAVENPORT IA 52803
325	G0043-27	829 RIPLEY ST	LLTJ ENTERPRISES LLC RED BOX DWELL INC	13974 194TH LANE NW	ELK RIVER MN 55330
326	G0054-13A	602 N HARRISON ST	BRET SCHRICKER THINATOS LLC	602 N HARRISON ST	DAVENPORT IA 52803-5216
327	G0056-12	126 E 6TH ST	TOM BAKERIS	205 E RUSHOLME ST	DAVENPORT IA 52803
328	G0056-18A	116 E 6TH ST	BARBARA MANESS JERMOE MERRICK	116 E 6TH ST	DAVENPORT IA 52803
329	G0056-24A	611 PERRY ST	RAMONA MERRICK	3518 ECIPSE CR	DUBUQUE IA 52003
330	F0032-01	1016 IOWA ST	S & J REALTY GLEN HUMES	6480 131ST ST	BLUE GRASS IA 52726
331	F0032-14	1103 PERSHING AV	PATRICIA ANN ROACHE GREGORY PEACOCK	1103 PERSHING AV	DAVENPORT IA 52803
332	F0032-31	218 E 12TH ST	KAREN PEACOCK	1205 52ND ST	MOLINE IL 61265
333	F0032-32	222 E 12TH ST	ISLAND PROPERTIES LLC	PO BOX 3953	DAVENPORT IA 52808
334	F0032-34	1212 PERSHING AV	ALENA WILLETTE	1645 SPAULDING RD	BARTLETT IL 60103
335	F0033-04	906 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
336	F0033-22	311 E 10TH ST	LONG PHUONG COOPERATIVE	PO BOX 4345	DAVENPORT IA 52808
337	F0033-23	921 PERSHING AV	LONG PHUONG COOPERATIVE	PO BOX 4345	DAVENPORT IA 52808
338	F0033-27	903 PERSHING AV	JEFFREY GORDON	903 PERSHING AVE	DAVENPORT IA 52803
339	F0047-11	827 IOWA ST	HERMAN GOODWIN	825 IOWA ST	DAVENPORT IA 52803
340	F0048-01C		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 N BRADY ST	DAVENPORT IA 52803
341	F0048-11	816 PERSHING AV	NGUYEN INC	6201 N MARQUETTE ST	DAVENPORT IA 52806-2068
342	F0048-29	818 IOWA ST	MARY JOINER	323 E 9TH ST	DAVENPORT IA 52803
343	F0048-30	323 E 9TH ST	MARY JOYNER MATTHEW BURNS	323 E 9TH ST	DAVENPORT IA 52803
344	F0049-01A	224 E 6TH ST	KARIN HUFFMAN BURNS	224 E 6TH ST	DAVENPORT IA 52803
345	F0049-08	218 E 7TH ST	WILLIE CAUTHEN JR	8456 SAILING LOOP	BRADENTON FL 34202
346	F0049-09	224 E 7TH ST	LIVING OUR DREAMS LLC	14631 FERN AV	DAVENPORT IA 52804
347	F0049-12	712 PERSHING AV	BRENDA RATLIFF	712 PERSHING AV	DAVENPORT IA 52803
348	F0049-17A	724 PERSHING AV	TIMOTHY LANE	6362 200TH ST	WALCOTT IA 52773
349	G0024-40		TLM HOLDINGS LLC	313 W 3RD ST	DAVENPORT IA 52801
350	G0024-40		KATHLEEN LONGSHORE (contract purchaser)	2350 FARNAM ST	DAVENPORT IA 52803
351	G0025-04	1219 PERRY ST	ETIE O'CONNELL DANIEL RICHARDSON	15457 MEHERRIN DR	CENTREVILLE VA 20120
352	G0025-13	1126 PERRY ST	BARBARA RICHARDSON	6170 SHADOWBROOK DR	BETTENDORF IA 52722
353	G0025-29	1123 BRADY ST	THOMAS NARES	2015 MYRTLE ST	DAVENPORT IA 52804
354	G0038-38	908 HARRISON ST	D I PROPERTIES LLC	348 RIVER DR	BETTENDORF IA 52722
355	G0040-03	1101 BRADY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
356	G0040-19	912 PERRY ST	PALMER COLLEGE OF CHIROPRACTIC RONALD PERRY	1000 BRADY ST	DAVENPORT IA 52803
357	G0041-28	707 BRADY ST	BRENDA PERRY	1275 ASH DR	LAYTON UT 84040
358	G0042-02	722 BRADY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
359	G0042-20	MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
360	G0042-45A	HARRISON ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
361	G0043-08	401 W 8TH ST	RITA HOLCOMB	401 W 8TH ST	DAVENPORT IA 52803
362	G0043-34		UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
363	G0043-35		UNITED NEIGHBORS INC STEPHEN BRENNER	PO BOX 3703	DAVENPORT IA 52802
364	G0043-36		CAROL BRENNER	2103 DORCHESTER CT	DAVENPORT IA 52807
365	G0055-03	623 HARRISON ST	CARRIAGE WORKS LLC TYRONE ORR	312 W 3RD ST STE 2	DAVENPORT IA 52801
366	G0055-06B	HARRISON ST	LESLIE ORR	P O BOX 3853	DAVENPORT IA 52808
367	G0056-07A	520 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
368	G0056-20	212 E 6TH ST	LICANDRO MANAGEMENT LLC MATTHEW BURNS	4545 ASPEN HILLS CR	BETTENDORF IA 52722
369	G0056-21		KARIN BURNS	224 E 6TH ST	DAVENPORT IA 52803
370	G0056-23A	613 PERRY ST	PALMER COLLEGE FOUNDATION ROBERT RINDERKNECHT	1000 BRADY ST	DAVENPORT IA 52803
371	F0049-15	718 PERSHING AV	RANDY FORSYTHE	718 PERSHING AV	DAVENPORT IA 52803
372	F0049-49A		W G Z CORPORATION	PO BOX 934	BLUE JAY CA 92317-0934
373	G0024-04C	109 E 14TH ST	ST JOHN'S UNITED METHODIST CHURCH	109 E 14TH ST	DAVENPORT IA 52803
374	G0041-17	702 PERRY ST	DAY TRAIN LLC	702 PERRY ST	DAVENPORT IA 52803
375	G0042-01B	708 BRADY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
376	G0042-12	715 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
377	G0042-18	718 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
378	G0042-23	738 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
379	G0043-07	718 RIPLEY ST	GATEWAY REDEVELOPMENT GROUP	732 GAINES ST	DAVENPORT IA 52802
380	G0043-20	406 W 8TH ST	CHRISTINA NALL GOLD COAST & HAMBURG HISTORIC	406 W 8TH ST	DAVENPORT IA 52803-5004
381	G0043-38D		DIST ASSOC ATTN PJ SLOBOJAN	PO BOX 4904	DAVENPORT IA 52808
382	G0043-42A	704 HARRISON ST	L & L GUTTERING SERVICE DAVID LAROQUE	704 HARRISON ST	DAVENPORT IA 52803
383	G0054-08	628 RIPLEY ST	MONICA LAROQUE	628 RIPLEY ST	DAVENPORT IA 52803
384	G0054-10A		GRANDVIEW COOPERATIVE	816 20TH ST	ROCK ISLAND IL 61201
385	G0054-10B	627 RIPLEY ST	GRANDVIEW COOPERATIVE	816 20TH ST	ROCK ISLAND IL 61201
386	G0054-14	628 HARRISON ST	MERLE L BOETTCHER REVOCABLE TRUST	630 HARRISON ST	DAVENPORT IA 52803
387	G0055-35A		RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
388	G0055-46		AT&T COMMUNICATIONS	PO BOX 7207	BEDMINSTER NJ 07921-7207
389	G0056-07B	BRADY STREET	SIX O ONE CORP	601 BRADY ST	DAVENPORT IA 52803
390	G0056-13	620 PERRY ST	JTL REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
391	G0056-15B	111 E 7TH ST	JTL REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
392	G0056-16A	617 BRADY ST	PRECISION DENTAL DESIGNS LLC	617 BRADY ST	DAVENPORT IA 52803

393	G0055-48		RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
394	G0056A01		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
395	G0056A02	501 BRADY ST	501 BRADY ASSOCIATES LP	3408 WOODLAND AV STE 504	WEST DES MOINES IA 50266
			HENRY P VARGAS TRUSTEE		
396	F0049-20	613 PERSHING AV	LUCY VARGAS, TRUSTEE	517 E CENTRAL PARK AV	DAVENPORT IA 52803
			HENRY P VARGAS TRUSTEE		
397	F0049-21	302 E 6TH ST	LUCY VARGAS, TRUSTEE	517 E CENTRAL PARK AV	DAVENPORT IA 52803
			HENRY P VARGAS TRUSTEE		
398	F0049-23		LUCY VARGAS, TRUSTEE	517 E CENTRAL PARK AV	DAVENPORT IA 52803
399	F0049-32A	321 E 7TH ST	MCDONNELL & ASSOCIATES INC	422 PERSHING AV	DAVENPORT IA 52801
400	F0050-10	402 E 6TH ST	DARRELL TURNER	401 N MARQUETTE ST	DAVENPORT IA 52802
401	F0063-13	403 E 6TH ST	RICHBRIDGE PROPERTIES LLC	215 N MAIN ST	DAVENPORT IA 52801
402	F0063-14	523 IOWA ST	RICHBRIDGE PROPERTIES LLC	215 N MAIN ST	DAVENPORT IA 52801
403	F0064-05B	529 PERSHING AV	DAVENPORT ELECTRIC CONTRACT CO	P.O. BOX 4229 529 PERSHING AV	DAVENPORT IA 52808
404	F0064-06	511 PERSHING AV	PERSHING HILL LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
405	F0064-12B	518 PERSHING AV	PERSHING HILL LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
			JOSEPH ERENBERGER		
406	F0064-21	509 PERRY ST	LEVI RITCHIE	PO BOX 4469	DAVENPORT IA 52808
407	F0064-24A	206 E 5TH ST	ELECTRICAL ENGINEERING & EQUIP	953 73RD ST	WINDSOR HEIGHTS IA 50312
408	F0064-25	E 5TH ST	PERSHING HILL LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
409	F0064-27A	228 E 5TH ST	PERSHING HILL LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
410	F0064-28	422 IOWA ST	SIEG IRON LOFTS LLC	145 E BADGER RD SUITE 200	MADISON WI 53713
411	F0064-29	422 IOWA ST	KERKER LOFTS LLC	145 E BADGER RD STE 200	MADISON WI 53713
412	F0064-30	315 E 5TH ST	KERKER LOFTS LLC	345 W WASHINGTON AVE - STE 301	MADISON WI 53713
413	F0064-31	427 PERSHING AV	PERSHING MASTER LANDLORD LLC	4240 MANCHESTER AVE	ST LOUIS MO 63110-3875
			MICHAEL MILLER		
414	F0064-32	415 PERSHING AV	SAUM CHERYL M	902 BRIDGE AV	DAVENPORT IA 52803
				513 FILLMORE ST	
415	F0064-34	411 PERSHING AV	ROEDERER HOLDINGS LLC	PO BOX 3587	DAVENPORT IA 52808-3587
416	F0064-05	418 PERSHING AV	MCDONNELL & ASSOCIATES INC	422 PERSHING AV	DAVENPORT IA 52801
417	F0064-03	225 E 5TH ST	DANIEL F PALMER	6225 BRADY ST	DAVENPORT IA 52806
418	F0064-04	428 PERSHING AV	PERSHING MASTER LANDLORD LLC	4240 MANCHESTER AVE	ST LOUIS MO 63110-3875
419	F0064-01	205 E 5TH ST	DANIEL F PALMER	6225 BRADY ST	DAVENPORT IA 52806
420	F0064-42	PERRY ST	DANIEL F PALMER	6225 BRADY ST	DAVENPORT IA 52806
421	F0064-45A	320 E 4TH ST	SIEG IRON LOFTS LLC	145 E BADGER RD SUITE 200	MADISON WI 53713
				513 FILLMORE ST	
422	F0064-47A	310 E 4TH ST	ROEDERER HOLDINGS LLC	PO BOX 3587	DAVENPORT IA 52808-3587
423	F0064-55F	312 E 5TH ST	PERSHING HILLS LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
424	F0064-55H	500 IOWA ST	5TH STREET LOFTS LLC	345 W WASHINGTON AVE - STE 301	MADISON WI 53703
425	G0057-02A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
426	G0057-03		THOMAS NARES	1902 E 47TH PL	DAVENPORT IA 52807
427	G0057-04	422 PERRY ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
428	G0057-05	425 BRADY ST	Y & J PROPERTIES LLC	PO BOX 4469	DAVENPORT IA 52808
429	G0057-06	421 BRADY ST	Y & J PROPERTIES LLC	PO BOX 4469	DAVENPORT IA 52808
430	G0057-07	407 BRADY ST	DEMOCRAT BUILDING LANDLORD LLC	111 N PERRY ST STE 300	DAVENPORT IA 52801-1614
431	G0057-08	401 BRADY ST	FORREST BLOCK LLC	4240 MANCHESTER AVE	ST LOUIS MO 63110-3875
432	G0057-10A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
433	G0058-01A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
434	G0058-09	401 MAIN ST	ST ANTHONY'S CHURCH OF DAVENPORT IA	417 N MAIN ST	DAVENPORT IA 52801
435	F0063-15A	427 IOWA ST	DAVENPORT LOFTS LLC	345 W WASHINGTON AVE - STE 301	MADISON WI 53713
			THOMAS YEGGY		
436	F0064-02	221 E 5TH ST	EILEEN YEGGY	4906 EMIES VIEW CT	DAVENPORT IA 52806
			JODI BROWN		
437	F0064-02	221 E 5TH ST	ROBERT BROWN	6650 PRIMROSE CT	BETTENDORF IA 52722
438	F0064-50	210 E 4TH ST	DANIEL PALMER	6225 BRADY ST	DAVENPORT IA 52806
439	F0064-52	415 PERRY ST	DANIEL PALMER	6225 BRADY ST	DAVENPORT IA 52806
			MARK ROSENBOHM		
440	F0017-17	330 E 13TH ST	MICHAEL ROSENBOHM	28118 215TH ST	LECLAIRE IA 52753
			DESMOND P HARDAWAY		
441	F0017-18	322 E 13TH ST	CHERIA HARDAWAY	322 E 13TH ST	DAVENPORT IA 52803
442	F0017-23	1312 PERSHING AV	BANK OF AMERICA NA	7105 CORPORATE MAIL STOP PTX-C-35	PLANO TX 75024
			CRAIG HAHN		
443	F0031-32	408 E 12TH ST	NICOLE HAHN	408 E 12TH ST	DAVENPORT IA 52803-4432
444	F0031-38	1227 IOWA ST	HAZIE HALLMAN	1227 IOWA ST	DAVENPORT IA 52803
445	F0034-32	406 E 9TH ST	JORDAN PAXTON	2301 DAVIE ST	DAVENPORT IA 52804
446	F0047-10	405 E 9TH ST	KAR INVESTMENTS LLC	P O BOX 3941	DAVENPORT IA 52808
			JEFFREY DELF		
447	F0047-14		TINA DELF	36 LOCUST CT	BLUE GRASS IA 52726
			AARON HOUZENG		
448	F0047-15	402 E 8TH ST	SARAH HOUZENG	2733 TREMONT AVE	DAVENPORT IA 52803-1726
			MICHAEL WITT		
449	F0047-16		DARLA WITT	727 W 31ST ST	DAVENPORT IA 52804
450	F0050-08	619 IOWA ST	ANDREW WOLD INVESTMENTS LLC	3320 W HARBOR DR	BETTENDORF IA 52722
451	F0050-09		DARRELL TURNER	401 N MARQUETTE ST	DAVENPORT IA 52802-1310
			409 E 6TH ST COOPERATIVE		
452	F0063-11	409 E 6TH ST	MARK R GOODDING	1716 S 9TH AVE	DAVENPORT IA 52804
453	F0063-12	407 E 6TH ST	DST PROPERTY MANAGEMENT	1200 5TH AVE	MOLINE IL 61265
454	F0064-44	324 E 4TH ST	SIEG IRON LOFTS LLC	345 W WASHINGTON AVE STE 301	MADISON WI 53703
455	F0064-48	302 E 4TH ST	ROEDERER HOLDINGS LLC	513 FILLMORE ST	DAVENPORT IA 52808-3587
456	G0024-02		ST JOHN'S UNITED METHODIST CHURCH	109 E 14TH ST	DAVENPORT IA 52803
457	G0024-39	1309 PERRY ST	B & V PARTNERS LLC 122	2490 HEATHER GLEN AV	BETTENDORF IA 52722
458	G0024-39	1309 PERRY ST	MICHAEL MYERS JR	1515 MARQUETTE ST	DAVENPORT IA 52804
459	G0038-20	1008 HARRISON ST	KOL TOV SERIES 3	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
460	G0038-21		HELEN NEWMAN	3305 MAGNOLIA CT	BETTENDORF IA 52722
461	G0038-22		DANIEL WEINDRUCH	3305 MAGNOLIA CT	BETTENDORF IA 52722
462	G0038-23		DAVENPORT COMMUNITY SCHOOL DISTRICT	1002 W KIMBERLY RD	DAVENPORT IA 52806
463	G0038-24		RICHARD VESOLE	2490 HEATHER GLEN AVE	BETTENDORF IA 52722
464	G0038-25	1028 HARRISON ST	ANDREW WOLD INVESTMENTS LLC	3320 W HARBOR DR	BETTENDORF IA 52722-5588
			CHARLES VAN FOSSEN		
465	G0038-30		MARGARET VAN FOSSEN	675 S UTAH AVE	DAVENPORT IA 52804
			CHARLES VAN FOSSEN		
466	G0038-31		MARGARET VAN FOSSEN	675 S UTAH AVE	DAVENPORT IA 52804
467	G0038-45		ELAINE ABOYADE-COLE	8619 S MORGAN	CHICAGO IL 60620

468	G0038-46	930 HARRISON ST	FIRST FINANCIAL GROUP LC	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
469	G0043-09	405 W 8TH ST	S & J REALTY	6480 131ST ST	BLUE GRASS IA 52726
			RAFAEL CALZADA		
470	G0043-19	410 W 8TH ST	MARIA CALZADA	410 W 8TH ST	DAVENPORT IA 52803

**PUBLIC MEETING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Meeting Details:

Date: 2/6/2018
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Plan and Zoning Commission's consideration of the request of Palmer College of Chiropractic to rezone 38.65 acres, more or less, of property from "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-O" Office-Shop 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.
Case #: Case No. REZ17-08

To: All property owners within 500 feet of the subject property located: **generally located east of Harrison Street, north of East 5th Street, west of Pershing Avenue and South of East 12th Street (see attached map).**

What is this all About?

This notice is being sent to inform you that a public meeting will be held for the Plan and Zoning Commission's consideration of the following:

Request of Palmer College of Chiropractic to rezone 38.65 acres, more or less, of property generally located east of Harrison Street, north of East 5th Street, west of Pershing Avenue and South of East 12th Street "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-O" Office-Shop 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. (See attached map).

Please note that the Plan and Zoning Commission tabled (postponed) consideration of the request at its 9/5/2017 meeting until a disparate impact analysis could be completed by a professional consultant.

What are the Next Steps after the Public Hearing?

The Plan and Zoning will meet on 2/6/2018 to vote (provide its recommendation) on the request. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public meeting. Please note that speaking at the public meeting may be limited to new information. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public meeting. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022.

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.



Subject Property



Parcel	Property Address	Name	Address	City/State/Zip
F0031-31	402 E 12TH ST	JEREMIAH SMITH	1717 JUDSON ST	DAVENPORT IA 52803
F0017-14	317 E 13TH ST	OHP 5 LLC	2920 HARRISON ST	DAVENPORT IA 52803
F0017-14	317 E 13TH ST	JAMMIE RUSH SR		
F0032-21	1120 IOWA ST	RAHJAUNEY RUSH	317 E 13TH ST	DAVENPORT IA 52803
F0031-30	1119 IOWA ST	MARCARIA VARGAS LOPEZ	1233 W 7TH ST	DAVENPORT IA 52802
		264 B & V PARTNERS LLC	2490 HEATHER GLEN AV	BETTENDORF IA 52722
		409 E 6TH ST COOPERATIVE		
F0063-11	409 E 6TH ST	MARK R GOODDING	1716 S 9TH AVE	DAVENPORT IA 52804
G0056A02	501 BRADY ST	501 BRADY ASSOCIATES LP	3408 WOODLAND AV STE 504	WEST DES MOINES IA 50266
F0064-55H	500 IOWA ST	5TH STREET LOFTS LLC	345 W WASHINGTON AVE - STE 301	MADISON WI 53703
G0041-12	725 PERRY ST	908 BRIDGE COOPERATIVE	1212 E 10TH ST APT 3	DAVENPORT IA 52803
G0055-18	514 BRADY ST	A & V HOLDINGS LLC	3717 KATHLEEN WAY	DAVENPORT IA 52807
		AARON HOUZENG		
F0047-15	402 E 8TH ST	SARAH HOUZENG	5184 NORWOOD DR	BETTENDORF IA 52722
		ABDALHADI MATAR		
G0025-34	1218 BRADY ST	HAIFA MATAR	4350 APPLE VALLEY DR	BETTENDORF IA 52722
		ADRIENNE DETIEGE		
F0048-27	306 E 8 1/2 ST	RICHARD LEGIER	306 E 8 1/2 ST	306 E 8 1/2 ST
G0025-28	1129 BRADY ST	AHMAD FARRAJ	1129 BRADY ST	DAVENPORT IA 52803
F0032-34	1212 PERSHING AV	AMY MINK	1212 PERSHING AVE	DAVENPORT IA 52803
F0048-25	318 E 8 1/2 ST	ALICE WIEMKEN	318 E 8 1/2 ST	DAVENPORT IA 52803
F0049-07	221 E 7TH ST	AMERICAN INDUSTRIAL DOOR CO	629 PERRY ST	DAVENPORT IA 52803
G0041-29	705 BRADY ST	AMERICAN PENSION SERVICES FUB	1275 ASH DR	LAYTON UT 84040
F0050-08	619 IOWA ST	ANDREW WOLD INVESTMENTS LLC	3320 W HARBOR DR	BETTENDORF IA 52722
G0025-31	1119 BRADY ST	ANNETTE NARES	927 W 48TH ST	DAVENPORT IA 52806
F0032-05	319 E 11TH ST	ANTHONY & JACQUILINE REYNOLDS REVOCABLE TRST	935 S OHIO AVE	DAVENPORT IA 52802
F0032-06	313 E 11TH ST	ANTHONY & JACQUILINE REYNOLDS REVOCABLE TRST	935 S OHIO AVE	DAVENPORT IA 52802
		ANGIE NELSON		
		DENISE NELSON		
		VICTOR NELSON		
F0017-20	314 E 13TH ST	ANTHONY NELSON	314 E 13TH ST	DAVENPORT IA 52803
F0048-19	322 E 8TH ST	ANTHONY THRELKELD	3625 MISSISSIPPI AVE	DAVENPORT IA 52807
G0025-27	1139 BRADY ST	ARTHUR J JOHNSON FAMILY LP	1305 12TH AV	ROCK FALLS IL 61071
G0055-07		AT&T COMMUNICATIONS	PO BOX 7207	BEDMINSTER NJ 07921-7207
G0024-39	1309 PERRY ST	B & V PARTNERS LLC 122	2490 HEATHER GLEN AV	BETTENDORF IA 52722
G0024-39	1309 PERRY ST	MICHAEL MYERS JR	1515 MARQUETTE ST	DAVENPORT IA 52804
F0017-23	1312 PERSHING AV	STANWICH MORTGAGE LOAN TRUST C	1600 SOUTH DOUGLASS RD STE 200-A	ANAHEIM CA 92806
G0056-18A	116 E 6TH ST	BARBARA MANESS	116 E 6TH ST	DAVENPORT IA 52803
F0033-19	322 E 10TH ST	FEDERAL NATIONAL MORTGAGE ASSOCIATION	PO BOX 650043	DALLAS TX 75265-0043
G0041-13	721 PERRY ST	BELLA VENTURA PROPERTIES LLC	PO BOX 579	SEAL BEACH CA 90740
		BIG BROTHERS BIG SISTERS		
G0055-14B	130 W 5TH ST	OF THE QUAD CITIES	130 W 5TH ST	DAVENPORT IA 52801
		BOTCHO TCHADJERI		
F0032-01A	312 E 12TH ST	FADILATOU BOUKARI	3625 MISSISSIPPI AV	DAVENPORT IA 52807
G0026-17	124 W 12TH ST	BOTH MANAGEMENT INC	500 EAST HOARTIO AV STE 5	MAITLAND FL 32751
G0026-03	133 W 13TH ST	BRAVO PROPERTIES LLC	4555 UTICA RIDGE RD	BETTENDORF IA 52722
F0031-29	1125 IOWA ST	BRENDA GREENE	2920 HARRISON ST	DAVENPORT IA 52803
F0049-12	712 PERSHING AV	AUSTIN ZAMORA	230 LOGAN ST	EMDEN IL 62635
G0025-23	119 E 13TH ST	BRIAN BLOODSWORTH	119 E 13TH ST	DAVENPORT IA 52803
F0032-13A	1105 PERSHING AV	CALVIN BOLKEMA	5805 WISCONSIN AV	DAVENPORT IA 52806
F0032-13A	1105 PERSHING AV	JON PREISSER	1105 PERSHING AV	DAVENPORT IA 52803
		CALVIN CLEVENGAR		
F0033-25	911 PERSHING AV	TERRANCE POSEY	1015 7TH ST	COLONA IL 61241
G0055-04	619 HARRISON ST	CARRIAGE WORKS LLC	312 W 3RD ST STE 2	DAVENPORT IA 52801
		CHARLES CAHILL		
F0048-21	806 IOWA ST	PATRICIA CAHILL	302 MCCLELLAN BD	DAVENPORT IA 52803
		CHARLES CAHILL		
F0048-22		PATRICIA CAHILL	302 MCCLELLAN BD	DAVENPORT IA 52803
		CHARLES VAN FOSSEN		
G0038-31		MARGARET VAN FOSSEN	675 S UTAH AVE	DAVENPORT IA 52804
G0043-20	406 W 8TH ST	CHRISTINA NALL	406 W 8TH ST	DAVENPORT IA 52803-5004
G0054-09	633 RIPLEY ST	CHRISTINA BUCKSBAUM	3815 128TH ST	URBANDALE IA 50323
F0048-17	314 E 8TH ST	R & J YADDOF TRUST	4034 W 60TH ST	DAVENPORT IA 52806
		CHRISTINE YADDOF		
F0048-17	314 E 8TH ST	JUSTIN YADDOF	330 PINEHURST DR	ELDRIDGE IA 52748
G0025-19	1212 PERRY ST	CHRISTOPHER WYLIE	1212 PERRY ST	DAVENPORT IA 52803
F0048-18	320 E 8TH ST	CLAUDIO KURSCHAT	1226 LECLAIRE ST	DAVENPORT IA 52803-4448
G0055-10	220 W 5TH ST	LERCH BUILDING LLC	609 27TH ST	BETTENDORF IA 52722
G0055-10	220 W 5TH ST	CONNIE J RASHID TRUST	609 27TH ST	BETTENDORF IA 52722
		STEVEN GUNDERSON		
F0031-32	408 E 12TH ST	KELLY GUNDERSON	408 E 12TH ST	DAVENPORT IA 52803-4432
G0038-38	908 HARRISON ST	D I PROPERTIES LLC	348 RIVER DR	BETTENDORF IA 52722
		DANA LARSON		
F0032-16A	310 E 11TH ST	LYNDA LARSON	310 E 11TH ST	DAVENPORT IA 52803
F0064-52	415 PERRY ST	DANIEL PALMER	6225 BRADY ST	DAVENPORT IA 52806
G0025-21	1224 PERRY ST	DANIEL REED	955 S CONCORD ST	DAVENPORT IA 52802
G0038-22		DANIEL WEINDRUCH	3305 MAGNOLIA CT	BETTENDORF IA 52722
F0032-03	327 E 11TH ST	ELIJAH LARD	1431 W 17TH ST	DAVENPORT IA 52804
G0025-17	130 E 12TH ST	DARRELL S TURNER DIVERS INVEST	401 N MARQUETTE ST	DAVENPORT IA 52802-1310
F0050-09		DARRELL TURNER	401 N MARQUETTE ST	DAVENPORT IA 52802-1310
F0048-03A		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 N BRADY ST	DAVENPORT IA 52803
G0038-23		DAVENPORT COMMUNITY SCHOOL DISTRICT	1002 W KIMBERLY RD	DAVENPORT IA 52806
G0038-44		DAVENPORT COMMUNITY SCHOOLS DISTRICT	1606 BRADY ST	DAVENPORT IA 52803
F0064-05B	529 PERSHING AV	DAVENPORT ELECTRIC CONTRACT CO	P.O. BOX 4229 529 PERSHING AV	DAVENPORT IA 52808
F0063-15A	427 IOWA ST	DAVENPORT LOFTS LLC	345 W WASHINGTON AVE - STE 301	MADISON WI 53713
G0043-44A		DAVID DANG	101 5TH AVE APT 36	CLINTON IA 52732
		DAVID LAROQUE		
G0054-08	628 RIPLEY ST	MONICA LAROQUE	628 RIPLEY ST	DAVENPORT IA 52803

F0032-22	325 E 12TH ST	DAWN PATTY	325 E 12TH ST	DAVENPORT IA 52803
G0041-17	702 PERRY ST	DAY TRAIN LLC	702 PERRY ST	DAVENPORT IA 52803
F0017-11		DEBBRA BROWN	228 E 13TH ST	DAVENPORT IA 52803
F0033-18	320 E 10TH ST	DEBRA POSEY	320 E 10TH ST	DAVENPORT IA 52803
G0026-18	1208 MAIN ST	DELT 100 ALUMNI COUNSEL LLC	2736 W LOMBARD ST	DAVENPORT IA 52804
G0057-07	407 BRADY ST	DEMOCRAT BUILDING LANDLORD LLC	111 N PERRY ST STE 300	DAVENPORT IA 52801-1614
		DENNIS JUCHTER	508 8TH AV	
F0048-08		CATHERINE JUCHTER	PO BOX 953	DURANT IA 52747
		DENNIS JUCHTER		
F0048-07	802 PERSHING AV	CATHERINE JUCHTER	508 8TH AV	DURANT IA 52747
		DESMOND HARDAWAY		
F0017-18	322 E 13TH ST	CHERIA HARDAWAY	322 E 13TH ST	DAVENPORT IA 52803
G0056-22	629 PERRY ST	DEVORE CONSTRUCTION CO	629 PERRY ST	DAVENPORT IA 52803
F0034-31	402 E 9TH ST	DIANN NICHOLSON	402 E 9TH ST	DAVENPORT IA 52803
		DONALD STREAT		
F0034-30	909 IOWA ST	EDNA STREAT	909 IOWA ST	DAVENPORT IA 52803
F0032-07	309 E 11TH ST	DOROTHY TRIER	1501 WILLOW ST	PEKIN IL 61554
F0063-12	407 E 6TH ST	DST PROPERTY MANAGEMENT	1200 5TH AVE	MOLINE IL 61265
F0033-16	312 E 10TH ST	EDWARD JOHNSON JR	1009 PERSHING AV	DAVENPORT IA 52803
G0038-45		ELAINE ABOYADE-COLE	PO BOX 208626	CHICAGO IL 60620
F0064-24A	206 E 5TH ST	ELECTRICAL ENGINEERING & EQUIP	953 73RD ST	WINDSOR HEIGHTS IA 50312
G0025-26	1205 BRADY ST	UPPER LEVEL ANTIQUES LLC	1205 BRADY ST	DAVENPORT IA 52803
G0025-04	1219 PERRY ST	ETIE O'CONNELL	15457 MEHERRIN DR	CENTREVILLE VA 20120
G0038-46	930 HARRISON ST	FIRST FINANCIAL GROUP LC	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
G0057-08	401 BRADY ST	FORREST BLOCK LLC	4240 MANCHESTER AVE	ST LOUIS MO 63110-3875
F0048-26	308 E 8 1/2 ST	FRANESCO SANTILLAN	4451 9TH ST CT	MOLINE IL 61244
F0033-17	318 E 10TH ST	GARRETT DEVELOPMENT LLC	3806 FOREST RD	DAVENPORT IA 52807
G0043-07	718 RIPLEY ST	RITA HOLCOMB	401 W 8TH ST	DAVENPORT IA 52803
F0017-02	1222 PERSHING AV	GG HOLDINGS LLC SERIES F	2310 JERSEY RIDGE RD - STE 500	DAVENPORT IA 52803
		GLEN HUMES		
F0032-14	1103 PERSHING AV	PATRICIA ANN ROACHE	1103 1/2 PERSHING AV	DAVENPORT IA 52803
		GOLD COAST & HAMBURG HISTORIC		
G0043-38D		DIST ASSOC ATTN PJ SLOBOJAN	PO BOX 4904	DAVENPORT IA 52808
G0025-39	110 W 12TH ST	GORDON BATES	110 W 12TH ST	DAVENPORT IA 52803
G0026-01	119 W 13TH ST	GRACYCELAND REI SERIES LLC SERIES AA	1411 5TH STREET	COAL VALLEY IL 61240
G0054-10B	627 RIPLEY ST	GRANDVIEW COOPERATIVE	816 20TH ST	ROCK ISLAND IL 61201
G0041-24	805 BRADY ST	GRAY TELEVISION GROUP INC	4370 PEACHTREET ROAD NE	ATLANTA GA 30319
		GREGORY PEACOCK		
F0032-31	218 E 12TH ST	KAREN PEACOCK	119 GLENVIEW DR	SHERARD IL 61281
G0025-01	209 E 13TH ST	GULLICKSON ENTERPRISES LLC	2310 JERSEY RIDGE RD - STE 500	DAVENPORT IA 52803
G0055-43A	614 MAIN ST	HALLIGAN MC CABE FUNERAL HOME	614 MAIN ST	DAVENPORT IA 52803
F0048-09B	806 PERSHING AV	HARVANER BERRY	3625 MISSISSIPPI AVE	DAVENPORT IA 52807
F0031-38	1227 IOWA ST	HAZIE HALLMAN	1227 IOWA ST	DAVENPORT IA 52803
		HECTOR DURAN		
F0017-08A	1229 PERSHING AV	MARIA DURAN	1229 PERSHING AV	DAVENPORT IA 52803
G0038-21		HELEN NEWMAN	3305 MAGNOLIA CT	BETTENDORF IA 52722
		HENRY VARGAS		
G0024-41	1301 PERRY ST	LUCY VARGAS	517 E CENTRAL PARK AV	DAVENPORT IA 52803
F0047-11	827 IOWA ST	HERMAN GOODWIN	825 IOWA ST	DAVENPORT IA 52803
G0041-15	705 PERRY ST	HIRSTEIN GULASY PROPERTIES LLC	2809 E 44TH ST	DAVENPORT IA 52807
		HIRSTEIN PROPERTIES LLC		
G0040-31	118 E 11TH ST	DANIEL R & SANDRA L HIRSTEIN	2809 E 44TH ST	DAVENPORT IA 52807-1584
G0054-21	526 RIPLEY ST	H-I-S PROPERTIES LLC	19208 E 40TH ST	COAL VALLEY IL 61240
G0024-22B	1304 BRADY ST	HOCHGESANG REAL ESTATE LLC	1304 BRADY ST	DAVENPORT IA 52803
F0049-05B	628 PERSHING AV	HUMILITY OF MARY HOUSING INC	3805 MISSISSIPPI AVE	DAVENPORT IA 52807
		STEPHANIE ECKHARDT		
F0032-37	1203 PERSHING AV	SEAN ECKHARDT	2810 EMERALD DR	DAVENPORT IA 52804
F0032-18	320 E 11TH ST	INTERFAITH HOUSING LTD	519 TREMONT AVE	DAVENPORT IA 52803
G0055-32A		RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
F0032-32	222 E 12TH ST	ISLAND PROPERTIES LLC	PO BOX 3953	DAVENPORT IA 52808
F0032-23	317 E 12TH ST	JAMES HARRINGTON AND WIFE	317 E 12TH ST	DAVENPORT IA 52803
		JEFFREY DELF		
F0047-14		TINA DELF	36 LOCUST CT	BLUE GRASS IA 52726
F0033-27	903 PERSHING AV	JEFFREY GORDON	903 PERSHING AVE	DAVENPORT IA 52803
F0032-43	1204 IOWA ST	SELENE FINANCE LP	PO BOX 422039	HOUSTON TX 77242
F0032-09	303 E 11TH ST	JEFFREY NESBITT	11 RIVERVIEW PARK DR	BETTENDORF IA 52722
		JERMOE MERRICK		
G0056-24A	611 PERRY ST	RAMONA MERRICK	3518 ECIPSE CR	DUBUQUE IA 52003
		EILEEN YEGGY		
F0064-02	221 E 5TH ST	THOMAS YEGGY	4906 EMEIS VIEW CT	DAVENPORT IA 52804
		JODI BROWN		
F0064-02	221 E 5TH ST	ROBERT BROWN	6650 PRIMROSE CT	BETTENDORF IA 52722
		JOE ERENBERGER		
G0038-41	918 HARRISON ST	LYDIA WIESE	230 W 3RD ST STE 218	DAVENPORT IA 52801
F0033-30	318 E 9TH ST	JOE ERENBERGER	348 ISLAND AV	EAST MOLINE IL 61244
F0017-22	302 E 13TH ST	JOEL LIMBURG	821 E 10TH ST	DAVENPORT IA 52803-5613
F0034-32	406 E 9TH ST	JORDAN PAXTON	2301 DAVIE ST	DAVENPORT IA 52804
		JOSE MANUEL MARCELENO		
G0043-06	716 RIPLEY ST	MICHELLE MARCELENO	417 W 16TH ST	DAVENPORT IA 52803
F0064-21	509 PERRY ST	LTJ REAL ESTATE HOLDING CO LLC	PO BOX 4469	DAVENPORT IA 52808
		JOSEPH ERENBERGER		
G0038-39	910 HARRISON ST	LYDIA ERENBERGER	230 W 3RD ST STE 216	DAVENPORT IA 52801
G0056-15B	111 E 7TH ST	JTL REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
		JUAN ENCISO		
F0017-01	1218 PERSHING AV	LUCIA CALZADA	1218 PERSHING AV	DAVENPORT IA 52803
G0042-10	723 MAIN ST	KAPPA CHI PI	P.C.C. BOX 777	DAVENPORT IA 52803
F0047-10	405 E 9TH ST	KAR INVESTMENTS LLC	P O BOX 3941	DAVENPORT IA 52808
F0017-03	1224 PERSHING AV	KATHLEEN LONGSHORE	2350 FARNAM ST	DAVENPORT IA 52803
F0017-04	1226 PERSHING AV	KATHLEEN LONGSHORE	313 W 3RD ST	DAVENPORT IA 52801
		KATHRYN DENHOLM		
G0025-03	1225 PERRY ST	JOHN DENHOLM	218 OAK ST	MANISTIQUE MI 49854
G0054-38	W 5TH ST	KELCHA INC	2938 E 41ST ST CT	DAVENPORT IA 52807

G0025-22		KENNETH WEDIG		
F0064-29	422 IOWA ST	JOANN WEDIG	1233 GARFIELD CT	DAVENPORT IA 52804
F0064-30	315 E 5TH ST	KERKER LOFTS LLC	345 W WASHINGTON AVE - STE 301	MADISON WI 53713
		KERKER LOFTS LLC	345 W WASHINGTON AVE - STE 301	MADISON WI 53713
G0025-18	1206 PERRY ST	KEVIN O'CONNELL		
G0038-34		ETIE O'CONNELL	15457 MEHERRIN DR	CENTERVILLE VA 20120
		KIRK COLEMAN	318 W 9TH ST	DAVENPORT IA 52803
		KIRK COLEMAN		
G0038-35	318 W 9TH ST	LIZZIE COLEMAN	318 W 9TH ST	DAVENPORT IA 52803
G0038-20	1008 HARRISON ST	KOL TOV SERIES 3	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
		KOSSI FAGLA		
G0025-20	1218 N PERRY ST	AMESSOUWOE AGBENONSI	1218 N PERRY ST	DAVENPORT IA 52803
G0043-42A	704 HARRISON ST	L & L GUTTERING SERVICE	704 HARRISON ST	DAVENPORT IA 52803
F0033-20	324 E 10TH ST	LAURA ZAVALA ELENA HERNANDEZ	1505 PERSHING AV	DAVENPORT IA 52803
F0032-02A	316 E 12TH ST	LAVON MORROW	316 E 12TH ST	DAVENPORT IA 52803-4430
G0025-05	206 E 12TH ST	LAWRENCE SMITH	PO BOX 431	DAVENPORT IA 52805
F0048-12	822 PERSHING AV	CONSTANCE CARR (Contract Purchaser)	822 PERSHING AVE	DAVENPORT IA 52803
G0056-20	212 E 6TH ST	LICANDRO MANAGEMENT LLC	4545 ASPEN HILLS CR	BETTENDORF IA 52722
F0049-09	224 E 7TH ST	LIVING OUR DREAMS LLC	14631 FERN AV	DAVENPORT IA 52804
G0043-27	829 RIPLEY ST	LLTJ ENTERPRISES LLC	13974 194TH LANE NW	ELK RIVER MN 55330
F0033-13	1028 PERSHING AV	LONG PHUONG COOPERATIVE	PO BOX 4345	DAVENPORT IA 52808
F0033-22	311 E 10TH ST	LONG PHUONG COOPERATIVE	PO BOX 4345	DAVENPORT IA 52808
F0033-23	921 PERSHING AV	LONG PHUONG COOPERATIVE	PO BOX 4345	DAVENPORT IA 52808
G0055-15	108 110 & 112 W 5TH ST	LOTHROP DEVELOPMENT LLC	108 W 5TH ST APT 10	DAVENPORT IA 52801
F0032-25	1125 PERSHING AV	LTJ REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
F0033-06	217 E 10TH ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
F0049-18	625 PERSHING AV	MARCIA SIEBERE	625 PERSHING AV	DAVENPORT IA 52803
		MARISELA LAGUNAS CANTERO		
F0032-36	1207 PERSHING AV	HERNANDEZ RIOS MANUEL	1207 PERSHING AVE	DAVENPORT IA 52803
		MARK ROSENBOHM		
F0017-17	330 E 13TH ST	MICHAEL ROSENBOHM	28118 215TH ST	LECLAIRE IA 52753
		MARK ARNOULD		
F0032-24	315 E 12TH ST	KATHE WATSON-ARNOULD	315 E 12TH ST	DAVENPORT IA 52803
F0032-15	1101 PERSHING AV	MARK BENISCHKE	1431 W 38TH ST	DAVENPORT IA 52806
		MARNA MORETTI		
F0031-28	1129 IOWA ST	RYAN GOODWIN	1129 IOWA ST	DAVENPORT IA 52803
G0043-28	825 RIPLEY ST	MARVELL STEVERSON AND WIFE	825 N RIPLEY ST	DAVENPORT IA 52803-5029
F0048-31A	320 E 8 1/2 ST	ALPHA ASSETS LLC	3241 26TH ST	ROCK ISLAND IL 61201
		MATTHEW BURNS		
G0056-21		KARIN BURNS	224 E 6TH ST	DAVENPORT IA 52803
		MATTHEW BURNS		
F0049-01A	224 E 6TH ST	KARIN HUFFMAN BURNS	224 E 6TH ST	DAVENPORT IA 52803
F0049-16	722 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY STREET	DAVENPORT IA 52803
F0064-05	418 PERSHING AV	MCDONNELL & ASSOCIATES INC	422 PERSHING AV	DAVENPORT IA 52801
G0054-14	628 HARRISON ST	MERLE L BOETTCHER REVOCABLE TRUST	630 HARRISON ST	DAVENPORT IA 52803
		MICHAEL C MCDONALD		
F0034-29	913 IOWA ST	MARGARET MCDONALD	913 IOWA ST	DAVENPORT IA 52803
		MICHAEL DIBLEY		
F0048-28	825 PERSHING AV	SUSAN DIBLEY	22 S GREENLAWN AVE	SOUTH BEND IN 46617
G0025-32	1202 BRADY ST	LANCER PROPERTIES LLC	PO BOX 116	ELDRIDGE IA 52748
		MICHAEL MILLER		
F0064-32	415 PERSHING AV	SAUM CHERYL M	902 BRIDGE AV	DAVENPORT IA 52803
G0041-11	727 PERRY ST	MICHAEL MURRELL	727 PERRY ST	DAVENPORT IA 52803
G0024-39	1309 PERRY ST	MICHAEL MYERS JR	1515 MARQUETTE ST	DAVENPORT IA 52804
		MICHAEL O RASCHER		
G0043-21	820 RIPLEY ST	ANDREA RASCHER	820 RIPLEY ST	DAVENPORT IA 52803
G0043-31		MICHAEL PRACHT	2228 WESTERN AV	DAVENPORT IA 52803
F0048-35	829 PERSHING AV	MICHAEL WALTER	376 210TH ST	TIPTON IA 52772
		MICHAEL WITT		
F0047-16		DARLA WITT	727 W 31ST ST	DAVENPORT IA 52804
G0055-17	508 BRADY ST	MIDWEST CHEMICAL INC	510 BRADY ST	DAVENPORT IA 52801
G0025-38		MIDWEST PROPERTY HOLDINGS LC	501 S OAK LN	BLUE GRASS IA 52726
F0049-03	618 PERSHING AV	MIKE TYSON	618 PERSHING AV	DAVENPORT IA 52803
G0056-19	208 E 6TH ST	MORGEN SCROGGINS	208 E 6TH ST	DAVENPORT IA 52803
F0048-12	822 PERSHING AV	NEIGHBORHOOD HOUSING SERVICES	710 CHARLOTTE ST	DAVENPORT IA 52803
F0048-10	814 1/2 PERSHING AV	NGUYEN INC	6201 N MARQUETTE ST	DAVENPORT IA 52806
F0048-11	816 PERSHING AV	NGUYEN INC	6201 N MARQUETTE ST	DAVENPORT IA 52806-2068
G0055-08	226 W 5TH ST	NORTHWESTERN BELL TELEPHONE CO	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
F0017-21	310 E 13TH ST	OHP 1 LC	2920 HARRISON ST	DAVENPORT IA 52803
G0054-36	515 RIPLEY ST & 509	P & D RENTALS LLC	5939 DAYTON CORNER B ST	COLONA IL 61241
G0043-38E	321 W 8TH ST	PARMENAS BENEVOLENT ASSOCIATION INC	321 W 8TH ST	DAVENPORT IA 52803
F0032-04	323 E 11TH ST	11TH ST PROPERTIES LLC	7 VISTA CT	DAVENPORT IA 52807
G0041-10	739 PERRY ST	PERRY STREET COOPERATIVE	1740 JERSEY RIDGE RD	DAVENPORT IA 52803
F0064-55F	312 E 5TH ST	PERSHING HILLS LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
F0064-31	427 PERSHING AV	PERSHING MASTER LANDLORD LLC	4240 MANCHESTER AVE	ST LOUIS MO 63110-3875
		PETER MAGEE		
G0054-07	412 W 6TH ST	GEOFF HASTING	412 W 6TH ST	DAVENPORT IA 52803
G0041-30	701 BRADY ST	LAKEVIEW LOAN SERVICING LLC	4425 PONCE DE LEON BLVD	CORAL GABLES FL 33146
F0017-06	1221 PERSHING AV	BETH BOLINGER AND MATTHEW UNGLEBEE	1221 PERSHING AVE	DAVENPORT IA 52803
G0056-16A	617 BRADY ST	PRECISION DENTAL DESIGNS LLC	617 BRADY ST	DAVENPORT IA 52803
F0032-17A	314 E 11TH ST	PV LLC	2714 8TH ST CT	MOLINE IL 61265
F0049-19C	621 PERSHING AV	PROVIDENT TRUST GROUP LLC FBO NATHAN HANSEN SOLO	18880 W SUNSET RD STE 250	LAS VEGAS NV 89148
F0048-17	314 E 8TH ST	R & J YADDOF TRUST	4034 W 60TH ST	DAVENPORT IA 52806
		RAFAEL CALZADA		
G0043-19	410 W 8TH ST	MARIA CALZADA	410 W 8TH ST	DAVENPORT IA 52803
		RAMENO RAFAEL CALZADA		
F0017-13A	311 E 13TH ST	MARIA DEL REFUGIO CALZADA	311 E 13TH ST	DAVENPORT IA 52803
F0017-15	323 E 13TH ST	REBECCA BREVARD	323 E 13TH ST	DAVENPORT IA 52803
		RED BOX DWELL INC		
G0054-13A	602 N HARRISON ST	BRET SCHRICKER	602 N HARRISON ST	DAVENPORT IA 52803-5216
G0024-22A	110 W 13TH ST	REDBAND PROPERTIES LLC	110 W 13TH ST	DAVENPORT IA 52803
G0054-20	517 RIPLEY ST	GATEWAY REDEVELOPMNET GROUP	732 GAINES ST	DAVENPORT IA 52803

G0055-11	218 W 5TH ST	REEMTSMA ENTERPRISES INC	218 W 5TH ST	DAVENPORT IA 52801
F0032-33	224 E 12TH ST	REGIONAL REO ASSETS LLC	PO BOX 1805	PORT RICHEY FL 34656
G0055-22A	703 HARRISON ST	RICHARD R GRAVERT LLC	703 HARRISON ST	DAVENPORT IA 52803
G0025-33	1210 BRADY ST	WONIO DEVELOPMENT LLC	308 CHESTNUT ST	ATLANTIC IA 50022
G0038-24		JEFFERY WEINDRUCH	3305 MAGNOLIA CT	BETTENDORF IA 52722
F0063-14	523 IOWA ST	RICHBRIDGE PROPERTIES LLC	1 RENAISSANCE SQUARE UNIT 8A	WHITE PLAINS NY 10601
G0043-08	401 W 8TH ST	RITA HOLCOMB	401 W 8TH ST	DAVENPORT IA 52803
F0048-20	802 IOWA ST	MARY ANN ANDREW LIVING TRUST	1455 20TH AVE APT 304	EAST MOLINE IL 61244
F0017-12	232 E 13TH ST	ROBERT CLAYTON	232 E 13TH ST	DAVENPORT IA 52803
		ROBERT RINDERKNECHT		
F0049-15	718 PERSHING AV	RANDY FORSYTHE	718 PERSHING AV	DAVENPORT IA 52803
			513 FILLMORE ST	
F0064-48	302 E 4TH ST	ROEDERER HOLDINGS LLC	PO BOX 3587	DAVENPORT IA 52808-3587
		RONALD HANSON		
F0033-29	314 E 9TH ST	TASHA HANSON	314 E 9TH ST	DAVENPORT IA 52803
		RONALD PERRY		
G0041-28	707 BRADY ST	BRENDA PERRY	1275 ASH DR	LAYTON UT 84040
F0033-26A	907 PERSHING AV	ROSANNE MOHR	4340 RIDGEWOOD CT	DAVENPORT IA 52807
F0032-42	326 E 12TH ST	ROSANNE RESECH	326 E 12TH ST	DAVENPORT IA 52803
G0055-48		RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD #201	FAYETTE LA 70508
G0025-10	208 E 11TH ST	S & H RENTAL PROPERTIES LLC	1543 W 36TH ST	DAVENPORT IA 52806
G0043-09	405 W 8TH ST	S & J REALTY	6480 131ST ST	BLUE GRASS IA 52726
F0031-13	422 E 10TH ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
F0048-33A	315 E 9TH ST	SANDRA J CLINE	720 E LOCUST ST	DAVENPORT IA 52803
G0043-05		SCOTT COUNTY	600 W 4TH ST	DAVENPORT IA 52801
		SEVENTH JUDICIAL DISTRICT		
G0055-25	605 MAIN ST	DEPT OF CORRECTIONAL SERVICES	605 MAIN ST	DAVENPORT IA 52801
		SHARONSTOKES		
F0047-13	821 IOWA ST	HERMAN GOODWIN	825 IOWA ST	DAVENPORT IA 52803
F0064-45A	320 E 4TH ST	SIEG IRON LOFTS LLC	345 W WASHINGTON AVE STE 301	MADISON WI 53713
F0064-44	324 E 4TH ST	SIEG IRON LOFTS LLC	345 W WASHINGTON AVE STE 301	MADISON WI 53703
G0026-16	130 W 12TH ST	SIGMA PHI CHI SORORITY	301 SE 3RD ST	ALEDO IL 61231
G0056-17A	601 BRADY ST	SIX O ONE BRADY CORP	601 BRADY ST STE 220	DAVENPORT IA 52803
G0056-07B	601 BRADY ST	SIX O ONE CORP	601 BRADY ST STE 300	DAVENPORT IA 52803
G0058-09	401 MAIN ST	ST ANTHONY'S CHURCH OF DAVENPORT IA	417 N MAIN ST	DAVENPORT IA 52801
G0024-02		ST JOHN'S UNITED METHODIST CHURCH	109 E 14TH ST	DAVENPORT IA 52803
		STEPHEN BRENNER		
G0043-36		CAROL BRENNER	2103 DORCHESTER CT	DAVENPORT IA 52807
		STEVEN E BARTHOLOMEW		
G0054-11	615 RIPLEY ST	SARA BARTHOLOMEW	615 RIPLEY ST	DAVENPORT IA 52803
F0033-31	322 E 9TH ST	TABITHA RAWLS	322 E 9TH ST	DAVENPORT IA 52803
F0017-09		TAMARA R H JOHNSON	3419 E ALVORD RD UNIT 25	TUCSON AZ 85706
		TED BRECKENFELDER		
F0017-06A		HERBERT SCHULTZ JR	3424 FAIRVIEW DR	BETTENDORF IA 52722
F0032-41	322 E 12TH ST	TERESA CARLTON	322 E 12TH ST	DAVENPORT IA 52803
G0054-19A	321 W 6TH ST	TERRY GENZ	321 W 6TH ST	DAVENPORT IA 52803
G0054-17A	307 W 6TH ST	THE SALVATION ARMY	301 W 6TH ST	DAVENPORT IA 52803
		THINATOS LLC		
G0056-12	126 E 6TH ST	TOM BAKERIS	205 E RUSHOLME ST	DAVENPORT IA 52803
G0040-01	1115 BRADY ST	THOMAS ERICKSON	1703 BRADY ST	DAVENPORT IA 52803
G0025-29	1123 BRADY ST	THOMAS NARES	2015 MYRTLE ST	DAVENPORT IA 52804
G0057-03		THOMAS NARES	2015 MYRTLE ST	DAVENPORT IA 52807
		THOMAS YEGGY		
F0064-02	221 E 5TH ST	EILEEN YEGGY	4906 EMIES VIEW CT	DAVENPORT IA 52806
F0064-02	221 E 5TH ST	ROBERT AND JODI BROWN	6650 PRIMROSE CT	DAVENPORT IA 52804
F0049-17A	724 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY STREET	DAVENPORT IA 52803
G0024-40		TLM HOLDINGS LLC	313 W 3RD ST	DAVENPORT IA 52801
F0017-21	310 E 13TH ST	TONYA YATES (Contract Purchaser)	2920 HARRISON ST	DAVENPORT IA 52803
		TOWNSQUARE MEDIA QUAD CITIES LLC		
G0025-24A		C/O TOWNSQUARE RADIO LLC	240 GREENWHICH AVE	GREENWICH CT 06830
		TRACY LAWSON		
G0043-41B	703 N RIPLEY ST	CHRISTOPHER LAWSON	703 N RIPLEY ST	DAVENPORT IA 52803
G0039-03	121 W 12TH ST	TRINITY PARISH DAVENPORT IA	121 W 12TH ST	DAVENPORT IA 52803
F0017-16	327 E 13TH ST	TVC IMPROVEMENTS	1422 FARNAM ST	DAVENPORT IA 52803
F0032-08	307 E 11TH ST	TWIN OAK PROPERTIES LLC	5218 NW 78TH WAY	KANSAS CITY MO 64151
F0033-14	1025 PERSHING AVE	TYJOD LLC	16 WOOLEY RD	ROCK ISLAND IL 61201
		TYRONE ORR		
G0055-06A	HARRISON ST	LESLIE ORR	P O BOX 3853	DAVENPORT IA 52808
		TYRONE ORR		
G0055-06B	HARRISON ST	LESLIE ORR	P O BOX 3853	DAVENPORT IA 52808
G0043-33		UNITED NEIGHBORS	808 HARRISON ST	DAVENPORT IA 52803
G0043-29	821 RIPLEY ST	UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
F0032-20	1114 IOWA ST	VANESSA MCGINNIS	1102 IOWA ST	DAVENPORT IA 52803
F0049-49A		W G Z CORPORATION	PO BOX 934	BLUE JAY CA 92317-0934
		WESTMARLAN LLC SERIES C		
F0017-19	318 E 13TH ST	LARRY L MAYES	P O BOX 99	DAVENPORT IA 52805
		WILBORN RENZIEL		
G0043-22	828 RIPLEY ST	SHIRL KAY BELL	828 RIPLEY ST	DAVENPORT IA 52803
		WILBORN RENZIEL		
G0043-23		SHIRL KAY BELL	828 RIPLEY ST	DAVENPORT IA 52803
		WILLETTE MARTIN		
F0017-07	1225 PERSHING AV	ALENA WILLETTE	1645 SPAULDING AVE	BARTLETT IL 60103
F0049-08	218 E 7TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY STREET	DAVENPORT IA 52803
G0057-06	421 BRADY ST	Y & J PROPERTIES LLC	PO BOX 4469	DAVENPORT IA 52808
G0038-33	909 RIPLEY ST	ZENAS GROUP LLC	5151 AUBURN CT	BETTENDORF IA 52722

The undersigned - **opposes** / **does not oppose** (circle one) REZ17-08

Comments: I am in favor of Palmer College of
Chiropractic's Request. I have experience with other
institutions in other Midwest communities that such planned
districts have/continue to serve the campus and city
very well. Thank you.

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Kelly Young
ADDRESS 809 Perry Street
DATE 7-26-17
(please print legibly)

809 Perry Street
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned - **opposes** / **does not oppose** (circle one) REZ17-08

Comments: _____

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Theodore Priestley ^{President of :} 601 Brady Cor,
ADDRESS 601 Brady St., Suite 220
DATE 7/22/17 Daw 03
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: Would be nice to purchase Lincoln School for Palmer, or possibly have the city give it to Palmer, to help improve neighborhood.

Mail to: Plan and Zoning Commission
City Hall, 226 W 4th Street
Davenport, Iowa 52801

CITY OF DAVENPORT
Community Planning & Economic Dev.

NAME Joyce + Randy Yaddof
ADDRESS 4034 W. 60th St. Dav.
DATE 7-24-2017
(please print legibly)

304-306-304 E 8th St. Davenport, Ia.

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: _____

Mail to: Plan and Zoning Commission
City Hall, 226 W 4th Street
Davenport, Iowa 52801

NAME THOMAS ERICKSON
ADDRESS 1703 BRADY STREET
DATE 7-22-17
(please print legibly)

1115 BRADY ST.

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned – **opposes** / **does not oppose** (circle one) REZT7-08

Comments: We fully support

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Richard Adam Sacchetti
ADDRESS 422 E 10TH St
DATE July 26, 2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

15/2/101M

Rusnak, Ryan

From: Aaron Houzenga <boarderforlife78@hotmail.com>
Sent: Sunday, January 28, 2018 6:48 PM
To: Planning Division – CPED
Subject: Case No. REZ17-08

I received a letter from the city on the Rez one that Palmer College wants to do. My house is 402 east 8th st. I am fine with whatever Palmer wants to do.

Aaron
Sent from my iPhone

January 29, 2018

CPED
226 W. 4th Street
Davenport, IA 52801

RE: Case No. REZ17-08

TO WHOM IT MAY CONCERN:

We own the property at 1225 N. Perry Street, Davenport, IA.

We have no objection to the requested zoning action.

John & Kathryn Denholm
2676 Il Road
Garden, MI 49835
(906) 644-7198

A handwritten signature in dark ink, appearing to read "John & Kathryn Denholm", is written over the printed name and address.

Comments: I want a complete list of houses to be torn down. Many of these houses have historic significance for the City of Davenport. Looking at the map, a house at the corner of 7th Street and Perry will be torn down, that house is on the National Registry. Palmer should be restoring these houses so that students can live there.

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Garrett Development
ADDRESS 3806 Forest Road, Davenport, IA
DATE 7/22/2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



Dan Hirstein
2809 E. 44th St.
Davenport, IA 52807
Residence (563) 355-4062
Office & Fax: (563) 359-6815
Mobile: (563) 449-2854
email: ICPDAN@aol.com

7/25/17

Davenport Plan & Zoning Commission
226 West 4th Street
Davenport, Iowa

Subject: Case No. REZ17-08

Dear Planning & Zone Commission:

I own two properties that could be affected by the proposed PID District.

- 118 E. 11th St. also known as 118 E. Palmer Drive. This property appears to be part of the knock out on your map.
- 1019 Perry St.- This property does not appear to be noted as a knock out on your map.

I don't know if this is even important at this time, but want to bring it to your attention.

My current concerns center around a meeting with Palmer School's Vice Chancellor for Administration on June 23rd this year. This meeting addressed the consideration of selling my 118 E. 11th property to Palmer School.

In the course of our dialogue, I commented that a local appraiser stated that this property should continue to appreciate 2-3% a year in value. The Vice Chancellor for Administration at Palmer commented back to me, "That depends what I put next to your building". Not sure if that was a threat to lower the value of my property or what?

The second concern involves the Palmer parking lot directly to the East and North of my 118 E. 11th St. property.

Back in the 90's, Palmer constructed this parking area. The engineering of this parking lot illegally raised or changed the natural elevation surrounding my property. Rain water is now directed toward my building. My property has no rain water run off because of their engineering. The building now sits in a depression. (Pictures attached)

Over the years, I have extended down spout extension (see picture) to help move the water away from the building. I have suffered water seepage that affected the walls on the East side of the building. Last year I spent \$8,000 to water proof and put concrete waterproof wall board in the lower apartment facing the parking lot.

I commented to the Vice Chancellor for Administration the problem their parking lot had created and if this illegal grading could be corrected? His response was, "I will check to see if the Statue of Limitations has expired"? I requested that he get back to me. He has never responded back. Pictures showing the illegal grading attached. Palmer School ignores me or refuses to address this issue???

Our family owned this property for over 50 years. In fact, Dr. Dennis Marchiori, Chancellor /CEO at Palmer rented from my Father at 705 Perry when he attended Palmer. Our relationship with Palmer School has always been one of working together to meet the needs of the students. The relationship has been mutually beneficial and exemplary.

I don't believe this relationship should change because of a few comments by an individual. We have been partners for too many years. I always felt that Palmer School represented high standards

and values. If Palmer accidentally illegally misgraded a parking lot, it should be corrected. I have never given thought to legal action. We're partners and neighbors. Where are the values of correcting an obvious mistake and doing what is right? I'm sure Palmer strives to instill values in their students.

As the Commission reviews Palmer's rezoning request, it is of utmost importance the Zoning Commission be confident that Palmer School will be operating with "principles" and "values" toward its neighbors. The comments and attitude on June 23rd are not consistent with the values, principles, and our relationship of the past 50+ years. Has something changed?? I feel it is important that the Zoning Board and Community be aware of how Palmer School responds to various situations.

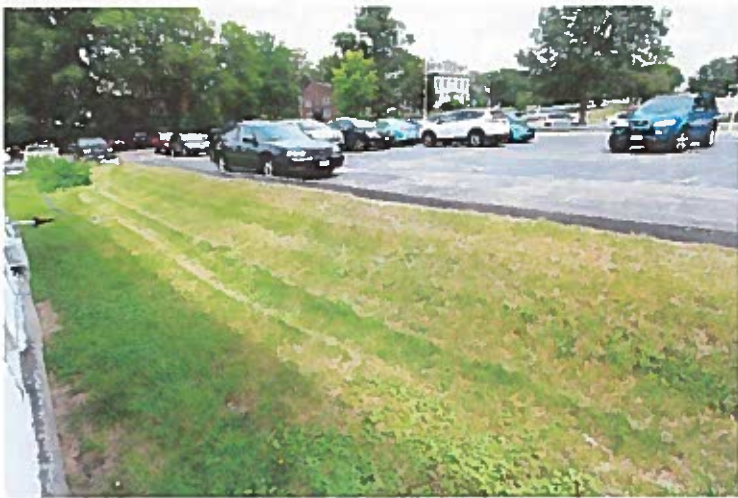
At this time, I oppose any changes to zoning until Vice Chancellor for Administration clarifies what was said to me on June 23rd

For Your Information,

Dan Hirstein

Dan Hirstein
Principal
Hirstein Properties

Cc: Dr. Dennis Marchiori







August 2, 2017

Dan Hirstein
2809 E. 44th Street
Davenport, Iowa 52807

VIA EMAIL: ICPDAN@aol.com

Dan:

It was great to see you at the meeting last night. I'm sorry I didn't get a chance to speak to you. Yesterday city staff provided me a copy of your letter dated 7/25/2017 addressed to "Planning & Zone Commission" which I read after the meeting. I wish you had sent me a copy or even emailed or called me and I would have been able to respond to you sooner.

At our June 23rd meeting, my statement, "That depends what I put next to your building" was about what could occur to your property values over the next 10 years. It was in the context of our proposed PID plan which shows no new development immediately adjacent to your property and an improved mixed-use development along Brady Street. I indicated that if we were to be able to develop that it could potentially POSITIVELY affect your property value, not lower it. We also discussed that if Palmer is able to move forward with our plans and the number of students on campus grew, that too could POSITIVELY affect your property value.

After indicating that you were not interested in selling your property for less than at least three times current fair market value, you brought up the issue of landscaping around your property. Our landscaping crews came out the next day on June 24th and cleared the area you were concerned about and we have maintained it properly ever since. You also expressed concern about the adjacent parking lot. I told you that I would look into it and see if parking lot run off was indeed draining toward your property and if anything needed to be done.

The parking lot is not higher than Palmer Drive or the adjacent allyway. Further a 3-4 inch curb exists along the parking lot so water cannot flow from the parking lot onto your property. As such, I saw no immediate need to address the issue as I didn't see how any water from the parking lot could affect your property. The reality of your property is that it is built below street level, the adjacent ally, and your gravel parking area to the rear of the property.

I've asked our facilities department to seek quotes for a barrier between the parking lot and your property and we have had contractors inspect the area and they are working on bids. Once those are back, I'll evaluate them to determine if we need to do any work in that area.

Warm regards,

A handwritten signature in black ink, appearing to read 'J. Aaron Christopher'.

Dr. J. Aaron Christopher, Ph.D., CPA
Vice Chancellor for Administration and
Treasurer of the College
(563) 884-5653
aaron.christopher@palmer.edu

Cc: Planning and Zoning Commission

Rusnak, Ryan

From: Lacey, Latrice
Sent: Monday, August 14, 2017 4:06 PM
To: Rusnak, Ryan
Cc: Berger, Bruce
Subject: RE: Zoning Commission Meeting

Palmer's meeting or notice of the meeting has no bearing on the City of Davenport's duty to provide adequate notice and effectively communicate with community members. Further, one person is enough to violate the FHA and ADA.

The Commission is requesting that this process be tabled until a comprehensive analysis on the impact of the community is done. If this moves forward without the Commission's requested study, they may direct staff to file an injunction or temporary restraining order to stop the process while the impact of this plan is studied.

Christina would likely be the best resource on changes to the notice as the City's ADA Coordinator, but we would be available to assist as necessary.

Thanks Ryan.

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

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From: Rusnak, Ryan
Sent: Monday, August 14, 2017 2:41 PM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

No, I did not speak to this gentleman. I'm not sure who he talked to.

I really can't answer why something that was mailed on 7/21/2017 wasn't received until a day before the public hearing. I believe someone receiving a notice the day for the meeting is an exception and not the norm.

I would mention that Palmer held a neighborhood meeting in April to discuss this with the Community. They used the City's mail list.

It would be at the Chairperson's discretion to allow you address the Commission at the meeting.

We would appreciate suggested changes to the public hearing notice.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

From: Lacey, Latrice
Sent: Monday, August 14, 2017 12:56 PM
To: Rusnak, Ryan
Subject: RE: Zoning Commission Meeting

So did the gentleman talk to you?

I have some concerns about the notice timeframes and the lack of alternative formatting. For instance, the individual who contacted us has stated that he received the notice without adequate time to request transportation due to his disability. He also would not have time to submit a written response and get it in by noon the next day, or the next day at all.

Someone with a visual impairment would not be able to read the letter, and this timeframe certainly would not give them adequate time or opportunity to receive it in an alternative format, such as braille.

Further, we do not give any information about how someone with disabilities could receive accommodations for the public hearing, for example, a person who is deaf or hard of hearing might require an ASL interpreter, 24 hours' notice is likely is not enough time to request or accommodate that.

This notice and procedure is probably not consistent with the FHA or ADA requirements.

With regard to our concerns, I will be fine to go up and speak on those without prior approval from the chairperson as a staff person, correct?

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street

Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

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From: Rusnak, Ryan
Sent: Monday, August 14, 2017 12:01 PM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

Latrice,

This was a large mailer so we used Midwest Mail Works. We confirmed this morning that the notices were mailed on 7/21/2017.

Attached is the notice that was sent. My contact information was provided.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

From: Lacey, Latrice
Sent: Monday, August 14, 2017 11:03 AM
To: Rusnak, Ryan
Subject: RE: Zoning Commission Meeting

Was this the only notice that impacted residents received?

After the article was published, I was contacted by a community member with disabilities and he has stated that he received notice of the meeting by mail at 3 p.m. the day before the meeting, so that did not give him appropriate time to arrange transportation to the meeting. He stated that he then called city hall for clarity on the purpose of the

meeting and whether this was still on the agenda at the next meeting- tomorrow's meeting and he was told that it was, so he has arranged for transportation to come. He also stated that initially he could not get a clear answer to his question which was frustrating for him, whose number is listed on the notice? Also, does it include information on how to request ADA accommodations?

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

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From: Rusnak, Ryan
Sent: Monday, August 14, 2017 10:55 AM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

Good morning,

The public hearing was on the 1st. That is typically the opportunity for people to speak. At this point, it would be at the Chairperson's discretion.

If you prefer to put something in writing, I would be able to update the meeting packet .

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

From: Lacey, Latrice
Sent: Monday, August 14, 2017 10:50 AM
To: Rusnak, Ryan
Subject: Zoning Commission Meeting

Good morning Ryan,

I was looking over the meeting agenda for tomorrow and I notice that it is stating that tomorrow is not a public hearing and is time for the Commission to discuss the items on the agenda with City Staff and the developers, does that mean that members of the public are not allowed to have discussion on the agenda items?

If so, I would like to discuss this with you.

Thanks!

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

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Palmer PID Disparate Impact Analysis

December 2017

Prepared for the
City of Davenport
Community Planning & Economic Development Department
by



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Executive Summary

In June 2017, Palmer College of Chiropractic applied to rezone its campus, as well as approximately 13 additional acres in the surrounding neighborhood, into a Planned Institutional District (PID). Recognizing that Palmer's plans call for some demolition and new construction of housing units and that the campus is located in a racially and ethnically diverse area of the city, Davenport sought a disparate impact analysis of the proposed rezoning to determine whether its approval of Palmer's application could present any fair housing issues.

A demographic analysis of the proposed PID area shows that renter households with white householders and with householders of color in the city of Davenport are equally likely to live within the proposed PID boundary and face potential displacement as a result of housing demolition called for by Palmer's Master Plan. About 1.8% of Davenport renter households with a white householder live within the proposed PID, as do 1.8% of renter households with a householder of color. Contemplating the potential change in racial and ethnic composition in the proposed PID as a result of Palmer's housing construction and demolition shows that the area may become slightly less diverse. After build out, the PID area is projected to change from being approximately 65.09% white to 67.75% white, while the nonwhite population decreases from approximately 34.91% nonwhite to approximately 32.25% nonwhite. These figures assume that the only residential changes are those effected by the Master Plan, and do not take into account other moves in or out of the PID, or construction of other housing there by an entity other than Palmer.

In making a decision regarding Palmer's proposed PID, the zoning's consistency with the City's 2025 Comprehensive Plan, 2035 Land Use Plan Update, 2015-2019 Consolidated Plan, and 2012 Analysis of Impediments to Fair Housing Choice are all considered. Palmer's planned demolition of vacant units primarily for redevelopment into athletic fields and parking lots can be construed as meeting some aspects of the Comprehensive Plan's recommendations, but in other ways it falls short. Relative to the Comprehensive Plan, Palmer's PID should be considered a viable, but less-preferred course compared to other alternatives. The 2012 Analysis of Impediments identified 18 "impacted areas" in Davenport that have both rates of 51% or more residents of low- or moderate-income and "areas of minority concentration". Because Palmer is in an impacted area, investing funds to retain affordable rental housing units there is likely to further increase socioeconomic disparities in the community. Accordingly, the Consolidated Plan does not prioritize the Palmer campus area as a location where affordable housing investments are planned, a position with which Palmer's plans are consistent.

Under the federal Fair Housing Act and the Supreme Court's interpretation of HUD's 2013 Disparate Impact Rule in the *Inclusive Communities* case, a practice may have a discriminatory effect in one of two ways: if it "actually or predictably results in a disparate impact on a group of persons or [if it] creates, increases, reinforces, or perpetuates segregated housing patterns because of race, color, religion, sex, handicap, familial status, or national origin." To establish such a claim, a plaintiff must prove a significant statistical disparity is created; that the discriminatory policy directly or proximately causes the disparity; that the disparity is not borne of a substantial, legitimate, and nondiscriminatory public interest; and that there is no alternative that would have a less discriminatory effect.

In taking these considerations together, this disparate impact analysis finds that:

- a. The potential for displacement of neighborhood residents within the proposed PID area as a result of housing demolition does not create a statistical disparate impact on people of color.
- b. The proposed PID area will likely have a higher share of white residents and lower share of African American residents at build out than it does currently as a result of the growing student population, which is less diverse than the surrounding community.
- c. The proposed zoning change itself, understood apart from Palmer's plans, fails to represent a strong causal relationship to expected demographic changes.
- d. The City's zoning decision represents a choice between reasonable alternatives to promoting its valid and nondiscriminatory interests.
- e. Palmer's plans are not necessarily inconsistent with housing policy objectives promoted by the City, but in some cases, could be better aligned.
- f. The City's interest could likely be served by an alternative practice that requires less housing demolition and displacement.

While this analysis does not find a disparate impact that would arise from the City's approval of Palmer's rezoning request, some demographic shifts that do not amount to statistical disparities are projected to occur as Palmer implements its plans. The City is encouraged to consider opportunities to reduce or mitigate these unintended effects by seeking to:

1. Incorporate conflicting points of view into the planning and decision-making process;
2. Consider alternate siting of features and uses within the PID; and
3. Explore partnerships between Palmer and neighborhood nonprofits.

Introduction

The City of Davenport adopted a change to its zoning ordinance in 2012, incorporating a new Planned Institutional Development (PID) district. According to the ordinance, the intent behind the PID was to “encourage a comprehensive approach to development by encouraging the adoption of a land use plan rather than individual development proposals.”¹ Palmer College of Chiropractic has filed an application with the City of Davenport to establish a PID based on a 10-year master plan for its campus just north of downtown Davenport. Recognizing that Palmer’s plans call for some demolition and new construction of housing units and that the campus is located in a racially and ethnically diverse area of the city, Davenport sought a disparate impact analysis of the proposed rezoning to determine whether its approval of Palmer’s application could present any fair housing issues. Mosaic Community Planning, as a consultant to the City, has performed this analysis to assist the City in its decision-making.

Disparate impact is an established doctrine under the federal Fair Housing Act that recognizes that some policies or actions that seem neutral on their face could potentially have a disproportionate effect on a class of people protected under the Fair Housing Act. Such a policy may be found to be discriminatory, even if discrimination was not the intent simply because it creates a disproportionate negative impact for a group of people. The core of this disparate impact analysis then is a statistical study of the projected effects of Palmer’s master plan, should the City approve its zoning application. In addition to the statistical analysis, this report also considers the consistency of the proposed PID with various City plans and policy documents and also evaluates the application and the City’s options in light of potential Fair Housing Act liability. These dimensions of analysis are all tied together in a conclusion followed by a short set of recommendations for the City’s consideration as it deliberates the zoning application currently before it.

Procedural Background

In June 2017, Palmer College of Chiropractic submitted an application to the City of Davenport to rezone its approximate 25-acre campus in the central city area, as well as approximately 13 additional contiguous acres in the surrounding neighborhood, into a consolidated Planned Institutional District (PID) of approximately 38 contiguous acres. The application includes a 10-year land use plan (Master Plan) as required by the PID ordinance which shows Palmer’s interest in eventually acquiring the 13 privately held additional acres into its campus in order to meet its strategic goals of providing additional student housing, student amenities such as a recreation/lacrosse field, and additional parking for its chiropractic clinic patients. Palmer’s application contends that will also provide benefits to the larger community in the form of streetscape and landscape enhancements. As the original innovator of chiropractic, the leading college of chiropractic, and the world’s largest chiropractic clinic, Palmer is an important local institution and a draw for both students and patients. If Palmer is able to expand as contemplated by its rezoning application, its campus would accommodate 1,500 students.

Palmer’s proposed PID boundary is somewhat irregular (see map, p. 9) but is roughly bound by 12th Street to the north, Pershing Avenue to the east, 6th Street to the south, and Main Street to the west.

¹ Davenport City Code §17.57.010.

The most significant changes proposed in Palmer's plans include the demolition of several existing but vacant homes in the northeast corner of the campus to make way for athletic fields and a parking lot; the demolition and replacement of student housing on Main Street between 7th and 8th Streets; conversion of a parking lot into an athletic field on the western edge of campus; and a new mixed-use development on Brady Street on the north end of campus. In addition, multiple cosmetic improvements are planned throughout the campus, enhancing streetscapes, greenspaces, plazas, gateway and wayfinding signage, and parking lots.

Portions of the existing campus are currently zoned C-0, C-1, C-2 (Neighborhood Shopping and General Commercial); R-6M (High Density Residential), R-4 (Moderate Density Residential); and M-1 (Light Industrial). The adjacent properties that Palmer does not currently own continue with their existing zoning and intensity of land use unless Palmer is able to acquire those individual lots. A sunset provision in the PID regulations ensures that if Palmer fails to acquire the additional lots before a 10-year period expires, the unacquired lots revert back to their previous zoning designation. Ultimately, Palmer may not be able to complete all phases of its proposed Master Plan, as there are many hurdles to acquiring privately-owned properties (including the current owner's refusal to sell) and because eminent domain and condemnation are not a legal option.

There are an estimated 209 housing units currently within the proposed PID boundary, and projections estimate the population within that boundary is 360 persons. Some of those units currently are owned by Palmer and some are privately owned/controlled by others; some off-campus units are occupied by Palmer students or private residents, some are vacant, and some are unable to be occupied due to their substandard condition. Palmer's application claims that if its 10-year Master Plan is eventually fully realized (i.e. it acquires the additional acreage, receives applicable permits to demolish existing structures and redevelop others for student housing and other purposes, assumes right-of-way control of certain City streets and alleys, etc.), the residential population within the PID will go from 150 to 400 potential campus residents. However, projections based on data obtained from Palmer and through the Census show that with full build out and new student housing units, there may be accommodation for an additional 51 student residents. A complete build out also would lead to a loss of population of 84 residents in the existing community within the proposed PID boundary. With the addition of more students to the residential population but displacement of other non-student residents in the neighborhood, the population in the proposed PID would potentially decrease from 360 current residents to 327 residents, for a net loss within the proposed PID boundaries of 33 residents or a 9% decrease in population.

The Davenport Civil Rights Commission has raised concern about potential displacement of protected classes of persons from the neighborhood, which includes a tract currently recognized by HUD as one of two low-income tracts in Scott County. The Commission believes approval of the PID could have a disparate impact on low-income communities of color. Accordingly, as part of the hearing and review process, the City is investigating what impact the proposed PID rezoning may have on housing choice for the community and whether any such impact may disproportionately affect a protected group to the degree that it could subject Davenport to liability under the Fair Housing Act.

The proposed PID area includes tracts that are more diverse in terms of racial makeup than compared to most other areas of the City or the City as a whole. Broken down by classes of (a) white alone or (b) nonwhite, a full build out of the proposed PID and Master Plan represents a net loss of housing for 55 white people and 29 people of color. In percentage terms, approximately 34.9% of

persons potentially displaced are nonwhite and 65.1% are white. Because the current percentage of the population within the two census tracts which the proposed PID straddles is 50.77% nonwhite and 49.23% white, it can be argued that the potential displacement does not represent a disparate impact on persons of color compared to non-protected classes of persons within the proposed PID. However, overall the full build out would potentially change the composition of the proposed PID area to 67.75% white (from 65.09%) and 32.25% nonwhite (from 34.91%).

In considering approval of the proposed rezoning and Master Plan, in addition to determining any disproportionate impact on a class of nonwhite persons, the City faces the questions of whether any such disparity is directly or proximately caused by the City's zoning change or other factors, and even if so, whether the City has a valid interest to pursue which justifies the impact on protected persons.

Demographic Analysis

This section examines the demographic makeup of the PID area, surrounding census tracts, and city. It also compares the racial and ethnic composition of the PID as it is currently estimated to the potential projected racial and ethnic composition at build out of the PID plan.

Demographic Profile

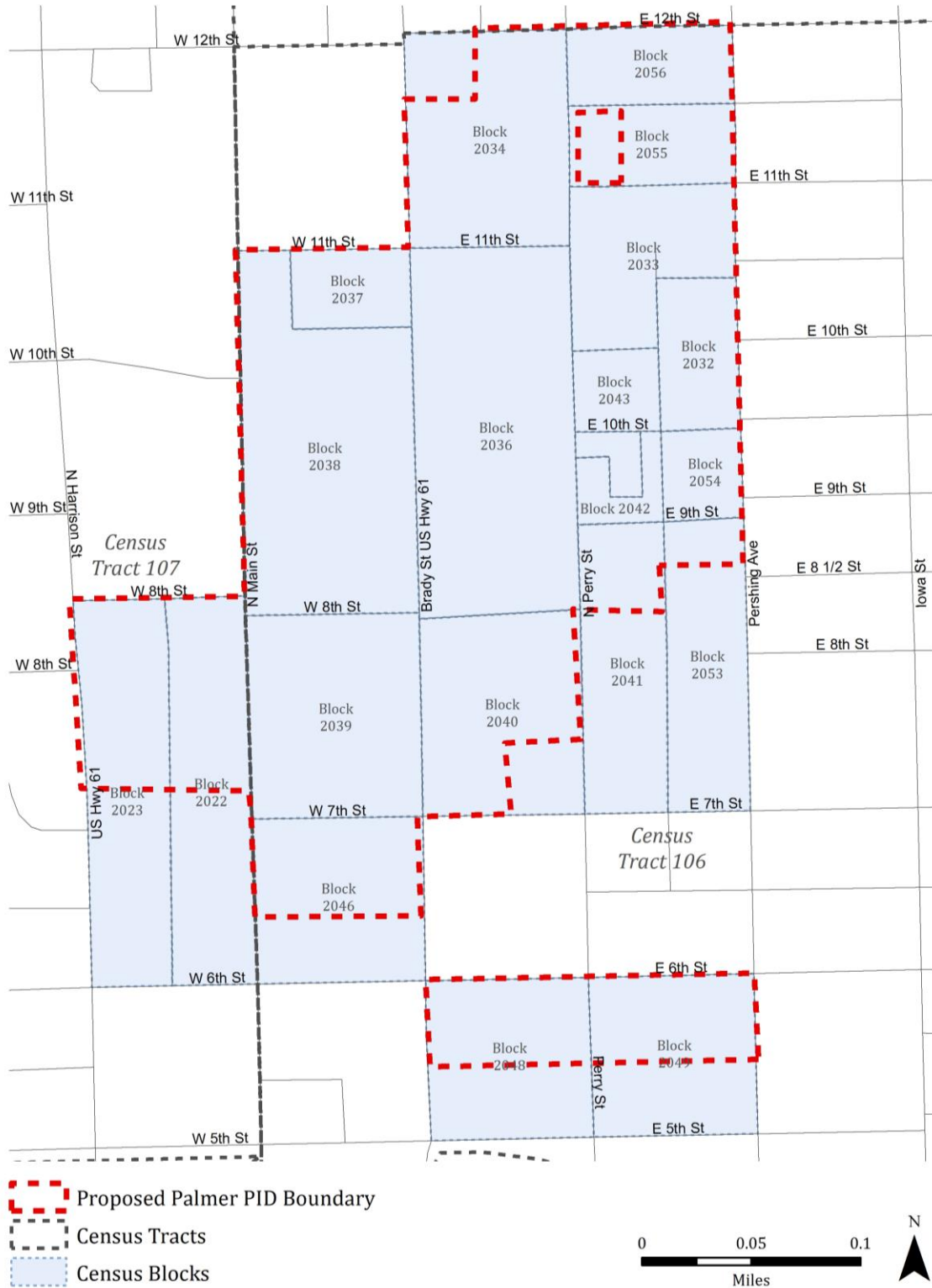
To gather demographic data about the PID area, its boundary was overlaid with census block boundaries to determine the blocks included or partially included in the PID. As shown in the map on the following page, the PID includes or partially includes 21 blocks. Demographic data for the population and households within these blocks and within the city of Davenport was then gathered from the 2010 Census.

Because the proposed residential demolition within the PID will affect rental housing, this analysis examines the degree to which rental households in the city may be impacted by householder race and ethnicity. The table below provides number of households by householder race and ethnicity in the proposed PID and in the city of Davenport.

Households by Tenure by Race and Ethnicity in the Proposed Palmer PID Blocks and the City of Davenport, 2010			
Householder Race and Ethnicity	Renter Households in Proposed PID Blocks	Renter Households in City of Davenport	Share of Davenport Renters in Proposed PID
Householder Race			
White	194	11,232	1.73%
Black or African American	32	2,639	1.21%
American Indian or Alaska Native	0	74	0.00%
Asian or Pacific Islander	28	287	9.76%
Other or Multiple Races	10	708	1.41%
Total	264	14,940	1.77%
Householder Ethnicity			
Non-Latino	254	14,011	1.81%
Latino	10	929	1.08%
Total	264	14,940	1.77%
Householder Race and Ethnicity			
Non-Latino White	190	10,750	1.77%
Households of Color	74	4,190	1.77%
Total	264	14,940	1.77%

Source: 2010 Census SF1 Tables H14, H15, H16I

Census Block Groups within the Proposed Palmer PID



Source: U.S. Census Bureau, Decennial Census, 2010; Palmer College of Chiropractic

Nearly three-quarters (72.0%) of renter households within the proposed PID have non-Latino white householders, the same share as within the city. African Americans comprise 12.1% of renter households in the proposed PID, compared to 17.7% of renter households in Davenport. Asian renters are 10.6% of renters in the proposed PID, well above their share of renter households citywide (1.9%).

To look at how renters within each racial and ethnic group may be impacted by changes within the proposed PID, the final column of the table calculates the share of Davenport renter households who reside within the proposed PID boundaries. Asian or Pacific Islander renters live within the proposed PID at the highest rate (9.76%), and thus would be most likely to be impacted by housing demolition there. Nearly two-percent of non-Latino white renters live within the proposed PID boundaries (1.77%), as do 1.2% of African American renters and 1.08% of Latino renters. Taken together, 1.77% of renter households of color in Davenport live within the proposed PID, and may be impacted by demolition of rental units there, which is the same proportion as non-Latino white renters.

The table on the following page provides additional demographic data for residents of the proposed PID and city. About 65% of the proposed PID population is non-Latino white, compared to 76.65% in Davenport. African Americans and Asians/Pacific Islanders make up larger shares of the population in the proposed PID than they do at the city level: 18.69% of residents in the proposed PID are African American versus 10.50% in Davenport; and 6.37% of proposed PID residents are Asian or Pacific Islander, compared to 2.18% in the city.

Nearly two-thirds of residents within the proposed PID boundary are male (64.68%) and about one-third are female (35.32%). Citywide, the shares are closer: 48.71% of Davenport residents are male and 51.29% are female.

Encompassing the Palmer College of Chiropractic campus, including Palmer-owned student housing properties, the proposed PID has a considerably younger population than the city. About one-half of residents of the proposed PID are between the ages of 18 and 29 (55.65%). In comparison, only 18.86% of the city falls within this age range. Children under age 18 comprise a smaller share of the population living in the proposed PID area than in the city (9.45% versus 24.02%), as do seniors over the age of 62 (2.26% versus 15.54%). The proposed PID and the city have roughly the same share of residents between the ages of 30 and 54 (29.98% and 32.93%, respectively).

Housing within the proposed PID is overwhelmingly renter-occupied at 94.96%, which is well-above the share of rental households citywide (36.78%).

As the population by age data indicates, households in the proposed PID area are less likely to have children under the age of 18 than are households within the city. Only one-tenth of households in the proposed PID have children under age 18. In Davenport, the share of households with children about three times that figure, at 30.91%.

Population Characteristics for the Proposed Palmer PID and the City of Davenport, 2010				
Population Characteristics	Proposed Palmer PID		City of Davenport	
	Number	Percent	Number	Percent
Race and Ethnicity				
Non-Latino				
White	317	65.09%	76,404	76.65%
Black or African American	91	18.69%	10,465	10.50%
American Indian or Alaska Native	4	0.82%	270	0.27%
Asian or Pacific Islander	31	6.37%	2,176	2.18%
Other or Multiple Races	14	2.87%	3,115	3.12%
Latino	30	6.16%	7,255	7.28%
Total	487	100.00%	99,685	100.00%
Sex				
Male	315	64.68%	48,558	48.71%
Female	172	35.32%	51,127	51.29%
Total	487	100.00%	99,685	100.00%
Age				
Under 18	46	9.45%	23,946	24.02%
18-29	271	55.65%	18,800	18.86%
30-54	146	29.98%	32,828	32.93%
55-61	13	2.67%	8,623	8.65%
62 and older	11	2.26%	15,488	15.54%
Total	487	100.00%	99,685	100.00%
Tenure for Occupied Households				
Owner	14	5.04%	25,680	63.22%
Renter	264	94.96%	14,940	36.78%
Total	278	100.00%	40,620	100.00%
Familial Status				
With children under 18 years	28	10.07%	12,556	30.91%
No children under 18 years	250	89.93%	28,064	69.09%
Total	278	100.00%	40,620	100.00%

Source: 2010 Census SF1, Tables P9, P12, and H19

Potential Demographic Composition Changes in the Proposed PID

This section considers how the racial and ethnic composition of the population in the proposed PID area may change following the residential demolition and constructed contemplated in Palmer's Master Plan for the area. The table below identifies properties and number of units anticipated to be demolished and built as part of the Plan, not including existing vacant housing. A total of 75 residential units would be taken down; the plan includes construction of about 100 single-bedroom units of student housing. Of the units planned to be demolished, 33 are currently student housing, the majority owned by Palmer. The remaining 42 units are owned and operated by other private landlords in 5 different properties within the proposed PID.

Proposed Property Demolitions and Construction			
Anticipated Demolitions		Anticipated Construction	
Address	Number of Units	Address	Number of Units
1039 Perry Street	22	Main Street & 7 th Street	100
1019 Perry Street	8		
715 Main Street	2		
719 Main Street	4		
723 Main Street	1		
118 Palmer Drive	4		
1028 Pershing	6		
217 E. 10 th Street	12		
218-224 E. 9 th Street	12		
1115 Brady Street	4		
Total	75	Total	100

Note: List does not include vacant residential properties.

Source: Palmer College of Chiropractic Master Plan

To estimate potential demographic changes at build out of the Master Plan for the proposed PID, the current population of the area was estimated based on number of residential units, information provided by Palmer regarding occupancy in student housing, and the average renter household size in the city of Davenport of 2.26 persons. This estimate indicates a population of about 360 people currently living in the proposed PID area. Applying the 2010 racial and ethnic composition for the PID blocks (from the table on page 11) yields the estimated current PID population by race and ethnicity shown in column A of the table that follows.

To consider how the population might change over the 10-year Master Plan build out, the analysis estimated the potential net change in students living within the PID area based on housing demolition and construction. With the demolition of 33 units occupied by an estimated 49 students and the construction of 100 new single-occupancy student housing units, there would be a net addition of 51

students in the PID area. Assuming that the racial and ethnic composition of the Palmer students moving to newly constructed student housing is reflective of the student population currently living on or near Palmer's campus, the estimated change in student population by race and ethnicity is shown in column B of the table below.

With demolition of 42 other housing units, there would be a loss of approximately 84 non-student residents over the ten-year period. Assuming that the racial and ethnic composition of the PID residents lost due to housing demolition are reflective of the PID as a whole, changes in population by race and ethnicity is shown in column C of the table below.

Potential Change in Racial/Ethnic Composition in the Proposed PID at Master Plan Build out					
Race/Ethnicity	Estimated Current PID Population (A)	Net Change in Palmer Student Population (B)	Net Change in Other Population (C)	Projected PID Population at Build out	
				Number (A+B+C)	Percent
Non-Latino					
White	235	42	-55	222	67.75%
Black or African American	67	1	-16	52	16.15%
American Indian or Alaska Native	3	1	-1	3	0.85%
Asian or Pacific Islander	23	4	-5	22	6.60%
Other or Multiple Races	10	1	-2	9	2.80%
Latino	22	2	-5	19	5.85%
Total	360	51	-84	327	100.00%

Note: Palmer College of Chiropractic estimates that their student population living on or near their campus, and thus the potential market for on-campus housing, is 82.21% white, 2.37% African American, 0.99% American Indian, 7.91% Asian or Pacific Islander, 2.37% other or multiple races, and 4.15% Latino. These percentages are used to estimate the additional student population by race and ethnicity shown in the third column of the table.

Source: 2010 Census SF1, Palmer College of Chiropractic

Overall, housing demolition and construction within the PID has the potential to affect the racial and ethnic composition of the area over the next ten years. Considering only the changes contemplated in the Palmer Master Plan, it is estimated that the white population may grow as a share of total population while the share of residents of color declines. However, these findings do not take into account potential moves by other households in the PID or the possible construction of additional, non-Palmer-owned housing in the PID over the next ten years.

Planning and Policy Implications

The City of Davenport has engaged in considerable planning and policymaking around the issue of housing in the city. These plans and policies include the City's 2025 Comprehensive Plan, 2035 Land Use Plan Update, 2015-2019 Consolidated Plan, and 2012 Analysis of Impediments to Fair Housing Choice. Each of these plans is described within this section with a particular focus on their bearing on and potential implications for approval of the PID zoning district. In making a decision regarding Palmer's proposed PID, the zoning decision's consistency with these existing plans and policies should be considered.

Davenport 2025: Comprehensive Plan for the City

In 2005, the Davenport City Council adopted Davenport 2025, a 20-year, long range comprehensive plan for the City. Development of the plan involved significant public participation and closely studied existing conditions in the city, including in such areas as housing, neighborhoods and districts, and land use. In the housing section of its plan, the City endorses a policy favoring infill development and adaptive re-use as a strategy for addressing abandoned and vacant properties:

*"While most buildings and infrastructure are designed for a long service life, technology, community needs, and aesthetics change over time. These recommendations indicate a commitment to the existing city and its history, recognizing that while new development can certainly address today's needs, adaptive re-use and infill can do likewise, especially for businesses and citizens that value locations within established areas of the community."*²

The plan concludes with an implementation section that establishes 144 recommendations. Of those, 13 are designated as being of "critical" priority. The one critical priority recommendation related to housing is an objective of "reduc[ing] the number of unoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill."³ This objective is linked to the establishment of a policy to "Encourage adaptive re-use and infill projects within the community."⁴

A major component of Palmer's plan involves the demolition of currently vacant housing units in the northeast section of the campus to make way for parking and an athletic field. Redevelopment of these vacant properties would seem to advance the Davenport 2025 objective of reducing the number of vacant buildings, however, razing them for a parking lot and athletic field is neither infill nor an adaptive reuse. On the other hand, this objective is in service of a larger goal of "strengthening the existing built environment" which acknowledges, in the extended quotation above, that community needs change over time.

Based on the goals, objectives, and recommendations expressed by the City in the Davenport 2025 plan, the most preferred course would likely be one of retaining the existing vacant structures (consistent with "a commitment to the existing city and its history" and seeking to redevelop them for reuse in some adaptive capacity. An alternative of demolishing these vacant units for redevelopment as contemplated by Palmer could also reasonably be said to reflect the spirit of the Davenport 2025 goal to strengthen and keep vital the already built-out portions of the city, given the

² *Davenport 2025: Comprehensive Plan for the City*, 2005. Page 147.

³ *Ibid.* Page 148.

⁴ *Ibid.* Page 148.

changing needs of the community over time. As this latter course does not necessarily follow the letter of the Comprehensive Plan's recommendation in this area, it should be considered a viable, but less-preferred alternative.

Davenport 2035 Land Use Plan Update

The City updated Davenport 2025's land use element through a new plan, adopted in 2016, called the Davenport 2035 Land Use Plan Update. The plan contains updated demographic data and observes trends in growth and development since the time of the 2025 Comprehensive Plan. While the recommendations of the underlying comprehensive plan were all affirmed, the 2035 update added additional objectives and recommendations. Of the additions related to housing, none have an apparent bearing on any of the issues arising from Palmer's proposed rezoning application.

2015-2019 Consolidated Plan

As an entitlement recipient of federal Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds from HUD, the City is required to prepare a Consolidated Plan every five years describing community needs and intended uses of the anticipated grant funds. The most recent Consolidated Plan was filed with HUD in 2015. The Consolidated Plan identifies four priority needs that the City's grant funds will be directed toward. These needs are related to housing, economic development, neighborhood quality, and public services. Of these, the housing need is most germane to consideration of Palmer's rezoning application and is stated as follows:

"Increasing affordable decent housing for both renters and homeowners, particularly larger units, those households with very low incomes, and units outside areas of concentrated low income and minority populations."⁵

Palmer's plans call for demolition of a total of 75 existing housing units (housing both students and the general community) and construction of 100 new student rental units, a net increase of 25 rental housing units. The current units are estimated to rent for between \$400 and \$650 per month, which are relatively affordable when compared with HUD Fair Market Rents for the market. While Palmer is not able to estimate rents for the new units it plans to construct, they are likely to be higher, if only because the housing will be newer and come with improved amenities. The new housing is also intended to specifically serve Palmer students, so it is difficult to view the net 25 housing unit increase as directly consistent with the City's need for additional "affordable decent housing for renters". However, Palmer's construction of new housing for its students should indirectly cause other rental units in the vicinity of the campus to become available for the general community as Palmer's students opt to live in the new student housing rather than off campus.

Another important feature of the Consolidated Plan's statement of housing need is the specification that these units are particularly needed "outside areas of concentrated low income and minority populations." This is reflective of HUD's regulations requiring grantees to affirmatively further fair housing. In the City's 2012 Analysis of Impediments (further described below), the city is determined to have 18 census block groups where at least 51% of residents are low- or moderate-income and where "areas of minority concentration" also exist. These 18 block groups, which include the Palmer

⁵ City of Davenport Consolidated Plan for Federal Fiscal Years 2015-2019, Page 7.

campus and its surrounding neighborhoods, are termed “impacted areas”. HUD interprets the Fair Housing Act as discouraging investment in new affordable housing in areas of high poverty that lack access to certain opportunities, in other words, in the city’s impacted areas.

Because Palmer is in an impacted area, the use of CDBG or HOME funds to retain affordable rental housing units there is not consistent with the Consolidated Plan. Rather, the City’s investments in such housing should focus on non-impacted areas in order to expand housing choice and access to opportunity for Davenport’s low- and moderate-income residents.

2012 Analysis of Impediments

Another requirement of CDBG grantees is that they prepare a fair housing study every five years. Although HUD’s regulations have since changed and the City is now beginning the process of preparing its next study, at the time the last study was required of Davenport, it was known as an Analysis of Impediments to Fair Housing Choice, or AI. The 2012 AI, as described above in the Consolidated Plan section, identified 18 “impacted areas” in Davenport that have both rates of 51% or more residents of low- or moderate-income and “areas of minority concentration”.

In proposing actions to resolve impediments to fair housing choice in Davenport, the AI suggests Davenport “should continue to balance [its] CDBG and HOME investments between the revitalization of impacted areas and the creation of new housing opportunities in non-impacted areas.”⁶ Striking such a balance is a key feature of the more recent iterations of HUD regulations and policy guidance on fair housing. Community development investments in impacted areas can be designed to improve measures of opportunity there (e.g. access to jobs, labor market participation, proficient schools, transit access, etc.) so that residents of those areas who wish to remain in their neighborhoods can remain and still have improved access to opportunity. At the same time, parallel investments in new housing should be focused in areas that already have opportunity features so that people who wish to relocate to areas where they have greater amenities and resources at their disposal are able to do so.

While advocacy for such a balanced approach is fairly standard in the current fair housing climate, the 2012 AI is clear that the investments in impacted areas need not be restricted to non-housing elements: “Continue to make *affordable housing investments* in both impacted and non-impacted areas.” While this is the policy advocated by the AI, it appears to be somewhat dissonant with contemporary fair housing interpretations and also appears not to have been carried forward into the Consolidated Plan, which steers affordable housing investments into non-impacted areas. Because the AI provides for and encourages investment in affordable housing, even in impacted areas, Palmer’s plans to demolish affordable rental housing run counter to the AI’s recommendation. However, the inconsistency between the AI and the Consolidated Plan is an important caveat here. The Consolidated Plan’s approach appears to be more sound with regard to City’s fair housing obligations and, as was assessed earlier, Palmer’s plans do not appear inconsistent with the Consolidated Plan.

⁶ 2012 Analysis of Impediments to Fair Housing Choice, Page 229.

Fair Housing Act Implications

Following the Supreme Court's recent landmark decision in *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.* ("Inclusive Communities"), 135 S. Ct. 2507 (2015), statistical disparity alone is not enough to establish a prima facie case of disparate impact liability under the Fair Housing Act (42 U.S.C. §§ 3601–3619, 3631 (2012)). Below is a summary of the post-Inclusive Communities framework for analyzing a disparate impact claim against a municipality for a local zoning decision and what potential liability the City of Davenport may accordingly face as a result of Palmer's proposed PID rezoning and Master Plan. This framework is distilled from two important journal articles on the subject of disparate impact claims and the Inclusive Communities decision, one by Stacy Seicshnaydre⁷ of Tulane Law School and the other by Robert Schwemm⁸ of the University of Kentucky College of Law.

Framework for Analyzing a Disparate Impact Claim

HUD's 2013 Disparate Impact Rule (Implementation of the Fair Housing Act's Discriminatory Effects Standard, 78 Fed. Reg. 11460 (Feb. 15, 2013) (promulgating 24 C.F.R. § 100.500 et seq.) and the Supreme Court's 2015 decision in *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.*, 135 S. Ct. 2507 (2015), settled the question of whether disparate impact claims are cognizable under the federal Fair Housing Act ("FHA"). Disparate impact claims are now a well-established part of housing discrimination law. However, following the standards laid out by HUD's Rule and the Inclusive Communities decision, proof of such claims has shifted, and many stakeholders and housing advocates see the level of proof and burden-shifting framework required as a greater challenge to surviving motions to dismiss or summary judgement.

A practice may be discriminatory in one of two ways: if it "actually or predictably results in a disparate impact on a group of persons or [if it] creates, increases, reinforces, or perpetuates segregated housing patterns because of race, color, religion, sex, handicap, familial status, or national origin." (78 Fed. Reg. 11460, 11482, codified at 24 C.F.R. § 100.500(a)). The aggrieved plaintiff (for example, a person denied equal opportunity to housing) and defendant (such as a municipality in a zoning case) must follow a burden-shifting framework to establish a discriminatory impact claim.

First, the plaintiff must prove a prima facie case of discriminatory effect. This first burden is further broken down into 3 proof elements (or 4 depending on the case precedent being followed). If the elements of the prima facie case are met, the burden then shifts to the defendant to prove that the practice in question is necessary to achieve a "valid interest" (Inclusive Communities, 135 S. Ct. at 2522) or to achieve "one or more substantial, legitimate, nondiscriminatory interests" (HUD Rule, 78 Fed. Reg. at 11482, codified at C.F.R. § 100.500(c)(2)). If the defendant meets that burden, the burden shifts back to the plaintiff to prove that the interests identified by the defendant "could be served by another practice that has a less discriminatory effect." (Inclusive Communities, 135 S. Ct. at 2518; HUD Rule, 78 Fed. Reg. at 11482, codified at C.F.R. § 100.500(c)(3)).

⁷ Seicshnaydre, Stacy E., "Disparate Impact and the Limits of Local Discretion after *Inclusive Communities*" (August 1, 2016). *George Mason Law Review*, Vol. 24, No. 3, 2017.

⁸ Schwemm, Robert G. and Bradford, Calvin, "Proving Disparate Impact in Fair Housing Cases After *Inclusive Communities*" (2016). *Law Faculty Scholarly Articles*. 594.

a. Plaintiff's prima facie case

Under step one, for aggrieved plaintiffs to establish a prima facie case, they must (1) identify a specific, facially-neutral policy that (2) creates an artificial, arbitrary, and unnecessary barrier to housing and (3) causes a statistical/significant disparity between subject groups. *See Inclusive Cmty. Project, Inc. v. Texas Dep't of Hous. & Cmty. Affairs*, C.A. No. 3-08-00546, 2016 WL 4494322 (N.D. Tex. Aug. 26, 2016); *City of Miami v. Bank of Am. Corp.*, No. 13-24506-Civ-Dimitrouleas, 2016 WL 1072488, at *4 (S.D. Fla. Mar. 17, 2016). After *Inclusive Communities*, simple statistical evidence of disparity is no longer sufficient for establishing a prima facie case. The challenged policy and resultant disparity must be linked by a showing of “robust causality.” *Inclusive Communities*, 135 S. Ct. at 2523. Many neutral policies and practices that appear to have a disparate impact/effect on protected classes’ access to affordable housing may actually be one of a myriad of indirect causes or factors such as private market and economic forces, land and development costs, and socioeconomic realities like systemic inequalities. *Inclusive Communities* and cases since have reiterated that not every action or policy that has a disproportionate impact rises to the level of liability or an unlawful violation of housing laws. The Supreme Court recognized disparate impact as a viable cause of action, but limited it in “key respects” by also requiring a showing of “robust causality.” Mere statistical disparity will not be sufficient to support disparate impact liability. The Supreme Court layered in a “robust causality requirement” between the identified policy and disparate effect to “protect[] defendants from being held liable for racial disparities they did not create.” *Id.*

i. Plaintiff must identify a specific, facially-neutral policy to challenge

There is some split over whether a sole instance of alleged discrimination or a decision or series of decisions that do not evince an underlying policy, such as a single zoning decision, may be challenged at all under a disparate impact claim. The Supreme Court’s decision cautioned that a “one-time decision may not be a policy at all.” *Inclusive Communities*, 135 S. Ct. 2507, 2523 (2015). *See also Azam v. City of Columbia Heights*, Civil No. 14-1044, 2016 WL 424966, at *11 (D. Minn. Feb. 3, 2016) (citing *Inclusive Communities* for the proposition that “a single decision generally is not an identifiable policy capable of supporting a disparate impact claim”). *See, e.g., City of Joliet v. New West, L.P.*, 825 F.3d 827, 830 (7th Cir. 2016) (“[T]he condemnation of Evergreen Terrace is a specific decision, not part of a policy to close minority housing in Joliet.”). But there is precedent that a zoning decision such as blocking a proposed housing development of affordable housing was properly challenged under disparate impact theory. *See Mhany Mgmt., Inc. v. Cty. of Nassau*, 819 F.3d 581, 619 (2d Cir. 2016) (expressing confidence that zoning decision affecting one piece of property constituted “general policy” because of months of hearings and meetings, asserted community-wide impacts on traffic and school overcrowding, and purported necessity to change local law).

Davenport’s PID ordinance is a neutral regulation which on its face does not prevent construction of affordable housing, require the removal of existing housing or a decrease in density, or facially discriminate against protected classes of persons. Maximum density under a PID and other design criteria are determined by the land use plan in conformance with the City’s Comprehensive Plan. Since the PID ordinance was adopted, there have been few requests for the PID designation before Palmer. St. Ambrose University’s main campus received PID approval but a second request for redevelopment of an athletic complex was vetoed by the then-mayor after being initially approved by City Council.

Although Davenport's decision to rezone the proposed PID area could be described as a single discretionary decision and not a policy per se, on the other hand the long review, public hearing, and approval processes; the potential community-wide impacts on permitted land uses of privately-owned lots on the additional 13 acres; and stakeholder engagement and opposition give credence an argument that the potential rezoning and approval of a Master Plan constitute a general policy of the City rather than a simple series of discretionary decisions.

ii. Does the neutral policy cause a statistical/significant disparity between protected and similarly-situated nonprotected groups

There is no single test for evaluating whether statistical evidence proffered is a plausible measure of significant disproportionate impact, but there are certain guidelines distilled from previous court opinions. For instance, the comparisons must use the proper similarly-situated groups and focus on "the subset of the population affected by the challenged policy." *Reinhart v. Lincoln Cty.*, 482 F.3d 1225, 1230 (10th Cir. 2007); see also *Hallmark Developers Inc. v. Fulton County*, 466 F.3d 1276, 1286-87 (11th Cir. 2006) (holding that "the appropriate inquiry is into the impact on the total group to which a policy or decision applies"). For example, if the challenged policy is the demolition or eviction in a particular housing complex, only those persons residing therein would be affected and relevant. *Betsey v. Turtle Creek Assocs.*, 736 F.2d 983, 987-88 (4th Cir. 1984); *Mt. Holly Gardens Citizens in Action, Inc. v. Twp. of Mount Holly*, 658 F.3d 375, 382 (3d Cir. 2011) (using data showing that 22.54% of African-American households and 32.31% of Hispanic households would be affected by the challenged housing demolition, compared to only 2.73% of white households); *Hallmark Developers*, 466 F.3d at 1286-87 (citing various FHA decisions in support of the proposition that the affected-population focus here should be on those area residents eligible for subsidized housing).

In the case of Palmer's requested PID rezoning, the proposed build out is projected to add to the current student population but reduce or displace the non-student population within the neighborhood for a total net decrease in population of the proposed PID area of 17% (204 current residents to 171 residents upon build out). The applicable subset population is those persons projected to be displaced or evicted by the build out of the Master Plan, which is 84 people total (all renters), and the relevant comparison groups would be the displaced persons of color who are a protected class and the similarly situated white residents displaced, which in this case is projected to be 29 nonwhite residents and 55 white residents.

Second, the complainant must show the policy hurts protected persons more than others because it is disparate impact and not just impact that the FHA protects. Generally, statistical comparisons should show relative percentages of protected versus non-protected class members adversely affected by the policy, rather than absolute numbers. In this case, of the 264 renter households in the proposed PID who face potential displacement, 190 (or 72.00%) have non-Latino white householders and 28.00% have nonwhite householders. If compared to the overall population of renter households in the City, which is comprised of 72.00% white and 28.00% nonwhite renter householders, there does not appear to be a disparate impact on a class of protected persons. Put another way, 190 of the 10,750 non-Latino white renter households (1.77%) live within the proposed PID. Similarly, 74 of the 4,190 nonwhite renter households (also 1.77%) live within the proposed PID. This indicates that a disparity ratio of 1.0, and that the proposed zoning change will not have a disproportionately harmful impact on protected persons compared to similarly situated white residents.

Another perspective for comparison is the overall change in composition of white to nonwhite residents in the proposed PID area. After build out, the PID area is projected to change from being approximately 65.09% white to 67.75% white while the nonwhite population decreases from approximately 34.91% nonwhite to approximately 32.25% nonwhite.

Finally, the disparity in the relative adverse impact on the two groups must be statistically significant. Courts have made clear that the FHA, like Title VII, only prohibits practices with “significant” discriminatory effects. See, e.g., *Schwarz v. City of Treasure Island*, 544 F.3d 1201, 1217 (11th Cir. 2008); *Budnick v. Town of Carefree*, 518 F.3d 1109, 1118–19 (9th Cir. 2008); *Reinhart v. Lincoln Cty.*, 482 F.3d 1225, 1229 (10th Cir. 2007). There is not a specific rule for what constitutes a minimum disparity ratio to prove significant effect in the FHA cases reviewed. Courts have found liability where the disparity ratio was, for example, 2 times, 3 times, and 7 times higher for nonwhites compared to whites.

A rejection or displacement ratio that corresponds to the selection rate recognized in Title VII employment discrimination cases, would require a plaintiff in a housing case to show that the disparity ratio was at least 1.25, although the majority of appellate decisions finding a large enough difference in rates to satisfy the plaintiff’s burden have all involved disparity ratios well above 1.25. See, e.g., *Mt. Holly Gardens Citizens in Action, Inc. v. Twp. of Mount Holly*, 658 F.3d 375, 382 (3d Cir. 2011) (black percentage harmed was over seven times that of whites (22% versus 3%)); *Huntington Branch, NAACP v. Town of Huntington*, 844 F.2d 926, (2d Cir. 1988), *aff’d per curiam*, 488 U.S. 15 (1988) (showing that the black percentage harmed was over three times that of whites (24% versus 7%)); *Keith v. Volpe*, 858 F.2d 467 (9th Cir. 1988) (showing that minorities were twice as likely as whites to be in the harmed group).

Here, if the number of nonwhite renters in the PID and at potential risk of displacement as a percentage of the total number of nonwhite renters in the City is compared to the number of white renters in the PID who may be displaced as a percentage of the total number of white renters, the disparity ratio would be 1.00. (74 nonwhite renters in the PID of a total of 4,190 nonwhite renters in the city is 1.77%; 190 white renters in the PID of a total of 10,750 white renters in the City, coincidentally, is also 1.77%). A disparity ratio of 1.00 indicates no disparity. As a share of renters in the city, renters in the PID who could potentially be affected by Palmer’s plans to demolish rental units are no more likely to be households of color or white households; both are affected in the same proportion as their share of the city’s total population.

iii. “robust causality” link between the challenged policy and resultant disparity

After *Inclusive Communities*, plaintiffs must link the challenged policy and the disparate impact in a way that shows a “robust causality,” that is, the plaintiff must prove that the defendant’s policy directly or proximately causes the disparity. If multiple causes or factors other than the defendant’s challenged policy have caused the statistical disparities identified, then the plaintiff’s *prima facie* case would fail. For example, in *Inclusive Communities*, the Supreme Court expressed skepticism about whether the causal connection was strong enough because other factors, like federal law governing tax credit properties, substantially limited the housing authority’s discretion. Indeed, on remand, the trial court ruled against the plaintiff’s impact claim, in part because of the absence of this causation element. See *Inclusive Cmty. Project, Inc. v. Tex. Dep’t of Hous. and Cmty. Affairs*, No. 3:08-CV-0546-D, 2016 WL 4494322, at *8–9 (N.D. Tex. Aug. 26, 2016). As another example of the multiple causes

disqualification, a developer defendant could show that locating a new building in one location rather than another is due to multiple factors that go into investment decisions.

The City's possible decision to approve Palmer's PID rezoning and the proposed 10-year land use plan could not be described as the "but for" cause of the displacement of minority residents. The zoning change itself does not affect existing housing units or compel the redevelopment of units and displacement of residents. It is too speculative to say whether the private properties proposed for rezoning and eventual acquisition will ever be acquired by Palmer and redeveloped under the proposed ten-year Master Plan. And if Palmer fails to acquire the desired properties, they revert back to their original zoning.

Moreover, even if the City left the zoning and current land use requirements as is, many other factors could lead to the same displacement result, including increasing vacancy rates, development or redevelopment plans of current or future property owners, changes in the market, etc. These scenarios may be just as likely as Palmer's vision. If Palmer, a third-party, is granted the PID zoning, eventually acquires additional properties, and then is given discretion within the bounds of its approved land use plan over the construction, redevelopment, or demolition of housing on those properties, and it chooses to remove housing from the market or to raise the cost of housing, that decision in itself may be influenced by a multitude of factors not related to the approved zoning, including its own economic priorities, the interests of its students, the vitality of its private clinical practice, the need for housing for its employees and students, the strategic planning of its board, etc. Thus, it will be a high bar for a potential plaintiff to specify the policy or policies that are a "but for" or "robust" cause of housing being made unavailable by the City or Palmer.

b. Defendant's rebuttal – the policy in question was necessary to achieve a valid interest

Despite the reasoning above, if an aggrieved plaintiff established a prima facie case of disparate impact against Davenport, the City would still have the opportunity to show that the rezoning decision was necessary to achieve a valid interest. Under the HUD Rule, the defendant must prove that "the challenged practice is necessary to achieve one or more of its substantial, legitimate, nondiscriminatory interests." 24 C.F.R. § 100.500(c)(2). This gives local governments discretion to implement policy within the bounds of fair housing standards without being second-guessed for choosing one reasonable alternative over another.

For example, the City may have a valid interest in supporting the vitality and success of Palmer as an educational, economic, and historic pillar of the City. The proposed Master Plan may meet the City's own Comprehensive Plan objectives if it allows opportunity to redevelop underutilized and vacant properties within the neighborhood in a way that strengthens the existing built environment, etc.

Over the last four decades of FHA jurisprudence, plaintiffs have not usually been successful in cases challenging revitalization plans for their displacing effects. Displaced tenants have won only three of 14 appeals, in large part because of the discretion afforded to local zoning authorities to choose between competing priorities and methods of fulfilling fair housing goals. *See Stacy E. Seicshnaydre, Is Disparate Impact Having Any Impact? An Appellate Analysis of Forty Years of Disparate Impact Claims Under the Fair Housing Act*, 63 AM. U. L. REV. 357, 364–65 (2013).

c. Plaintiff's burden to show defendant's interest could be served by a policy that has a less discriminatory effect

The last step in the burden shifting analysis requires the Plaintiff to show that the City's valid interest "could be served by another practice that has a less discriminatory effect." 78 Fed. Reg. 11482 (codified at C.F.R. § 100.500(c)(3)); *Inclusive Communities*, 747 F.3d 275, 282. Although the onus is on the Plaintiff to overcome the City's valid interest and reasonable method of achieving that interest, that this element may have to be litigated should signal to the City and Palmer that they should engage neighborhood stakeholders and potential complainants during the application review process for input in developing reasonable mitigation efforts, conditions on the land use/master plan, or concessions so that the valid interests of the City and Palmer are pursued in a manner that can be accepted by potential complainants.

Potential for FHA Liability

Approving or denying Palmer's PID rezoning and Master Plan involves a trade-off between either (a) maintaining the status quo of a neighborhood that is one of the more diverse and integrated areas of the City but which also faces challenges with vacant or uninhabitable housing units and other low-opportunity area challenges, or (b) allowing for the opportunity for an expanded institutional campus which could bring revitalization and redevelopment to the area and support the ongoing vitality of one of the City's important educational, economic, and cultural institutions but which also could lead to a demographic shift causing the neighborhood to become less diverse.

If it is a compelling priority of the City that zoning changes not cause a loss of affordable units nor displace protected or historically disadvantaged persons from their choice of housing—no matter what other valid interests might be served—then regardless of whether the City is likely safe from FHA liability, the PID request could be denied in its current form or amended to address the strongest disparate impact issues. However, as long as the rezoning is framed as a reasonable revitalization policy, under the post-*Inclusive Communities* framework it will be difficult for an aggrieved plaintiff to prove a prima facie disparate impact case or that the City's choice between two reasonable alternatives was not a valid exercise of its zoning and land use discretion.

Conclusion

As the individual components of this analysis have documented, a disparate impact, especially one that would constitute a violation of the Fair Housing Act, requires multiple points of consideration. A disparate impact can be calculated statistically, but such a determination, without taking into account the existence of a “robust causality” and the degree to which the contemplated action achieves a valid government interest, may not rise to the level of a violation of law. In turn, those determinations may rely on interpretation of plans and other documents of public policy.

In taking these considerations together, this analysis finds that:

- a. The potential for displacement of neighborhood residents within the proposed PID area as a result of housing demolition that may be carried out by Palmer does not create a statistical disparate impact on African American or Latino renter households, or on renter households of color as a whole.
- b. Because Palmer plans to construct new student housing on its campus and because Palmer’s student body is, on average, less diverse than the community, the population in the proposed PID area will likely have higher shares of white residents and lower shares of African American residents at build out of the master plan than it does currently. These shares would also depend on moves in or out of the proposed PID by other households and any additional, non-Palmer-owned housing construction within the proposed PID over the next ten years.
- c. The zoning change itself, understood apart from Palmer’s plans, would not affect existing housing units or compel the redevelopment of units and/or displacement of residents and therefore fails to represent a robust causality relative to any such demographic changes.
- d. The City’s ultimate zoning decision represents a choice between reasonable alternatives to promoting its substantial, legitimate, and nondiscriminatory interests.
- e. Opportunity exists to better align Palmer’s plans with the goals of the City’s Comprehensive Plan, however, Palmer’s plans are not necessarily inconsistent with housing policy objectives promoted by the City in its Comprehensive Plan and Consolidated Plan.
- f. The City’s interest could likely be served by another practice that requires less housing demolition and displacement; however, pursuit of such an alternative, while perhaps beneficial to community relations, is not incumbent upon the City as the other burden-shifting steps in the disparate impact framework are not met.

In summary, this disparate impact analysis has determined that the City of Davenport’s approval of Palmer’s PID rezoning application does not create a disparate impact on protected racial or ethnic groups. Some demographic shifts that do not amount to statistical disparities are projected to occur as Palmer implements its plans, however, consideration of certain alternatives could minimize these effects.

Recommendations

While this analysis does not find a disparate impact that would arise from the City’s approval of Palmer’s rezoning request, it does find opportunities to potentially reduce or mitigate unintended effects projected to arise as a result of Palmer implementing its master plan. The recommendations here are intended for consideration by the City of Davenport and may also be useful to Palmer as it continues in the rezoning process.

1. **Incorporate conflicting points of view into the planning and decision-making process.**
Because the Davenport Civil Rights Commission has already received an objection to Palmer's rezoning application from a community resident, the City should take the opportunity to bring to the table the diverse interests and concerns of current residents, stakeholders, and fair housing advocates to craft reasonable conditions that could be attached to the zoning approval which might mitigate or eliminate the potential displacement or demographic change projected to occur as a result of the current plan's implementation. This involvement would be different and more substantial than the community and stakeholder meetings required by the PID process as a means of informing residents. Rather, in this setting the Palmer's detractors could be asked what specific changes, limitations, or specifications could be attached to an eventual zoning approval that would make this project one they could support.
2. **Consider alternate siting of features and uses within the PID.**
If the athletic fields slated for the northeast corner of the campus could be relocated to another site in order to preserve the housing units currently existing there for affordable non-student housing, the area's racial and ethnic composition would remain closer to its current profile, maintaining the diversity present in the community. Similarly, if the same units were retained and redeveloped for some adaptive reuse, the plan would fit more squarely within the priorities of the Davenport 2025 Comprehensive Plan. A third option for consideration would be the retention of rental housing units along Pershing, south of 10th Street. The dwelling on the southwest corner of Pershing and 9th is slated for demolition, but it's unclear what the future use of the property will be. The dwellings between 9th and 10th Streets will be demolished to make way for an extension of an adjacent parking lot. If those parking spaces were eliminated or located elsewhere and the dwellings allowed to remain as affordable non-student housing, the degree of demographic change expected would be reduced.
3. **Explore partnerships between Palmer and neighborhood nonprofits.**
Existing housing in the neighborhoods around Palmer is in greater need of repair than average for the city and several nonprofit organizations have track records working in the community on housing issues. Palmer could explore partnerships with these organizations to determine if there are types of financial or in-kind support the College can provide that would help these nonprofits advance their missions and maintain a safe and healthy housing stock in the community. Supporting these neighborhood organizations could potentially help offset, at least in the public's eye, any negative consequences of the Palmer campus expansion.

Appendix

1. Palmer PID Housing Detail Matrix
2. 2010 Census Demographic Data – Blocks
3. 2010 Census Demographic Data – City

Palmer PID - Housing Detail Matrix							
Existing Housing that will Remain							
Palmer Owns	Address/Location	711 Brady Street	732/734 Brady	1117 Perry	722/724 Brady	Perry Hill Apts	
	# of Units	12	29	8	8	70	
	Projected # of Residents (post PID implementation)	12	29	12	6		
	Projected Occupancy (vacant, Palmer students, general community)	Palmer Students	Palmer Students	Palmer Students	Vacant /Renovation		
	Current Rent Amount	\$435	\$400-\$450	\$525-\$650	\$450-\$465		
	Projected Rent Amount (post PID implementation)	\$435	\$400-\$450	\$525-\$650	Unknoen		
Palmer Will Own/ Not Own							
	Address/Location	702 Perry	701 Brady	705 Brady	707 Brady		
	# of Units	Single Family	Single Family	3	2		
	Projected # of Residents (post PID implementation)	Unknown	Unknown	Unknown	Unknown		
	Projected Occupancy (vacant, Palmer students, general community)	Unknown	Unknown	3 Palmer	3 Palmer		
	Current Rent Amount	Unknown	Unknown	Unknown	Unknown		
	Projected Rent Amount (post PID implementation)	Stays As Is	Stays As Is	Stays As Is	Stays As Is		
Existing Housing that will be Demolished							
Palmer Currently Owns	Address/Location	215 E 12th	219 E 12th	221 E 12th	225 E 12th	1118 Pershing	1124 Pershing
	# of Units						
	# of Residents						
	Occupancy (vacant, Palmer students, general community)	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
	Current Rent Amount						
	Future Use of Property	Athletic Field	Athletic Field	Athletic Field	Athletic Field	Athletic Field	Athletic Field
Not Palmer Owned							
	Address/Location	723 Main	118 Palmer Dr	1019 Perry	1028 Pershing	217 E 10th	218-224 E 9th
	# of Units	1	4	8	6	12	12
	# of Residents	1	Unknown	Unknown	Unknown	Unknown	Unknown
	Occupancy (vacant, Palmer students, general community)	PCC Student	4 Palmer	8 Palmer	Unknown	3 Palmer	Unknown
	Current Rent Amount	Frat House	Unknown	Unknown	Unknown	Unknown	Unknown
	Future Use of Property	Housing	Parking	Parking	Parking	Parking	Parking

Palmer PID - Housing Detail Matrix									
Existing Housing that will Remain									
Palmer Owns	Address/Location								
	# of Units								
	Projected # of Residents (post PID implementation)								
	Projected Occupancy (vacant, Palmer students, general community)								
	Current Rent Amount								
	Projected Rent Amount (post PID implementation)								
Palmer Will Own/ Not Own	Address/Location								
	# of Units								
	Projected # of Residents (post PID implementation)								
	Projected Occupancy (vacant, Palmer students, general community)								
	Current Rent Amount								
	Projected Rent Amount (post PID implementation)								
Existing Housing that will be Demolished									
Palmer Currently Owns	Address/Location	1126/1128 Perry	1132 Perry	1138/1140 Perry	1039 Perry	705 Main	715 Main	719 Main	
	# of Units				22		2	4	
	# of Residents				22		4	4	
	Occupancy (vacant, Palmer students, general community)	Vacant	Vacant	Vacant	Palmer Students	Vacant	Palmer Students	Palmer Students	
	Current Rent Amount				\$435		\$580	\$635	
	Future Use of Property	Parking	Parking	Parking	Athletic Field	Housing	Housing	Housing	
Not Palmer Owned	Address/Location	1115 Brady							
	# of Units	4							
	# of Residents	Unknown							
	Occupancy (vacant, Palmer students, general community)	Unknown							
	Current Rent Amount	Unknown							
	Future Use of Property	Mixed Use							

2010 Census Demographic Data – Blocks

Geography	Block 2032, Census Tract 106	Block 2033, Census Tract 106	Block 2034, Census Tract 106	Block 2036, Census Tract 106	Block 2037, Census Tract 106	Block 2038, Census Tract 106	Block 2039, Census Tract 106	Block 2040, Census Tract 106	Block 2041, Census Tract 106	Block 2042, Census Tract 106	Block 2043, Census Tract 106	Block 2044, Census Tract 106	Block 2046, Census Tract 106	Block 2048, Census Tract 106	Block 2049, Census Tract 106	Block 2053, Census Tract 106	Block 2054, Census Tract 106	Block 2055, Census Tract 106	Block 2056, Census Tract 106	Block 2022, Census Tract 107	Block 2023, Census Tract 107	TOTAL	% of Total
Total Population	1	37	21	9	0	0	57	30	48	0	0	0	78	35	45	40	39	16	31	0	0	487	100.00%
Hispanic or Latino	0	0	2	2	0	0	0	0	1	0	0	0	6	4	1	1	4	0	9	0	0	30	6.16%
Not Hispanic or Latino	1	37	19	7	0	0	57	30	47	0	0	0	72	31	44	39	35	16	22	0	0	457	93.84%
One race	1	36	19	5	0	0	55	28	47	0	0	0	70	30	41	39	34	16	22	0	0	443	90.97%
White	0	19	18	3	0	0	38	25	40	0	0	0	46	27	36	14	20	16	15	0	0	317	65.09%
Black or African American	1	10	0	1	0	0	6	2	7	0	0	0	23	2	2	24	7	0	6	0	0	91	18.69%
American Indian and Alaska Native	0	0	1	1	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	4	0.82%
Asian	0	7	0	0	0	0	11	1	0	0	0	0	0	1	3	1	6	0	1	0	0	31	6.37%
Native Hawaiian and Other Pacific Islander	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Some Other Race	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Two or More Races	0	1	0	2	0	0	2	2	0	0	0	0	2	1	3	0	1	0	0	0	0	14	2.87%

Source: U.S. Census Bureau, 2010 Census, Summary File 1, Tables P9, P12, and H19.

2010 Census Demographic Data – City		
Geography	City of Davenport	% of Total
Total*	99685	100.00%
Hispanic or Latino	7255	7.28%
Not Hispanic or Latino	92430	92.72%
One race	89443	89.73%
White	76404	76.65%
Black or African American	10465	10.50%
American Indian and Alaska Native	270	0.27%
Asian	2140	2.15%
Native Hawaiian and Other Pacific Islander	36	0.04%
Some Other Race	128	0.13%
Two or More Races	2987	3.00%

Source: U.S. Census Bureau, 2010 Census. Summary File 1, Tables P9, P12, and H19.

*This count has been revised.

Revised count: 99,687

Revision date: 12-31-2012

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/6/2018

Subject:

Case No. REZ18-01: Request of Dave Meyer on behalf of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 2 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [7th Ward]

ATTACHMENTS:

Type	Description
▣ Backup Material	REZ18-01 Preview

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	1/25/2018 - 1:15 PM



City of Davenport
Community Planning & Economic Development Department
PREVIEW STAFF REPORT

Meeting Date: February 6, 2018
Request: C-2 General Commercial to R-6M Planned Unit Development
Address: Lot 3 Ryde High 2nd Add'n – S of E 46th St between Grand & Tremont Aves
Case No.: REZ18-01
Applicant: David Meyer on behalf of Tom Swanwick dba Forest View LLC

Recommendation:

There is no recommendation at this time.

Introduction:

Request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed.

AREA CHARACTERISTICS:

Aerial

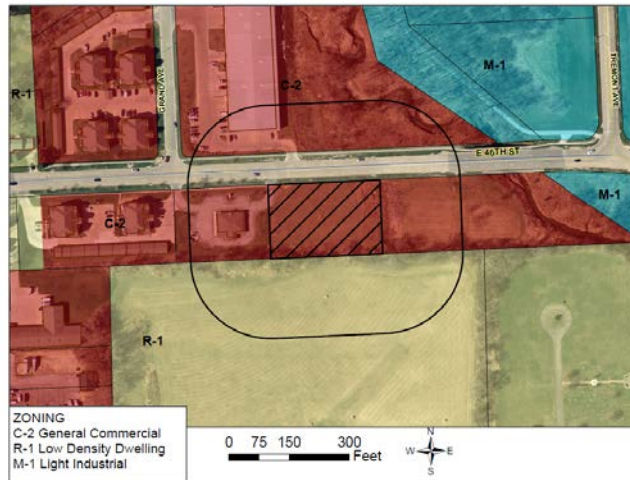


2014 Aerial Photo

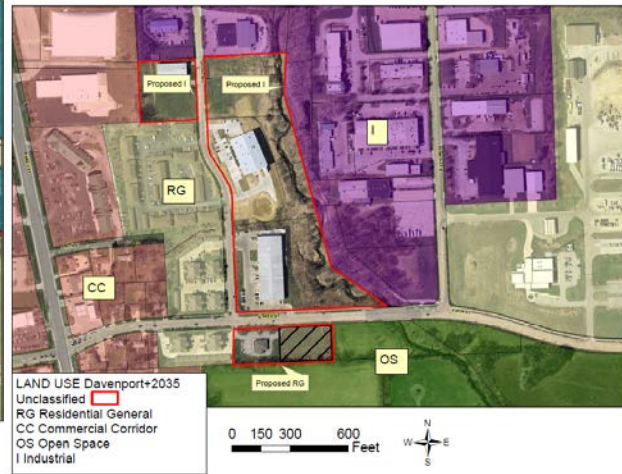
0 100 200 400
Feet



Zoning Map



Land Use



Background: Comprehensive Plan:

Within Urban Service Boundary +2035: Yes

Future Land Use Designation: The property being rezoned, the abutting property to the west and the area north of 46th Street (outlined in red) was missed during the development of the Davenport+2035 Land Use map. Staff would suggest that this be rectified as part of this rezoning.

Staff proposes the area south of 46th Street be classified as Residential General (RG) and the area north of 46th Street be classified as Industrial (I).

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:

Identify and reserve land for current and future development – *encourage a full range of development.*

Zoning:

The property is currently zoned “C-2” General Commercial District. The C-2 designation would allow for multiple family (apartments) similar to those developed to the west and northwest. The Planned Unit Development would allow for the attached town homes on individual lots (fee simple title).

Technical Review:

Streets. The property is located along East 46th Street east of Brady Street / Welcome Way couplet. East 46th St dead-ends east at the railroad to the east.

Storm Water. Stormwater infrastructure is located in East 46th Street.

Sanitary Sewer. Sanitary sewer service is located along the south side of East 46th Street (8-inch line).

Other Utilities. This is an urban area and normal utility services are available.

Emergency Services. The property is located approximately 1-1/2 miles from Fire Stations No. 3 at 3506 Harrison Street and 2-miles from Fire Station No. 8 at 2820 E 53rd Street.

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

Public Input:

A public hearing before the Plan and Zoning Commission is scheduled for Tuesday February 6th. The neighborhood meeting has not yet been scheduled.

Discussion:

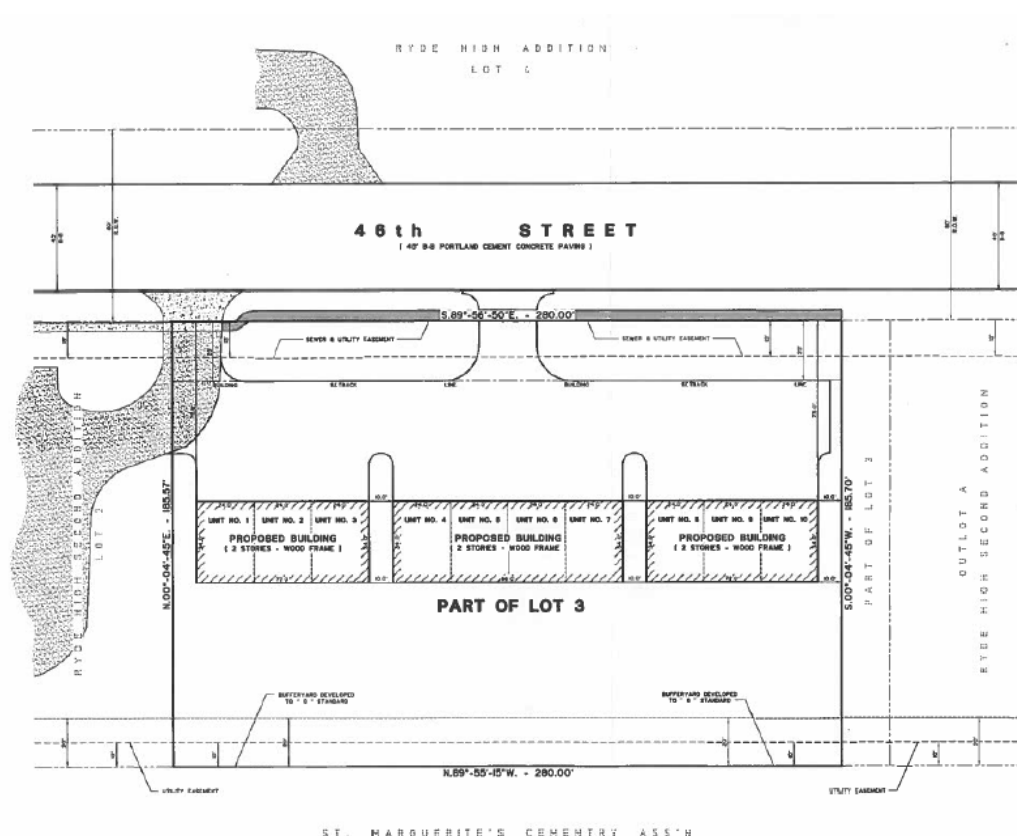
The rezoning to the R-6M Planned Unit Development is to facilitate town home development with each unit on its own lot (fee simple tile of land with each unit). The existing commercial zoning allows for multiple family (apartments) but not attached town home units.

Staff Recommendation:

There is no recommendation at this time.

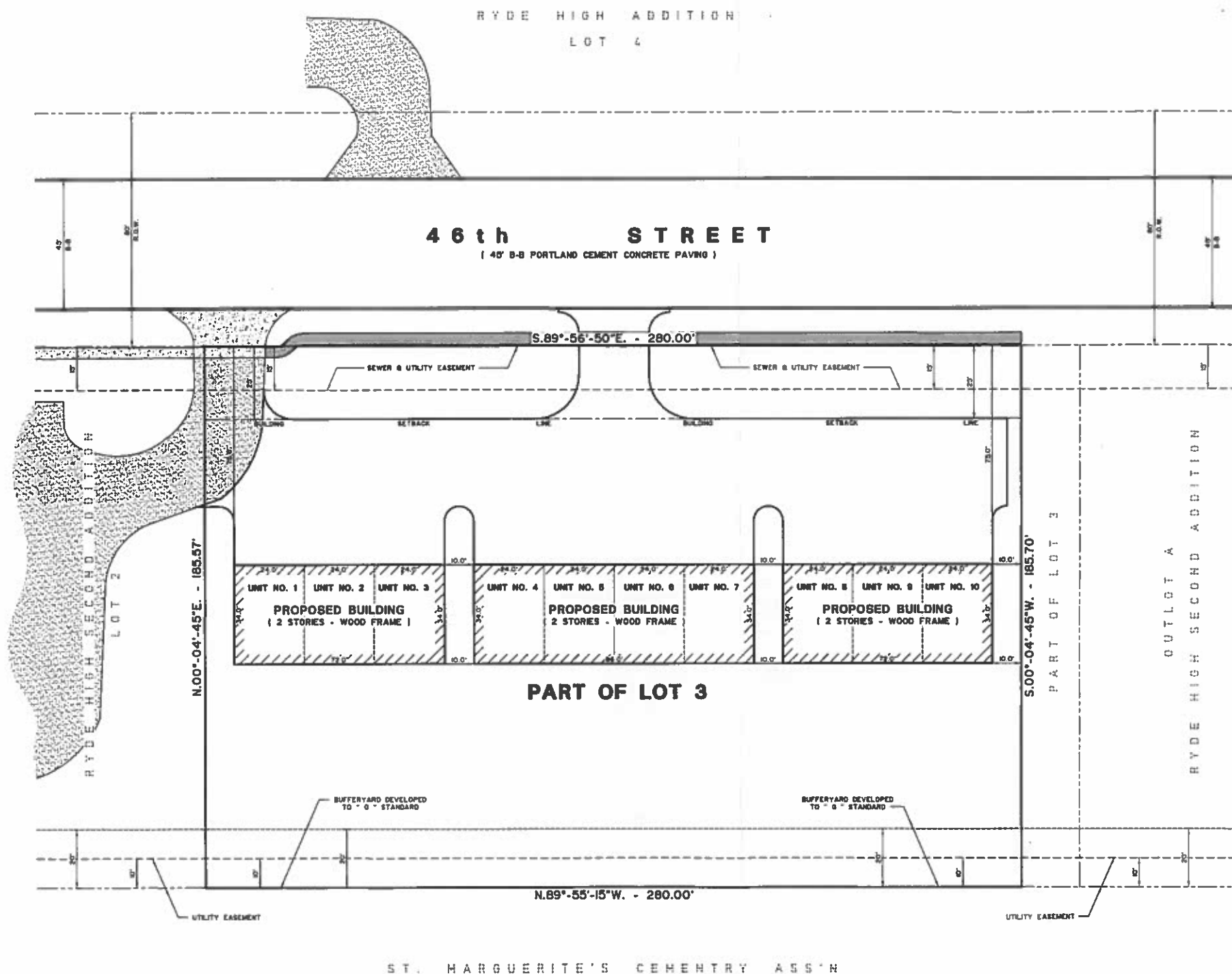
Prepared by:

Wayne Wille, CFM - Planner II
Community Planning Division



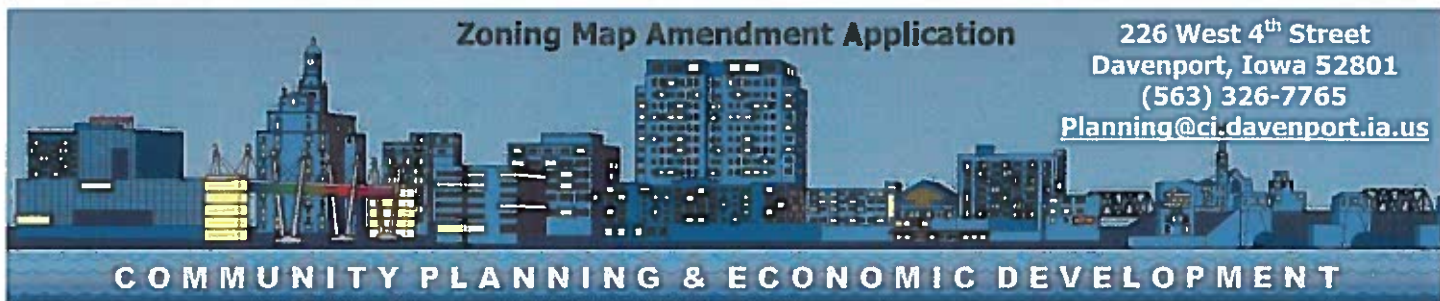
PART OF LOT 3
RYDE HIGH SECOND ADDITION
 DAVENPORT, IOWA
SITE PLAN
 SHEET 1 OF

20
 0 5 10 20
 (SCALE: 1" = 20')



ST. MARGUERITE'S CEMENTRY ASS'N

PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
 4111 EAST 60th STREET
 DAVENPORT, IOWA 52807
 PHONE NUMBER: (563) 359 - 1348
 VMCE 17263 - 82



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:

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

- Rezoning (Zoning Map Amendment) ☒
 Zoning Ordinance Text Amendment ☐
 Right-of-way or Easement Vacation ☐
 Final Development Plan ☐
 Voluntary Annexation ☐
 Subdivision ☐

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
 Special Use Permit - New Cell Tower ☐
 Home Occupation Permit ☐
 Special Exception ☐
 Special Use Permit ☐
 Hardship Variance ☐

Design Review Board

- Certificate of Design Approval ☐
 Demolition Request in the Downtown ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
 Landmark Nomination ☐
 Demolition Request ☐

Administrative

- Floodplain Development ☐
 Cell Tower Co-Location ☐
 Identification Signs ☐
 Site Plan ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:Existing Zoning: Proposed Zoning Map Amendment: Total Land Area: AcresDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No**Submittal Requirements:**

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- 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) Public Notice for the Plan and Zoning Commission public hearing:

- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, 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.

(4) City Council's consideration of the request:

- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant:

Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:

Date:

Planning staff

Date of the Public Hearing:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, Thomas C. Swanwick
authorize Dave Meyer
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at Part of Lot 3, Ryde High 2nd Addition.



Signature(s)*

*Please note: original signature(s) required.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/6/2018

Subject:

Case No. P18-01: Preliminary plat of Reed's Retreat located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots on 62.86 acres, more or less, The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[1st Ward]

ATTACHMENTS:

Type	Description
▯ Cover Memo	P18-01 Preview

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	1/25/2018 - 1:15 PM



City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

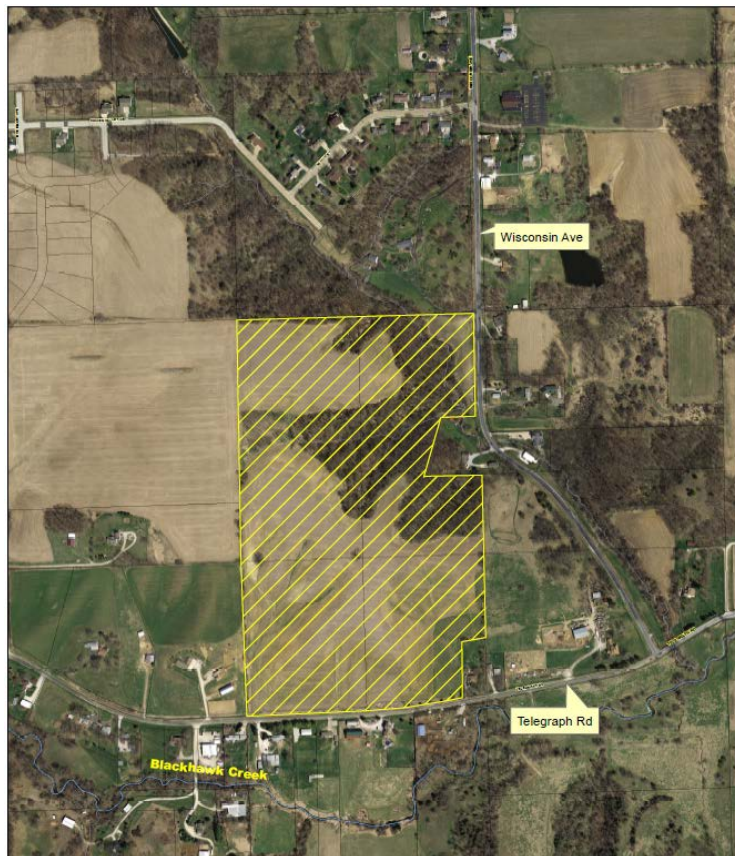
Preview Date: February 06, 2018
Request: P18-01 Preliminary Plat – Reed’s Retreat
Address: West of Wisconsin Ave & North of Telegraph Rd
Applicant: Jeff Reed

INTRODUCTION

Request of Jeff Reed for a preliminary plat of 62.86 acres, more or less, located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots. The property is zoned both “R-1” Low Density Dwelling District and “A-1” Agricultural District.

Recommendation: This is a preview report. No recommendation is made at this time.

Aerial Photo:

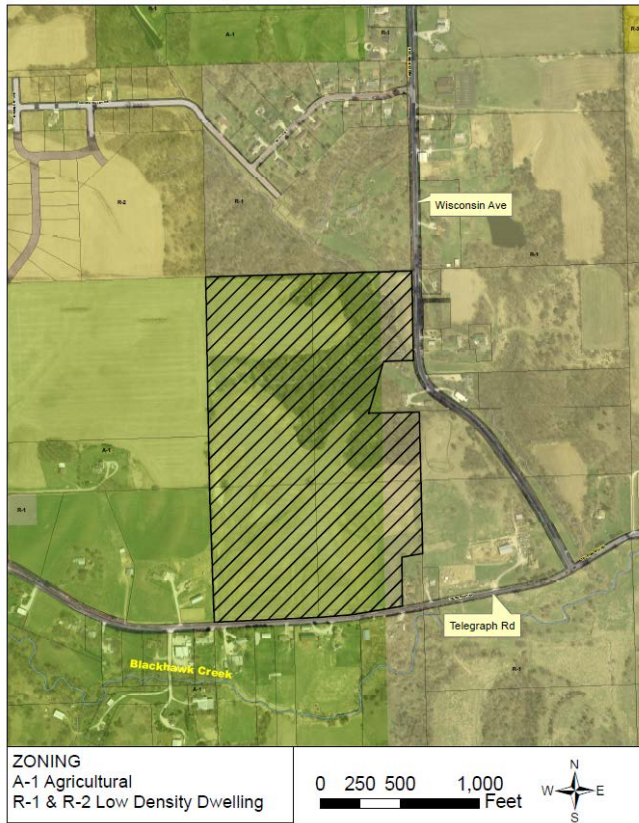


Aerial Photo 2014

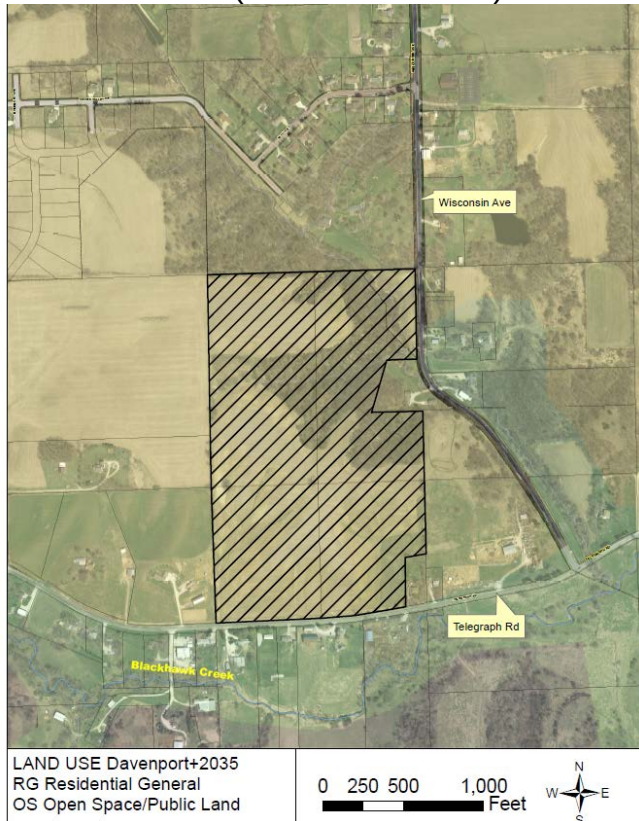
0 250 500 1,000
Feet



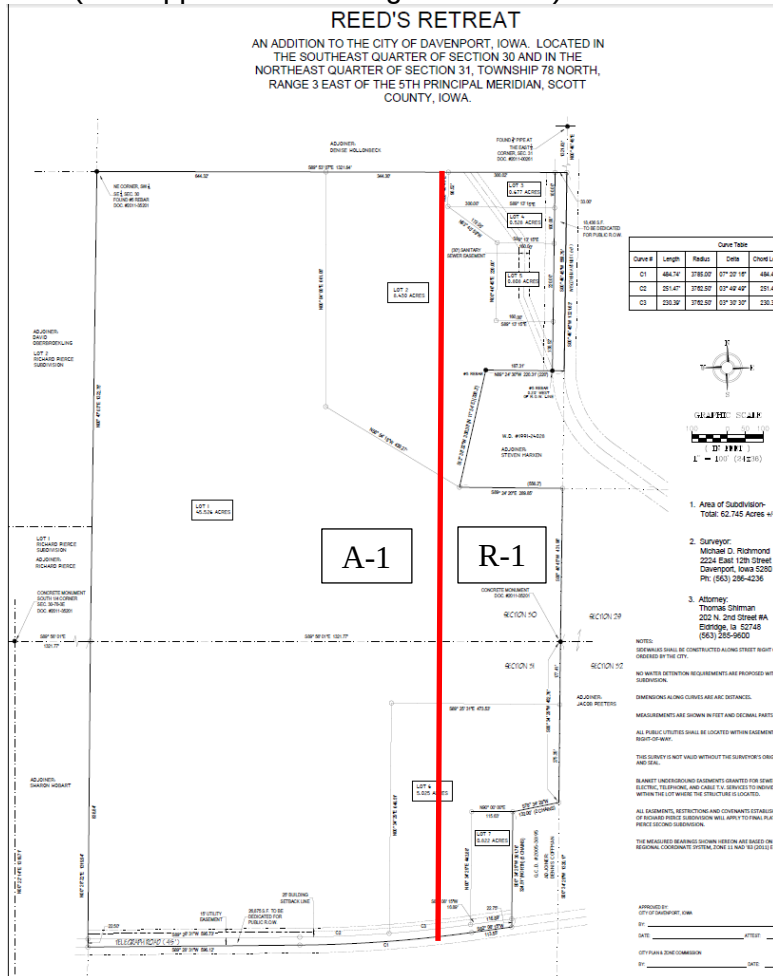
Zoning (R-1 Low Density Dwelling & A-1 Agricultural District)



Land Use 2035 (Residential General)



Plat (with approximate zoning district line)



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Proposed Land Use Designation: RG - Residential General

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 *Davenport+2035* Goals and Objectives:

1. *Strengthen the existing built environment.*
 - b. *Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*

2. Identify and reserve land for future development

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. There is no existing stormwater infrastructure in the general area. Storm drainage is overland to the drainage way along Wisconsin Avenue and the Blackhawk Creek south of Telegraph Road.

Sanitary Sewer. Sanitary sewer service is located in the drainage way along Wisconsin Avenue.

Other Utilities. This is an urban area and normal utility services are available.

Parks/Open Space. The proposed plat does not impact any existing or planned parks or public open spaces.

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

The area of the subdivision contains two zoning classifications, "R-1" Low Density Dwelling District and "A-1" Agricultural District. The "R-1" zoning line was established in 1964 with the adoption of the 1964 zoning ordinance and map. The depth of the "R-1" zoning should be 300 feet from the right-of-way easement line (333 feet from the East Line of Section 30 and 31. This zoning line "as of (date)" should be shown on the plat.

The subdivision plats seven (7) lots. All of the lots contain some "R-1" Low Density Dwelling District zoning which will allow for residential construction. Any residence will need to be located within the "R-1" zoned area.

A significant drainage way is located within the northeast area of this plat. Section 13.34.160 of the Davenport City Code entitled "Stormwater Management – Easements" states:

B. Whenever any stream or water course is located in an area that is being subdivided, the subdivider shall dedicate a public right-of-way or drainage easement conforming substantially with the lines of such stream or water course and shall include such additional area adjoining both edges of such stream or water course that has been affected by damaging flood waters and/or inundated by the one hundred-year flood waters, as determined by the city engineer. This easement area shall also contain a minimum thirty foot vegetated buffer area on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainage way. This buffer shall be planted with vegetation native to the mid-west region of the United States and maintained as a prairie as outlined in the Davenport Stormwater Manual.

C. Unless deeded to the city of Davenport, maintenance of the stream, streambanks and easement areas described in Section 13.34.160B shall be the responsibility of the landowners upon which the stream is located. This maintenance responsibility shall be clearly defined in a recorded document. The subdivider shall also provide reasonable public easements for access.

Procedures for transfer of the property described in Section 13.34.160B to the city for maintenance or ownership are described in the Davenport Stormwater Manual.

D. It shall be noted on the final plat, "Owners of lots on which a drainage easement has been established as a stormwater passageway shall maintain said easement as a lawn, planted in grass and free of structures, fences, fill, bushes, trees, shrubs, or other landscaping that would impede the flow of water" and "Owners of lots on which a stream buffer is required shall maintain said buffer as a native planting area, not allowing vegetation to be cut to a height of less than nine-inches without authorization of the city of Davenport natural resources division." In the event that the area established as a drainage easement is reshaped or otherwise restricted for use as a drainage easement, the city will cause the restrictions to be removed at the expense of the parties causing the restriction.

STAFF RECOMMENDATION

This is a preview report. No recommendation is made at this time.

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division

CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)
SUBDIVISION REFERENCE FILE

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: Jeff Reed Subdivision

LOCATION: SE 1/4 Sec. 30 and NE 1/4 of Sec. 31, T 78N, R 3E.

DEVELOPER: Name: _____
Address: _____
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

ENGINEER: Name: Townsend Engineering
Address: 2224 E 12th Str. Davenport, IA 52803
Phone: (563) 386-4236 FAX: _____
Mobile Phone: _____ Email: Kevin@Townsendengineering.net

ATTORNEY: Name: Thomas Shirmen
Address: 202 N. 2nd Str. #A Eldridge, IA 52748
Phone: (563) 285-9600 FAX: _____
Mobile Phone: _____ Email: _____

OWNER: Name: Jeff Reed
Address: 9106 - 113th Str. Blue Grass, IA
Phone: (563) 361-2904 FAX: _____
Mobile Phone: _____ Email: _____

NUMBER OF LOTS: 7 ACRES: 62.745+-
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: N/A LINEAR FEET

Does the plat contain a drainage way or floodplain area: ☒ Yes ☐ No

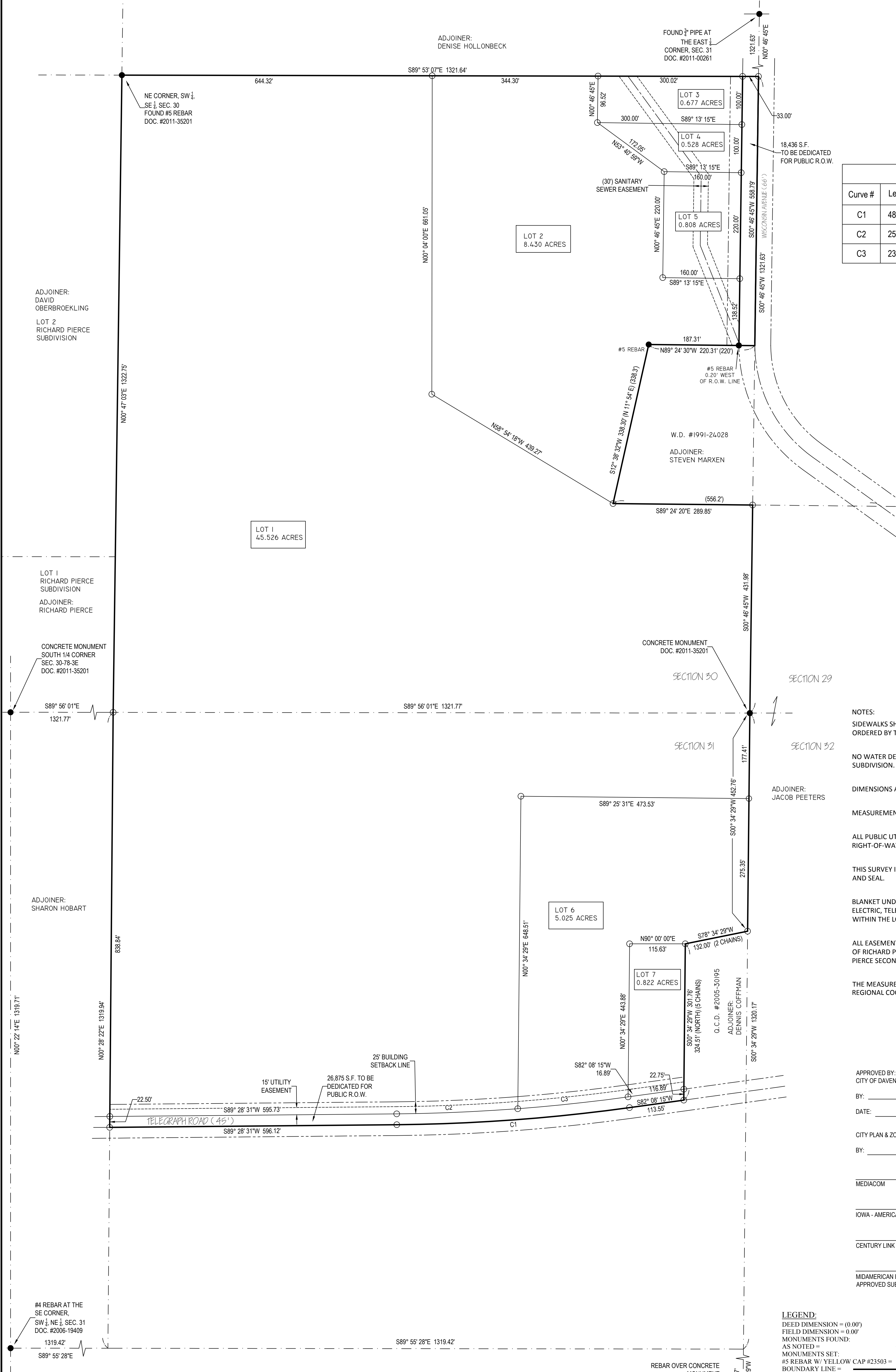
Fee per Plat	Fee
Ten or fewer lots (< 10 lots)	\$400 plus \$25/lot
Eleven to twenty-five lots (≥ 11 lots ≤ 25 lots)	\$700 plus \$25/lot
More than twenty-five lots (> 25 lots)	\$1,000 plus \$25/lot
Reforestation fee (submit to Land Use Office Prior to City Council review)	\$150 per 50 feet of lineal lot frontage

NOTE: THE PLAT WILL NOT BE PROCESSED UNTIL THE FEE AND COMPLETED REFERENCE FILE ARE RECEIVED BY THE PLANNING AND LAND DEVELOPMENT OFFICE.

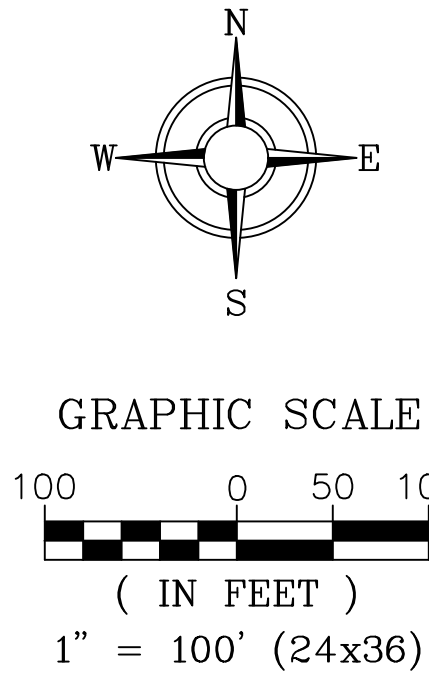
PRELIMINARY PLAT

REED'S RETREAT

AN ADDITION TO THE CITY OF DAVENPORT, IOWA. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30 AND IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	484.74'	3785.00'	07° 20' 16"	484.41'	S85° 48' 23"W
C2	251.47'	3762.50'	03° 49' 49"	251.42'	N87° 37' 39"E
C3	230.39'	3762.50'	03° 30' 30"	230.36'	N83° 53' 31"E



1. Area of Subdivision-
Total: 62.745 Acres +/-

2. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 5280
Ph: (563) 286-4236

3. Attorney:
Thomas Shirman
202 N. 2nd Street #A
Eldridge, Ia 52748
(563) 285-9600

NOTES:
SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

NO WATER DETENTION REQUIREMENTS ARE PROPOSED WITH THIS SUBDIVISION.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

ALL EASEMENTS, RESTRICTIONS AND COVENANTS ESTABLISHED IN FINAL PLAT OF RICHARD PIERCE SUBDIVISION WILL APPLY TO FINAL PLAT OF RICHARD PIERCE SECOND SUBDIVISION.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 11 NAD '83 (2011) EPOCH 2010.00

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____
DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION
BY: _____ DATE: _____

MEDIACOM
DATE: _____

IOWA - AMERICAN WATER COMPANY
DATE: _____

CENTURY LINK
DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = _____
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = _____
ROAD CENTER LINE = _____
EASEMENT LINE = _____
SETBACK LINE = _____
SECTION LINE = _____



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1



DATE:
1-11-18
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
KLC
CHECKED BY:
MDR
LOCATION BY:
S: \REED-JEFF\SUBDIVISION.DWG

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
REED'S RETREAT
DAVENPORT, IOWA

OWNER
DA MONTANA, LLC
9114 113TH STREET,
BLUE GRASS, IOWA

SHEET NO.
1
OF
1

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/6/2018

Subject:

Case No. F18-01: Final plat of Reed's Retreat located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots on 62.86 acres, more or less, The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[1st Ward]

ATTACHMENTS:

Type	Description
▢ Cover Memo	F18-01 Preview

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	1/25/2018 - 1:15 PM



City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

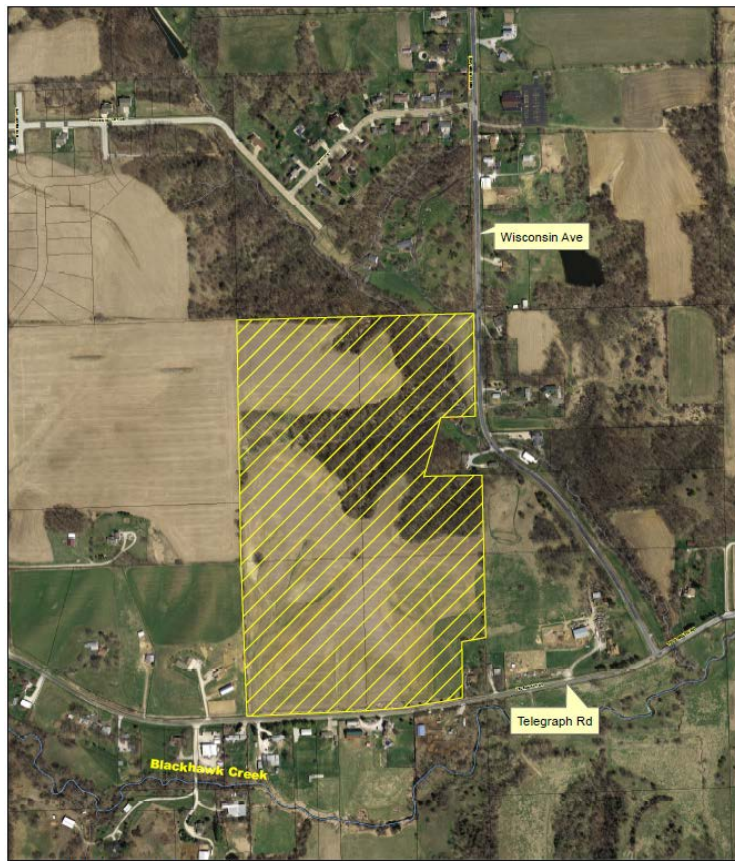
Preview Date: February 06, 2018
Request: F18-01 Final Plat – Reed’s Retreat
Address: West of Wisconsin Ave & North of Telegraph Rd
Applicant: Jeff Reed

INTRODUCTION

Request of Jeff Reed for a final plat on 62.86 acres, more or less, located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots. The property is zoned both “R-1” Low Density Dwelling District and “A-1” Agricultural District. There is a concurrent preliminary plat.

Recommendation: This is a preview report. No recommendation is made at this time.

Aerial Photo:

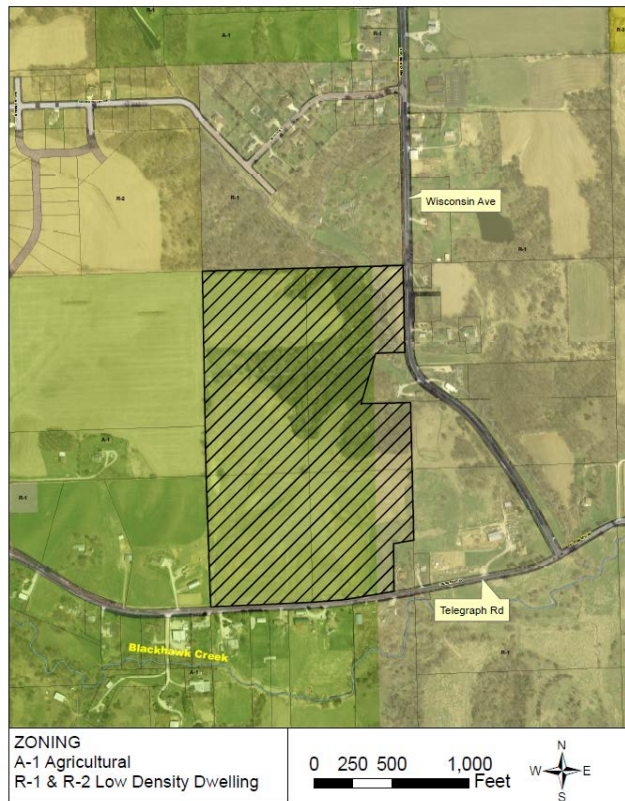


Aerial Photo 2014

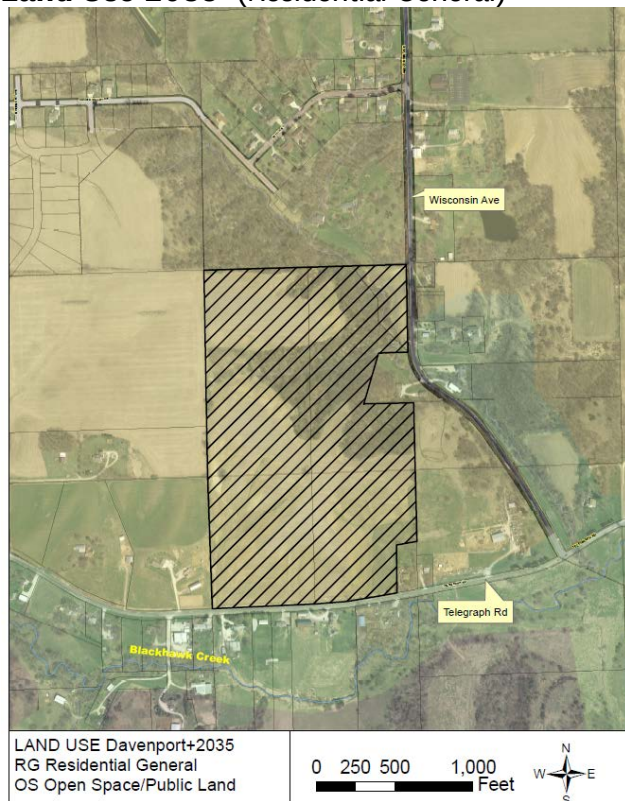
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Feet



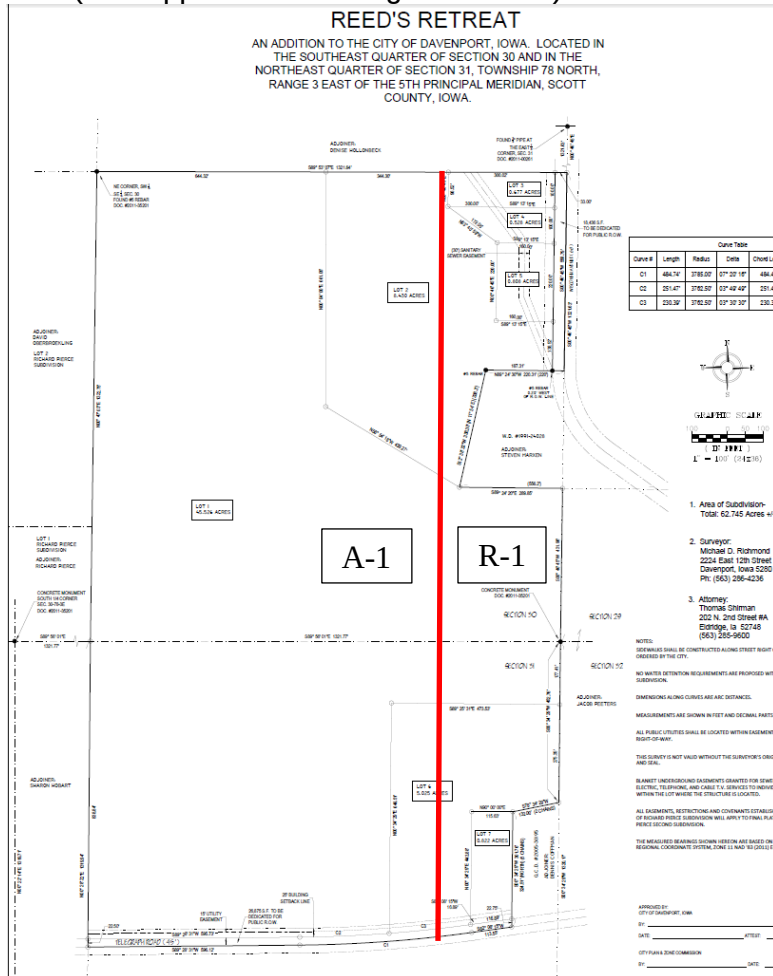
Zoning (R-1 Low Density Dwelling & A-1 Agricultural District)



Land Use 2035 (Residential General)



Plat (with approximate zoning district line)



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Proposed Land Use Designation: RG - Residential General

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.

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1. *Strengthen the existing built environment.*
 - b. *Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*

2. Identify and reserve land for future development

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. There is no existing stormwater infrastructure in the general area. Storm drainage is overland to the drainage way along Wisconsin Avenue and the Blackhawk Creek south of Telegraph Road.

Sanitary Sewer. Sanitary sewer service is located in the drainage way along Wisconsin Avenue.

Other Utilities. This is an urban area and normal utility services are available.

Parks/Open Space. The proposed plat does not impact any existing or planned parks or public open spaces.

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

The area of the subdivision contains two zoning classifications, "R-1" Low Density Dwelling District and "A-1" Agricultural District. The "R-1" zoning line was established in 1964 with the adoption of the 1964 zoning ordinance and map. The depth of the "R-1" zoning should be 300 feet from the right-of-way easement line (333 feet from the East Line of Section 30 and 31. This zoning line "as of (date)" should be shown on the plat.

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A significant drainage way is located within the northeast area of this plat. Section 13.34.160 of the Davenport City Code entitled "Stormwater Management – Easements" states:

B. Whenever any stream or water course is located in an area that is being subdivided, the subdivider shall dedicate a public right-of-way or drainage easement conforming substantially with the lines of such stream or water course and shall include such additional area adjoining both edges of such stream or water course that has been affected by damaging flood waters and/or inundated by the one hundred-year flood waters, as determined by the city engineer. This easement area shall also contain a minimum thirty foot vegetated buffer area on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainage way. This buffer shall be planted with vegetation native to the mid-west region of the United States and maintained as a prairie as outlined in the Davenport Stormwater Manual.

C. Unless deeded to the city of Davenport, maintenance of the stream, streambanks and easement areas described in Section 13.34.160B shall be the responsibility of the landowners upon which the stream is located. This maintenance responsibility shall be clearly defined in a recorded document. The subdivider shall also provide reasonable public easements for access.

Procedures for transfer of the property described in Section 13.34.160B to the city for maintenance or ownership are described in the Davenport Stormwater Manual.

D. It shall be noted on the final plat, "Owners of lots on which a drainage easement has been established as a stormwater passageway shall maintain said easement as a lawn, planted in grass and free of structures, fences, fill, bushes, trees, shrubs, or other landscaping that would impede the flow of water" and "Owners of lots on which a stream buffer is required shall maintain said buffer as a native planting area, not allowing vegetation to be cut to a height of less than nine-inches without authorization of the city of Davenport natural resources division." In the event that the area established as a drainage easement is reshaped or otherwise restricted for use as a drainage easement, the city will cause the restrictions to be removed at the expense of the parties causing the restriction.

STAFF RECOMMENDATION

This is a preview report. No recommendation is made at this time.

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division

CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)
SUBDIVISION REFERENCE FILE

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: Jeff Reed Subdivision

LOCATION: SE 1/4 Sec. 30 and NE 1/4 of Sec. 31, T 78N, R 3E.

DEVELOPER: Name: _____
Address: _____
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

ENGINEER: Name: Townsend Engineering
Address: 2224 E 12th Str. Davenport, IA 52803
Phone: (563) 386-4236 FAX: _____
Mobile Phone: _____ Email: Kevin@Townsendengineering.net

ATTORNEY: Name: Thomas Shirmen
Address: 202 N. 2nd Str. #A Eldridge, IA 52748
Phone: (563) 285-9600 FAX: _____
Mobile Phone: _____ Email: _____

OWNER: Name: Jeff Reed
Address: 9106 - 113th Str. Blue Grass, IA
Phone: (563) 361-2904 FAX: _____
Mobile Phone: _____ Email: _____

NUMBER OF LOTS: 7 ACRES: 62.745+-
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: N/A LINEAR FEET

Does the plat contain a drainage way or floodplain area: ☒ Yes ☐ No

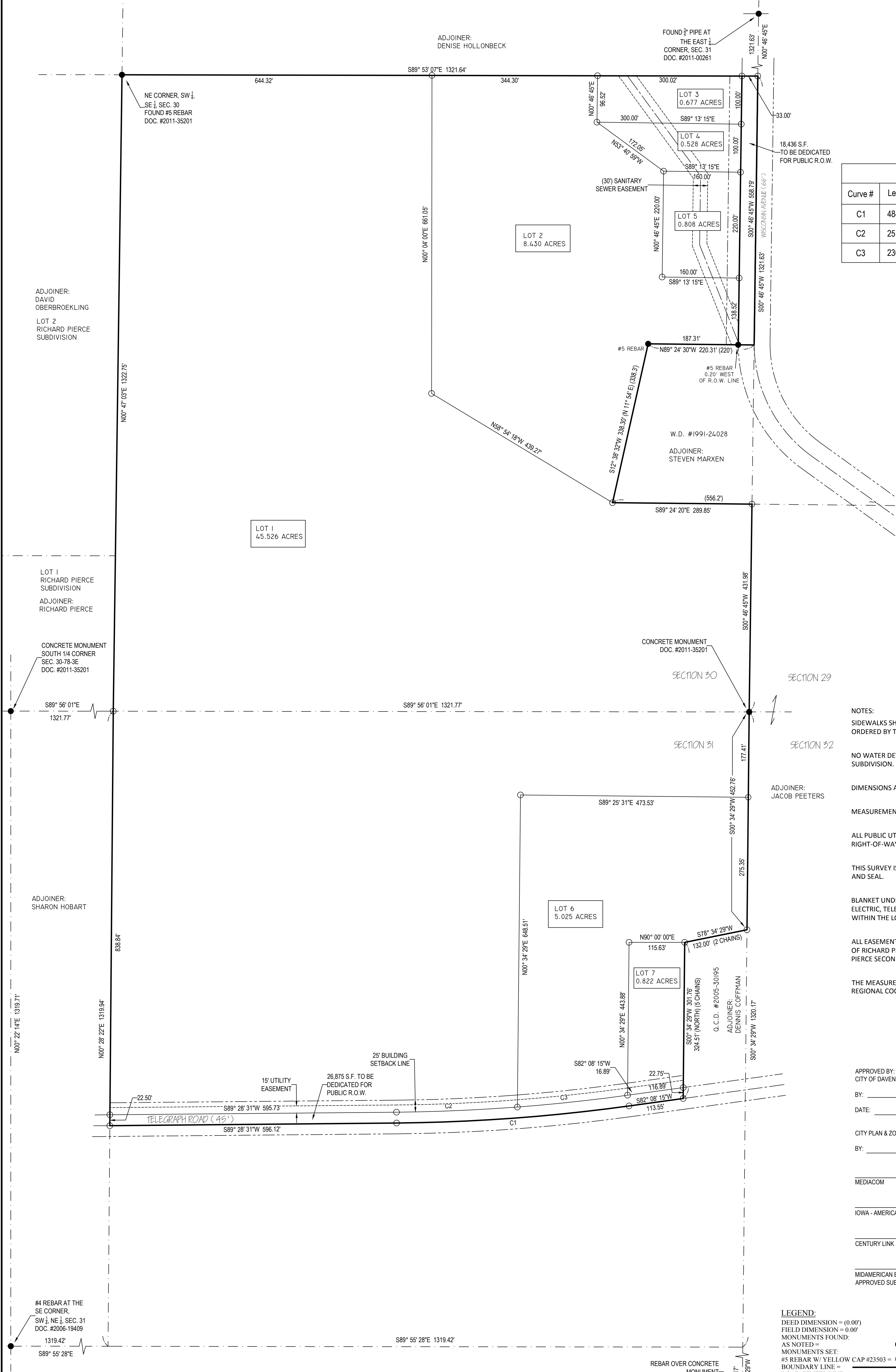
Fee per Plat		Fee
Ten or fewer lots	(< 10 lots)	\$400 plus \$25/lot
Eleven to twenty-five lots	(≥ 11 lots ≤ 25 lots)	\$700 plus \$25/lot
More than twenty-five lots	(> 25 lots)	\$1,000 plus \$25/lot
Reforestation fee	(submit to Land Use Office Prior to City Council review)	\$150 per 50 feet of lineal lot frontage

NOTE: THE PLAT WILL NOT BE PROCESSED UNTIL THE FEE AND COMPLETED REFERENCE FILE
ARE RECEIVED BY THE PLANNING AND LAND DEVELOPMENT OFFICE.

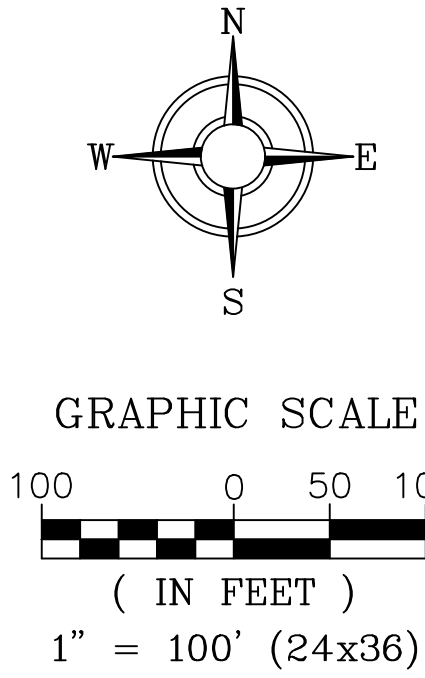
FINAL PLAT

REED'S RETREAT

AN ADDITION TO THE CITY OF DAVENPORT, IOWA. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30 AND IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	484.74'	3785.00'	07° 20' 16"	484.41'	S85° 48' 23"W
C2	251.47'	3762.50'	03° 49' 49"	251.42'	N87° 37' 39"E
C3	230.39'	3762.50'	03° 30' 30"	230.36'	N83° 53' 31"E



1. Area of Subdivision-
Total: 62.745 Acres +/-

2. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 5280
Ph: (563) 286-4236

3. Attorney:
Thomas Shirman
202 N. 2nd Street #A
Eldridge, Ia 52748
(563) 285-9600

NOTES:
SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

NO WATER DETENTION REQUIREMENTS ARE PROPOSED WITH THIS SUBDIVISION.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

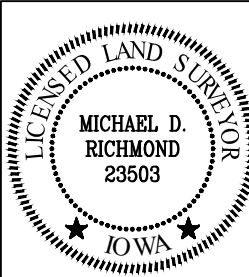
BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

ALL EASEMENTS, RESTRICTIONS AND COVENANTS ESTABLISHED IN FINAL PLAT OF RICHARD PIERCE SUBDIVISION WILL APPLY TO FINAL PLAT OF RICHARD PIERCE SECOND SUBDIVISION.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 11 NAD '83 (2011) EPOCH 2010.00

APPROVED BY:
CITY OF DAVENPORT, IOWA
BY: _____
DATE: _____ ATTEST: _____
CITY PLAN & ZONE COMMISSION
BY: _____ DATE: _____
MEDIACOM
IOWA - AMERICAN WATER COMPANY
CENTURY LINK
MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = _____
ROAD CENTER LINE = _____
EASEMENT LINE = _____
SETBACK LINE = _____
SECTION LINE = _____



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING CIVIL • STRUCTURAL • LAND DEVELOPMENT	DATE: 1-11-18 563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	DRAWN BY: KLC CHECKED BY: MDR LOCATION BY: S:\REED-JEFF\SUBDIVISION.DWG	REVISIONS:			PROJECT FINAL PLAT REED'S RETREAT DAVENPORT, IOWA	OWNER DA MONTANA, LLC 9114 113TH STREET, BLUE GRASS, IOWA	SHEET NO. 1 OF 1
			NO.	DESCRIPTION	DATE			

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
2/6/2018

Subject:

Case No. FDP18-01: Request of John Crump dba Woodspringsone LLC for a PDD Final Development Plan located north of East 53rd Street and west of Elmore Avenue (Lot 1 of Lakehurst Commercial Park Third Addition) on 2.28 acres, more or less to develop a Woodspring Hotel. [6th Ward]

Recommendation:

There is no recommendation at this time.

Relationship to Goals:

Strengthen the Existing Built Environment.

Background:

Please see attached staff report and proposed final development plan.

ATTACHMENTS:

Type	Description
▢ Backup Material	FDP18-01 Proposed Final Development Plan
▢ Backup Material	Proposed Final Development Plan

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	1/25/2018 - 1:15 PM



City of Davenport
Community Planning & Economic Development Department
PREVIEW STAFF REPORT

Meeting Date: February 6, 2018
Request: Final Development Plan for a four-story hotel
Address: North of East 53rd Street and west of Elmore Avenue
Case No.: FDP18-01
Applicant: John Crump dba Woodspringsone LLC

Recommendation:

There is no recommendation at this time.

Introduction:

Case No. FDP18-01: Request of John Crump dba Woodspringsone LLC for a PDD Final Development Plan located north of East 53rd Street and west of Elmore Avenue (Lot 1 of Lakehurst Commercial Park Third Addition) on 2.28 acres, more or less to develop a Woodspring Suites Hotel.

AREA CHARACTERISTICS:

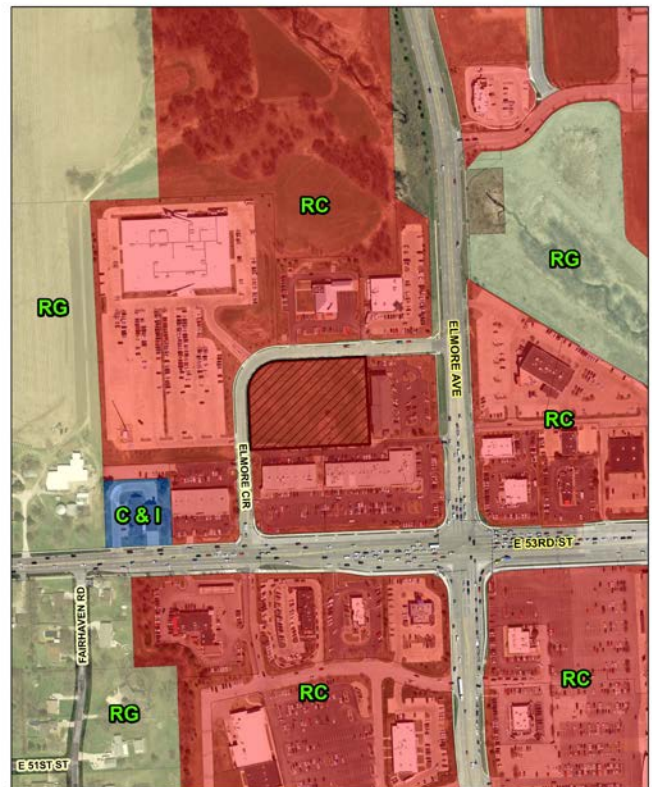
Zoning Map



 Subject Property



Land Use Map



 Subject Property



Background:**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Regional Commercial (RC) – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

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

The proposed use would comply with the Davenport 2035 proposed land use section.

Zoning:

The property is currently zoned “PDD” Planned Development District (Ordinance 1994-625) and is subject to the “HCOD” Highway Corridor Overlay District.

Technical Review:

Technical review comments will be provided at the February 20, 2018 Plan and Zoning Commission meeting.

Public Input:

No public hearing is required for a Final Development Plan.

Discussion:

The proposal is to construct a four-story Woodspring Suites Hotel.

Staff Recommendation

There is no recommendation at this time.

Prepared by:

A handwritten signature in blue ink, appearing to read 'Ryan Rusnak', is written over a horizontal line.

Ryan Rusnak, AICP
Planner III

TELECOMMUNICATIONS LOT1
BROADBAND & OPTICAL
Parcel Number: Y0817-01A
3354 ELMORE CIRCLE
LOT 2 LAKEHURST COMM. PARK 3RD ADD.

DEERE HARVESTER CREDIT UNION
1900 52ND AV
MOLINE IL 61265
Parcel Number: Y0817-01A
3354 ELMORE CIRCLE
LOT 1 LAKEHURST COMM. PARK 4TH ADD.

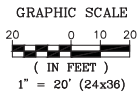
Parcel Number: Y0817
3354 ELMORE CIRCLE
LOT 1 LAKEHURST COMM. PARK

SITE PLAN

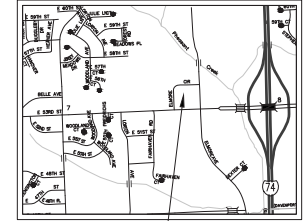
Woodspring Suites Hotel

LOT 1, LAKEHURST COMMERCIAL
PARK THIRD ADDITION

Elmore Circle
Davenport, Iowa



SITE LOCATION MAP



GENERAL NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- LEGAL DESCRIPTION OF PROPERTY:
Parcel Number: Y0817-01A
Alternate ID: Y17001D
Legal Description: Lot: 001 LAKEHURST COMM PARK 3RD ADD
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF DAVENPORT AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF DAVENPORT STANDARDS AND SPECIFICATIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

TRASH ENCLOSURES: SHALL HAVE 14' X 13' 4" CMU WALLS, METAL SCREEN GATE (1/2" PERFORATED METAL 20 GAUGE THICKNESS) WITH HEAVY DUTY GATE HARDWARE, AND BOLLARD PROTECTION.

LEGEND:

EXISTENT	EXISTING GAS VALVE	EXISTING CONTOUR LINE
SEWER LINE	EXISTING WATER VALVE	EXISTING CONTOUR LINE
OVERHEAD	EXISTING UTILITY POLE	PROPOSED CONTOUR LINE
PROPERTY BOUNDARY	EXISTING LIGHT POLE	
EXISTING FENCE	EXISTING TREE	
EXISTING SANITARY	EXISTING BUSH	
PROPOSED SANITARY	EXISTING MANHOLE	
EXISTING STORM SEWER	EXISTING FIRE HYDRANT	
PROPOSED STORM SEWER	FOUND PROPERTY PIN	
EXISTING WATER	CONTROL POINT	
PROPOSED WATER		
GAS		
ELECT		

PDD Zoning Requirements

Front Yard: 25 Ft. Minimum Building Setback
Side Yard: 0 Ft. Minimum Building Setback
Rear Yard: 0 Ft. Minimum Building Setback

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	157.17	300.00	90° 00' 00"	142.49	N42° 35' 49"E
	(57.09)	(100.00)	90° 00' 00"	(141.42)	S42° 35' 49"W

CITY LANDSCAPING REQUIREMENTS BELOW

Landscaping not shown on plan
Plan to be provided by Landscaper
Fence Or Shrubbery Buffer Required Along East Property Line Due To Parking Lot Being Within 5 Feet Of Property Line

Canopy/Overstory Tree: Total Quantity = 11
11 Canopy Trees Along Elmore Circle Property Lines
5 Canopy Trees Along East Side
5 Canopy Trees Along South Side
5 Canopy Trees Within Parking Lot
Understory Tree: Total Quantity = 18
10 Understory Trees Along Elmore Circle Property Line
2 Understory Trees Along East Side
5 Understory Trees Along South Side
5 Understory Trees Within Parking Lot
Bushes: Total Quantity = 52
14 Shrubs Along Elmore Circle Property Line
5 Shrubs Along East Side
9 Shrubs Along South Side
14 Shrubs Within Parking Lot



I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.
Signature: Christopher A. Townsend, P.E.
Date: 1-16-18
Page or Sheet covered by this seal: C1-C4



DATE: 1/10/18
563 386.4236 386.4231
2224 East 129th Street, Davenport, IA 52802

DRAWN BY: CV
CHECKED BY: CT
DRAWING LOCATION
S:\JD Royal\JD Royal Elmore Circle Site Plan

NO.	REVISIONS: DESCRIPTION	DATE

SITE PLAN
Woodspring Suites Hotel
LOT 1, LAKEHURST COMM. PARK 3rd ADD.
Elmore Circle
Davenport, Iowa

CONSOLIDATED INVESTORS LLC
3245 E 35TH ST CT
DAVENPORT IA 52807

SHEET NO.
C1

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/6/2018

Subject:

(Time open for citizens wishing to address the Commission on matters **not on the established agenda**)

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	1/25/2018 - 1:16 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/6/2018

Subject:
4th Quarter (Oct-Dec) 2017 Development Report

ATTACHMENTS:

Type	Description
▢ Backup Material	4th Quarter 2017 Development Report

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	1/25/2018 - 1:14 PM



Community Planning & Economic Development (CPED)
Community Planning — 2017 4th Quarter Development Report

Building GREAT Neighborhoods

Growing GREAT Jobs

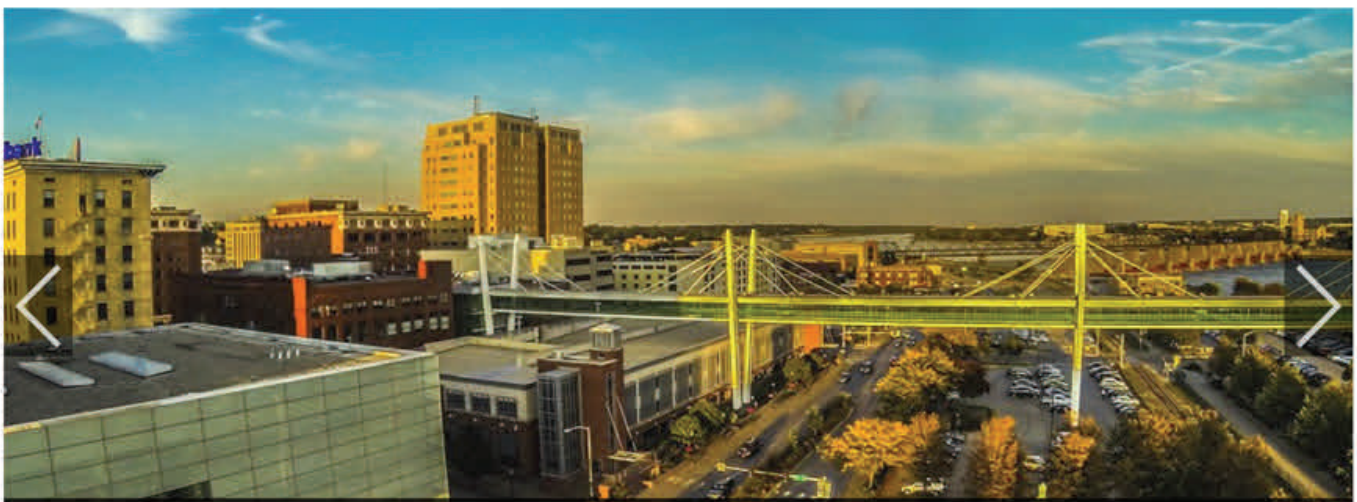
Envisioning a GREAT Future

GREAT City | **GREAT Life**

The Development Report is an annual publication that presents a summary of the zoning and development related activities in the City of Davenport. The quarterly reports are an attempt to provide more timely and detailed development information. As such analysis of the details is not preformed as in the annual report. Note: The City assumes no liability from the use of the information provided herein.

The Community Planning Division is staff to several review boards and commissions. These include the Plan and Zoning Commission, the Zoning Board of Adjustment, the Historic Preservation Commission and the Design Review Board.

Community Planning Division staff consists of a Senior Manager, a Planner III and two Planner II positions. Staff certifications include AICP and CFM.



Monthly Totals

**Community Planning Division
Quarterly Activity Report
2017 - October thru December**

PLAN & ZONING COMMISSION	Oct	Nov	Dec	Qrtly
Rezoning Petitions	2	0	0	2
Final Subdivision Plats	1	0	0	1
Preliminary Subdivision Plats	0	0	0	0
Street Vacations & Name Change	0	0	0	0
Final Development Plans	0	0	0	0
Flood Plain Variances	0	1	0	1
Ordinance Text Amendments	0	0	0	0
Comp Plan / Econ Dev Reviews (includes SSMID & EDA)	1	0	0	1
Item Totals	4	1	0	5

DESIGN REVIEW BOARD	2	3	0	5
----------------------------	---	---	---	---

ZONING BOARD OF ADJUSTMENT	Oct	Nov	Dec	Qrtly
Hardship Variances	1	0	2	3
Special Use Permits	0	1	0	1
Home Occupation Permits	1	0	0	1
Special Exceptions	0	0	0	0
Appeals of Admin Decisions	0	0	0	0
Item Totals	2	1	2	5

HISTORIC PRESERVATION	Oct	Nov	Dec	Qrtly
Landmark Designations	0	0	0	0
Certificates of Appropriateness	2	3	1	6
Demolition Reviews	0	0	1	1
Item Totals	2	3	2	7

MISCELLANEOUS	Oct	Nov	Dec	Qrtly
Flood Plain Inquiries	9	6	7	22
Flood Plain Development Permits	0	3	1	4
Item Totals	8	9	8	26

4th QUARTER NARRATIVE

Plan & Zoning Commission

Rezoning activity –

Two (2) rezoning petitions were submitted for review during the fourth quarter of 2017. One was approved and the other withdrawn due to a change in the State Code.

Case #	Petitioner	Location	Acres	Zoning	Council Action	Census Tract	Ward/ Precinct
REZ17-09	Michael A Leep Sr	SE Corner Eastern & 53rd Sts	13.34	C-1 to C-2	12-13-17 2017-520	129.02	84
REZ17-10	Women in Spiritual Hope Ministries	5210 N Division St	0.18	R-4 to R-5M	Withdrawn	127.01	82

Final Development Plan activity –

Three (3) final development plans was submitted for consideration with one being withdrawn and two recommended for approval. Both were approved by Council.

Case #	Petitioner	Location	Acres	Zoning	Council Action	Census Tract	Ward/ Precinct

Subdivision activity –

One (1) final plat was submitted for consideration in the fourth quarter; it has not yet been submitted for Council review. No preliminary plats were submitted for consideration.

Final Plats

Case #	Subdivision Name	Acres	Zoning	Lots	Council Action	Recorded	Census Tract	Ward/ Precinct
F17-18	Landon Prairie	8.25	R-3	3	Not yet submitted			

Preliminary Plats

Case #	Subdivision Name	Acres	Zoning	Lots	Council Action	Recorded	Census Tract	Ward/ Precinct

Right-of-Way Vacation activity –

No (0) requests to vacate public right-of-way or easements were submitted for consideration.

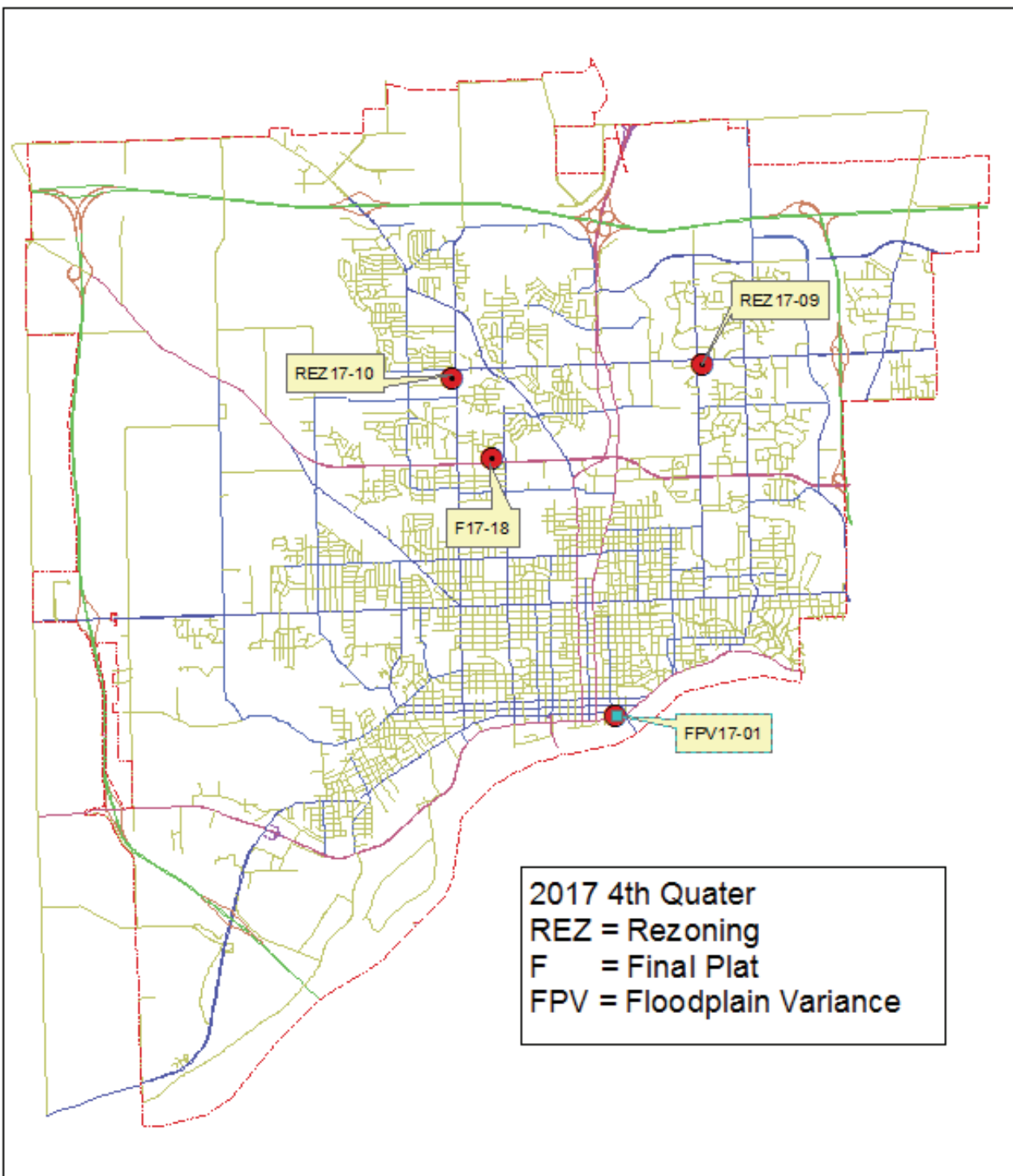
Case #	Petitioner	Type	Location	Area Square Feet	Council Action	Census Tract	Ward/ Pre-cinct

Miscellaneous –

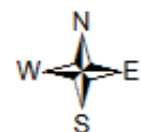
One Comprehensive Plan amendment and one Floodplain Variance were submitted. Both were approved by the Commissionwo (2) request to change the name of a

Case #	Petitioner	Type	Location	Area Square Feet	Council Action	Census Tract	Ward/ Pre-cinct
CP17-01	City of Davenport	SCMJHM Plan	City Wide	NA	11/21/17 2017-494	All	All
FPV17-01	321 Partners LLC	Floodplain variance	321 E 2nd St	NA	NA	109	33

Plan and Zoning Commission



0 0.5 1 2 Miles



Zoning Board of Adjustment

Zoning Board of Adjustment

There were five (5) petitions made to the Board of Adjustment during the fourth quarter of 2017; three (3) hardship variances and one each for special use permit and home occupation permit.

The special use permit involved an a new national guard readiness (training) center. The variances involved garage size and height and a fence height issue. . The home occupation was for a hair salon.

Case No.	Petitioner	Location	Request	Result
HV17-11	Tyler Edwards obo Menards Self Storage	110 W 53rd St	Fence height	Failed
HOP17-03	Heather Kasterke	5829 Heather Ave	Hair salon	Approved
SUP17-02	Iowa Army National Guard	NW corner W Kimberly Rd & Wisconsin Ave	Readiness Center	Approved
HV17-13	Will Brooke	820 Bridge Ave	Exceed garage height -carriage house	Approved
HV17-15	John Trimble	3400 Telegraph Rd	Exceed detached garage size	Approved

Design Review Board

Design Review Board -

Five (5) cases were brought before the Board for their consideration in the fourth quarter of 2017. All were located in the Downtown Design Overlay District (DDOD).

Case No.	District	Petitioner	Location	Request	Result
DR17-49	DDOD	Bryce Henderson	224 W 3rd St	New projecting sign	Approved
DR17-50	DDOD	Mark VanZuiden	524 Brady St	Entry door & tuck pointing	Approved
DR17-51	DDOD	Andrew Dasso & Pete Stopulos	210 E River Dr	Bldg Renovation & signage	Approved
DR17-53	DDOD	Davenport Public Library	321 Main St	Banner signs	Approved
DR17-54	DDOD	Salvation Army & WRS Construction	301 W 6th St	Windows	Approved

Historic Preservation Commission

Historic Preservation Commission

The HPC reviewed six (6) requests Certificates of Appropriateness (COA) and one brick street request.

Case No.	Petitioner	Location	Request	Result
COA17-15	William Richmond	624 Gaines St	New roof	Approved
COA17-16	PJ Slobojan	623 W 6th St	Replace windows on front facade	Approved
COA17-17	Abraham Clinton	612 W 8th St	New roof	Approved
COA17-18	John & Phyllis Von Arb	625 Western Ave	New roof	Approved
COA17-19	Alyssa Kuehl	521 W 8th St	New roof	Approved
COA17-20	Rigo Montiel	718 Western Ave	New roof & chimney removal	Approved
	City of Davenport Public Works	W 5th St & Western Ave intersection	Remove intersection & add 5th St west of Western to list	Denied

Permit Activity

New Construction Permits				
Owner	Type	Location	Value	Ward
Advance Homes Inc	SF	6231 Forest Rd	\$ 292,800	61
J&J Home Improvement Inc	SF	1221 N Utah Ave	\$ 328,800	13
Dolan Family Trust	SF	6164 Christie Ct	\$ 325,986	84
Mark C Wood Builder Ltd	SF	6120 Belle Ct	\$ 249,500	84
Diamond Builders of Dav Inc	SF	2613 Pheasant Creek Cir	\$ 191,600	62
Diamond Builders of Dav Inc	SF	2625 Pheasant Creek Cir	\$ 191,600	62
Diamond Builders of Dav Inc	SF	2633 Pheasant Creek Cir	\$ 191,600	62
Diamond Builders of Dav Inc	SF	4704 Pheasant Creek Ave	\$ 149,600	62
Diamond Builders of Dav Inc	SF	2643 Pheasant Creek Cir	\$ 191,600	62
Diamond Builders of Dav Inc	SF	2653 Pheasant Creek Cir	\$ 191,600	62
Diamond Builders of Dav Inc	SF	4738 Pheasant Creek Ave	\$ 191,600	62
Cindy Carter	SF	726 Deer Woods Dr	\$ 125,970	13
Speer Development LLC	SF	6130 Mississippi Ave	\$ 192,000	84
Diamond Builders of Dav Inc	SF	2619 Pheasant Creek Cir	\$ 191,600	62
Diamond Builders of Dav Inc	SF	2671 Pheasant Creek Cir	\$ 191,600	62
Diamond Builders of Dav Inc	SF	2677 Pheasant Creek Cir	\$ 191,600	62
Diamond Builders of Dav Inc	SF	4715 Pheasant Creek Ave	\$ 191,600	62
Diamond Builders of Dav Inc	SF	4718 Pheasant Creek Ave	\$ 181,300	62
Diamond Builders of Dav Inc	SF	2639 Pheasant Creek Cir	\$ 191,600	62
Diamond Builders of Dav Inc	SF	4751 Pheasant Creek Ave	\$ 191,600	62
Structura Development Co	Comm	3800 Market Square Cir	\$ 250,000	62
EC Holdings LLC	Comm	4653 Progress Dr	\$ 3,140,054	62
Assumption HS	Inst	620 W Central Park Ave	\$ 1,948,856	72
Southeast Little League	Inst	5600 Eastern Ave	\$ 50,000	84
Jewell Group	Comm	130 Research Pwky	\$ 75,000	81
Diana Gasper	SF	1678 Olde Brandy Ln	\$ 282,300	84
Structural Development Co	Comm	3800 Market Quare Cir	\$ 1,858,500	62
			\$	

Building Summary

Building Permit Review - New Construction					
	Oct	Nov	Dec	Qtrly	Resid Units
Permit Type					
Residential - Single Family	11	9	1	21	21
Residential - Multi-Family	0	0	0	0	0
Commercial	0	5	1	6	
Industrial	0	0	0	0	
Item Totals	11	14	2	27	
Building Permit Review - Demolitions					
	Oct	Nov	Dec	Qtrly	Resid Units
Permit Type					
Residential - Single Family	4	7	2	13	13
Residential - Multi-Family	0	0	0	0	0
Commercial	0	0	0	0	
Industrial	0	0	0	0	
Item Totals	4	7	2	13	

The above table shows that 21 units of single family were permitted. The table also shows that 13 units of single family were demolished. For a net gain of 8 permits.

Below the table shows that occupancy permits for 32 units of single family and 6 units of multi-family were issued.

Occupancy Permit Summary

Occupancy Permit Review -					
	Oct	Nov	Dec	Qtrly	Resid Units
Permit Type					
Residential - Single Family	8	16	8	32	32
Residential - Multi-Family	0	0	1	1	6
Commercial	3	1	1	5	
Industrial	0	0	0	0	
Item Totals	11	17	10	38	

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/6/2018

Subject:
2017 Annual (year end) Development Report

ATTACHMENTS:

Type	Description
Backup Material	2017 Annual Report

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	1/25/2018 - 1:14 PM



Community Planning & Economic Development (CPED)

Community Planning — 2017 Development Report

Building GREAT Neighborhoods

Growing GREAT Jobs

Envisioning a GREAT Future

GREAT City | **GREAT Life**

The Development Report is an annual publication that presents a summary of the zoning and development related activities in the City of Davenport. In this report, the Community Planning Division of CPED provides information development, amendments to the Zoning Ordinance and Comprehensive Plan, as well as other changes that affect future development in Davenport. Note: The City assumes no liability from the use of the information provided herein.

The Community Planning Division is staff to several review boards and commissions. These include the Plan and Zoning Commission, the Zoning Board of Adjustment, the Historic Preservation Commission and the Design Review Board.

Community Planning Division staff consists of a Senior Manager, a Planner III and two Planner II positions. Staff certifications include AICP and CFM.



City Plan and Zoning Commission (P&Z): The City Plan and Zoning Commission is an eleven-member citizen board. The Commission holds regular meetings twice a month preceded by a public hearing. The Commission is charged with making recommendations to the City Council on all matters that pertain to the City's Comprehensive Plan. Among recurring matters considered by the Commission are zoning map amendments (rezonings), subdivision platting, right-of-way vacations or abandonments, site and final development plan reviews, and ordinance text amendments.

Zoning Board of Adjustment (ZBA): The ZBA is a five member citizen board. The Board holds regular meetings twice a month. The Board is authorized by the State Legislature and the City's Zoning Ordinance to hear and determine five categories of requests relating to the zoning ordinance: Appeals, Special Exceptions, Special Use Permits, Home Occupation Permits and Hardship Variances.

Historic Preservation Commission (HPC): The HPC is a nine-member citizen board created in December of 1991. The Commission holds regular meetings once a month.

The Commission is charged with several preservation functions. They recommend to the City Council those structures and/or districts which have been identified as qualifying for designation on the National Register of Historic Places and/or local landmark or historic designation. The Commission reviews applications for building and demolitions permits for National Register district or landmark properties. The Commission also reviews building and sign permits that would alter the appearance of a historic structure for appropriateness.

Design Review Board (DRB): The DRB is a eleven-member citizen board created in January 2012 consolidating design review functions into one body. The Committee holds regular meetings once a month.

The Downtown Overlay District was created to improve the quality of development and the visual image of Downtown Davenport. Exterior construction requiring a building permit is to be reviewed and approved by the Board. This includes the construction of new buildings, additions to existing buildings, demolitions and other substantial external changes visible from the public right-of-way. A pre-application conference is required prior to the petitioner submitting for a Certificate of Design Approval.



DECISIONS FROM THE DAIS

ACTIVITY NARRATIVE

Plan & Zoning Commission

Rezoning activity –

Ten (10) petitions were submitted for review with nine (9) having public hearings before the Commission. One (1) was withdrawn after the neighborhood meeting. One remains tabled before the Plan and Zoning Commission for additional information. The Commission recommended approval on the eight (8) sent to Council. Five (5) have been approved by Council. Of the other three (3): One (1) was withdrawn prior to Council consideration, one (1) failed and one (1) withdrew due to a change in State law affecting the request. The approved zoning requests allowed for commercial and industrial development.

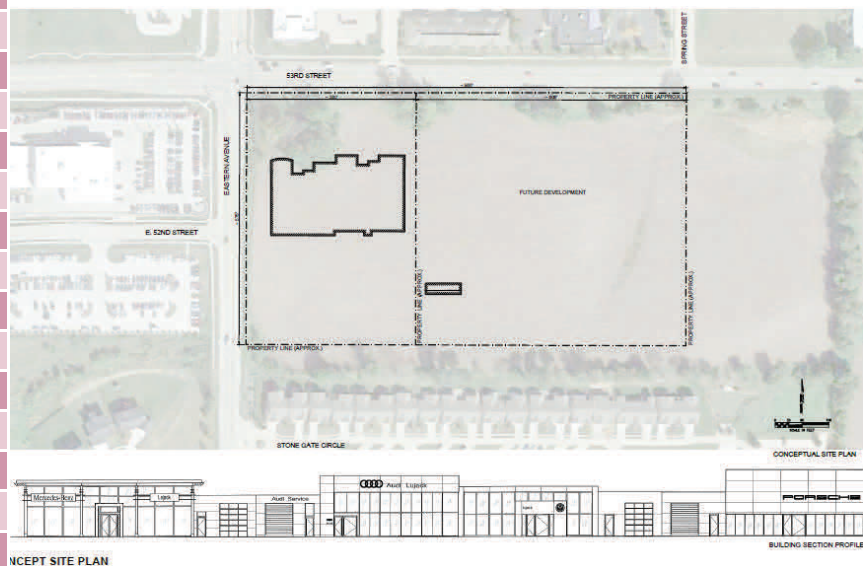
Change in Zoning 2017

Zoning District	Acres Lost	Acres Gained
A-1	273.4	
R-1	3.3	
R-2	3.7	
C-1	13.4	
C-2		13.4
PDD		17.2
M-1		263.2
Total	293.8	293.8

Zoning District	Change * 2000-2017	Change * 1990-2017
A-1	-1654	-3376
R-1	-804	-639
R-2	218	238
R-3	241	301
R-4	-35	73
R-5	0	14
R-5M	48	3940
R-6M	6	-140
R-7	0	0
TND	104	104
O-T	0	0
C-O	-19	-13
C-1	29	73
HSD	21	21
C-2	22	262
PID	48	48
PDD	664	635
C-3	-21	427
C-4	0	0
M-1	1231	1728
M-2	-1	-5
M-3	-104	232

Due to rounding total may not be the same

The table to the left shows the change in zoned acreage over time since 1990.



Subdivision activity –

Eighteen (18) final plats were submitted for consideration. Eleven (11) have been forwarded to the Council all have been approved but only ten (10) recorded. Five (5) plats remain for Council submission. With the sixth being withdrawn.

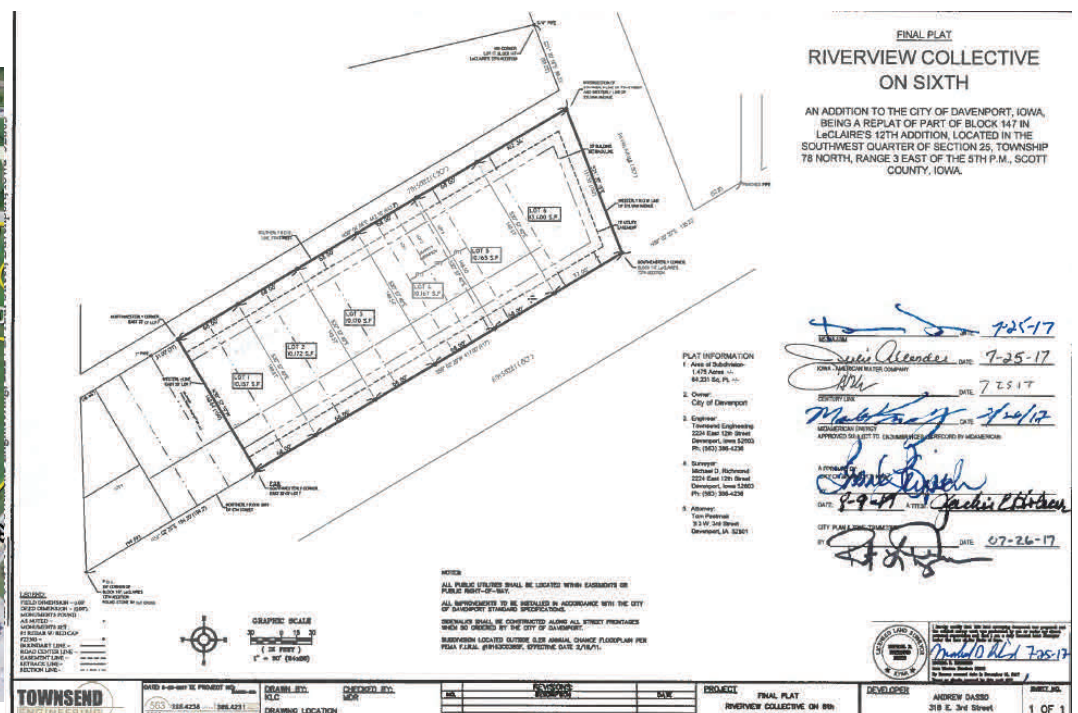
One hundred three (103) residential lots are being platted for development, all single family. Five (5) commercial lots were prepared for development.

Five (5) of the plats re-platted existing lots.

(See Page 16 for residential lot availability)

Subdivision Development 2017

	Acres	Lots
Agricultural	0.0	0
Residential	30.7	103
SF	30.7	103
2F	0.0	0
MF	0.0	0
Commercial	36.0	5
Industrial	0	0
Totals	66.7	108



Final Development Plan activity –

Seven (7) final development plans were submitted for consideration. All requests were considered and recommended for approval. Only six (6) are approved, one being withdrawn before being submitted to Council. All involved commercial developments (motel, office and retail).

Right-of-Way Vacation activity –

Five (5) requests for vacation (abandonment) of public right-of-way or easements were submitted for consideration. Four (4) requests were to vacate portion of public street right-of-way and one (1) was for a sewer easement (one also involved alleys). Four (4) have been approved by Council. One was withdrawn before Commission consideration. Two street name changes were also submitted and approved.

Miscellaneous activity –

One (1) amendment to the Comprehensive Plan was approved involving the Scott County Multi-jurisdictional Hazard Mitigation Plan (SCMJHM Plan)..

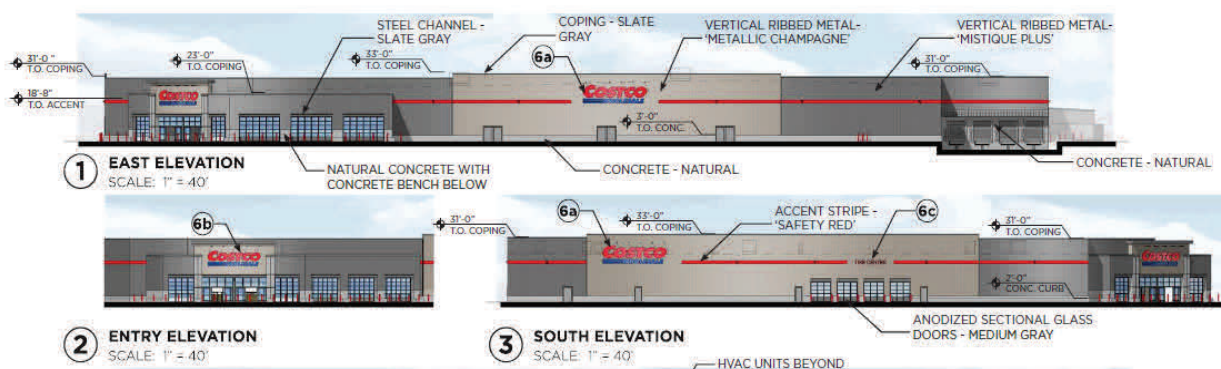
One Floodplain Variance was approved by the Commission for a historic exemption and is awaiting concurrence from the Iowa Department of Natural Resources.



Land Use Plan Update

Adopted by the
Davenport City Council
August 10, 2016

DAVENPORT+2035



Zoning Board of Adjustment

Zoning Board of Adjustment

There were twenty (20) petitions made to the Board of Adjustment of which fourteen (14) or seventy (70) percent were approved; three (3) cases were withdrawn; two (2) were denied; and one (1) is still pending consideration.

Variance approvals included signage; garages; encroachments; and a fence. Special uses and home occupation s included vehicle fuel sales readiness center; and a salon and barber shop.



Historic Preservation Commission

Historic Preservation Commission

Twelve (12) demolition requests were approved by the Commission. One (1) local landmark was approved. Twenty (20) certificates of appropriateness were considered by the Commission. The demolitions were related to Palmer improvements. The landmark nomination was for 225 W 2nd Street. Four work sessions were held by the Commission.

for samples and a shipping department. The upper floors will be used for store room purposes"(Davenport Democrat and Leader, December 2, 1909).



Figure 13: Postcard view looking southwest, ca.1910
(Collection of Doug Smith, *A Brief History of Bucktown*)

Design Review Board

Design Review Board -

Fifty-two (52) cases were considered by the Board.

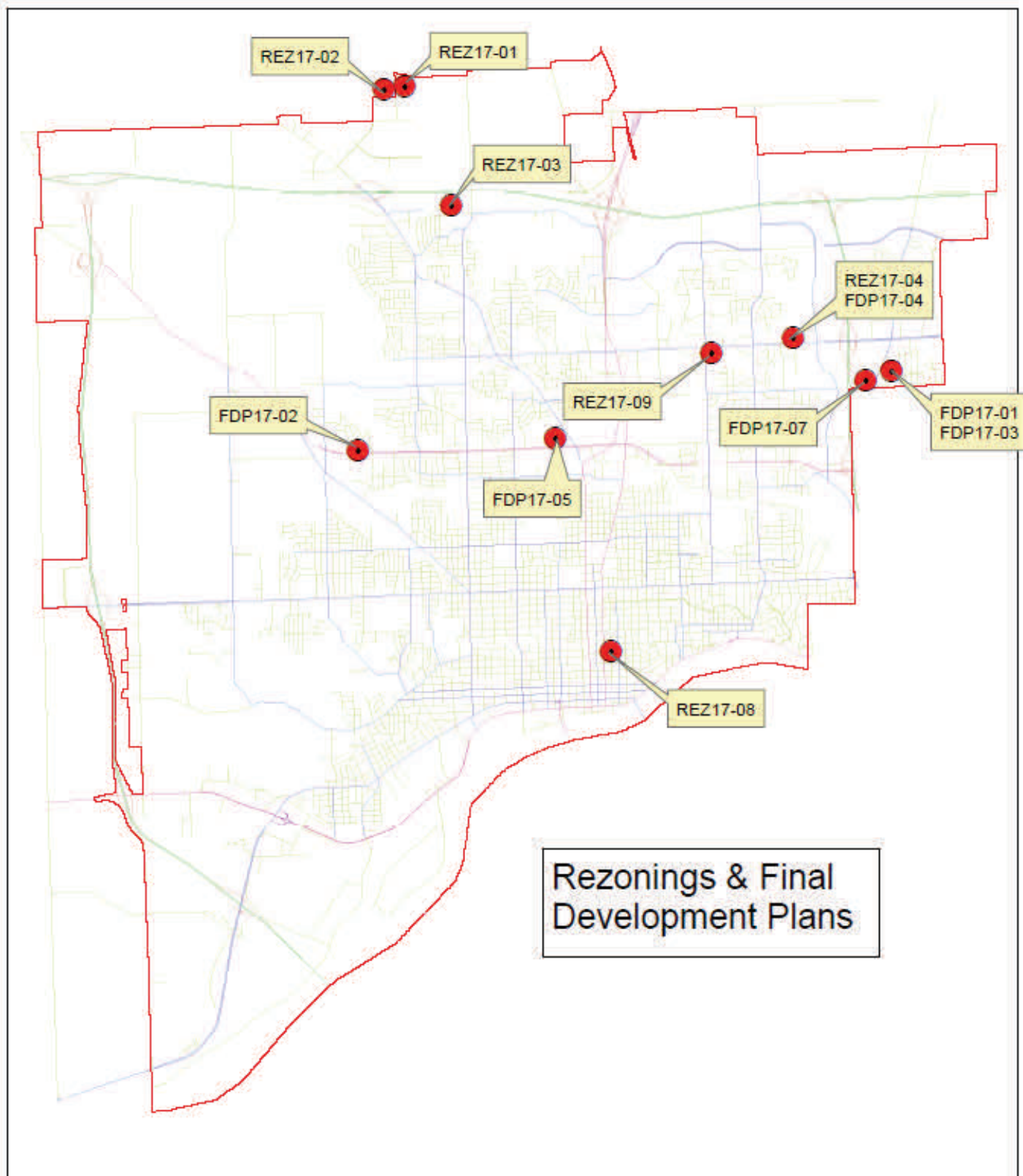
DDOD—63% or 33 cases

HSD— 15% or 8 cases

HCVOD-11% or 6 cases

RIDO-10% or 5 cases



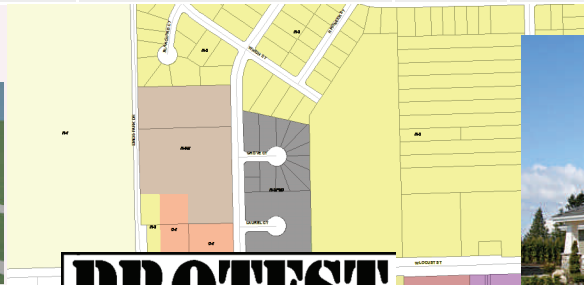


0 0.5 1 2 Miles



Approved or Pending Rezoning

Case #	Petitioner	Location	Acres	Zoning	Council Action	Census Tract	Ward/ Precinct
REZ17-01	City of Davenport	S of Slopertown Rd & E of Hillandale Rd	40.0	A-1 to M-1	02/08/17 2017-47	102.02	81
REZ17-02	City of Davenport	S of Slopertown Rd & W of Division St	158.62	A-1 to M-1	02/08/17 2017-48	102.02	81
REZ17-03	City of Davenport	W of Division St & S of I-80	64.6	A-1 to M-1	06/28/17 2017-265	126.01	81
REZ17-04	Costco Wholesale Corp	2780-2786 E 53rd St	17.1	A-1, R-1, R-2 to PDD	08/23/17 2017-358	129.01	61
REZ17-08	Studio 483 obo Palmer College of Chiropractic	Btw Harrison & Pershing Streets and btw 5th & 12th Streets	38.65	R-4,R-6M,C-O,C-1, C-2, C-4 & M-1 to	Tabled	106 & 114	33 & 34
REZ17-09	Michael A Leep Sr	SE Corner Eastern & 53rd Sts	13.34	C-1 to C-2	12-13-17 2017-520	129.02	84

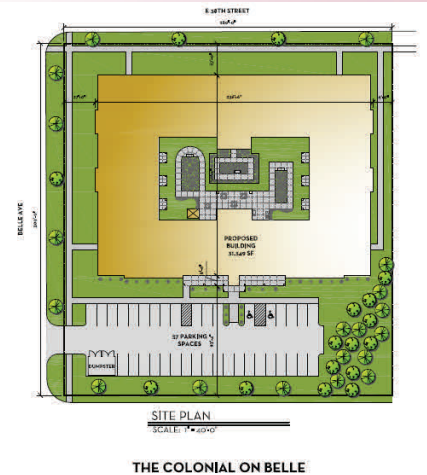


Denied or Withdrawn Rezoning

Case #	Petitioner	Location	Acres	Zoning	Council Action	Census Tract	Ward/ Precinct
REZ17-05	Steven & Merideth Hirsch	5135 Marquette St	0.65	R-1 to R-3PUD	Failed	127.02	73
REZ17-06	David A Parochetti Revocable Trust	1616 W Kimberly & 3910 Sturdevant St	0.7	Remove conditions	Withdrawn	127.02	71
REZ17-07	TWG Development Inc	902 W 4th St	1.9	M-1 to C-4	Withdrawn	109	33
REZ17-10	Women in Spiritual Hope Ministries	5210 N Division St	0.18	R-4 to R-5M	Withdrawn	127.01	82

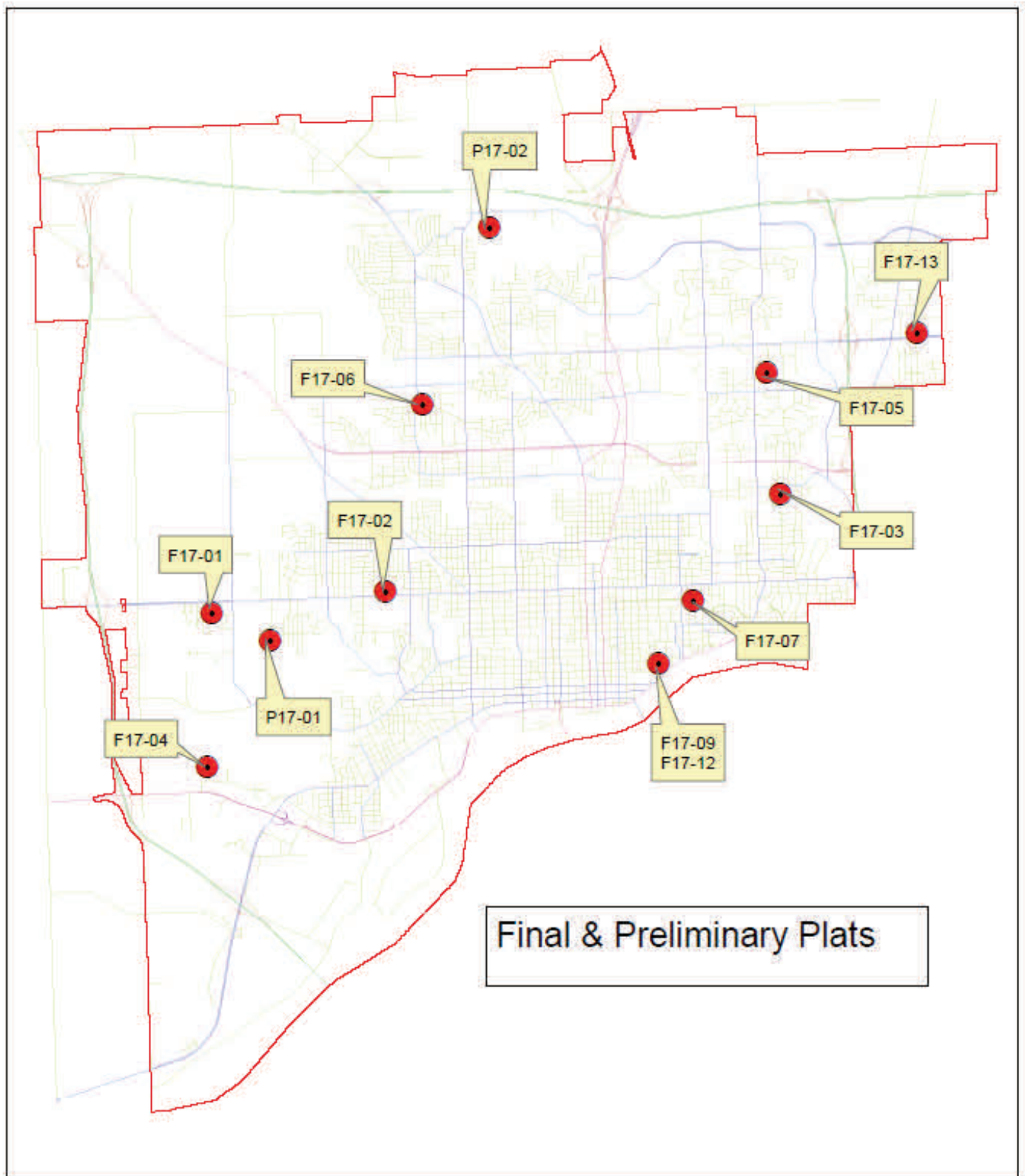
Approved or Pending Final Development Plans

Case #	Petitioner	Location	Project	Zoning	Council Action	Census Tract	Ward/ Precinct
FDP17-01	Geifman Food Stores Inc	4939 Utica Ridge Rd	0.69	PDD	03/08/17 2017-95	129.02	62
FDP17-02	Genesis Health Systems	3200 W Kimberly Rd	2.92	PDD	06/28/17 2017-268	126.02	22
FDP17-03	Build to Suit	Lot 9 Utica Corners 6th	1.2	PDD	06/14/17 2017-242	129.02	62
FDP17-04	Costco Wholesale Corp	2780-2786 E 53rd St	17.1	PDD	08/23/17 2017-378	129.01	61
FDP17-05	Brain Engineering	902 W Kimberly Rd		PDD	08/23/17 2017-363	127.02	71
FDP17-07	Legacy Design Grp obo MyPlace Hotel	Lot 1 Terrace Ridge Park 8th	1.5	PDD	09/27/17 2017-406	129.02	62



Withdrawn or Denied Final Development Plans

Case #	Petitioner	Location	Project	Zoning	Council Action	Census Tract	Ward/ Precinct
FDP17-06	Pebb Development LLC	2198 E Kimberly Rd	0.89	PDD	Withdrawn	128.02	74



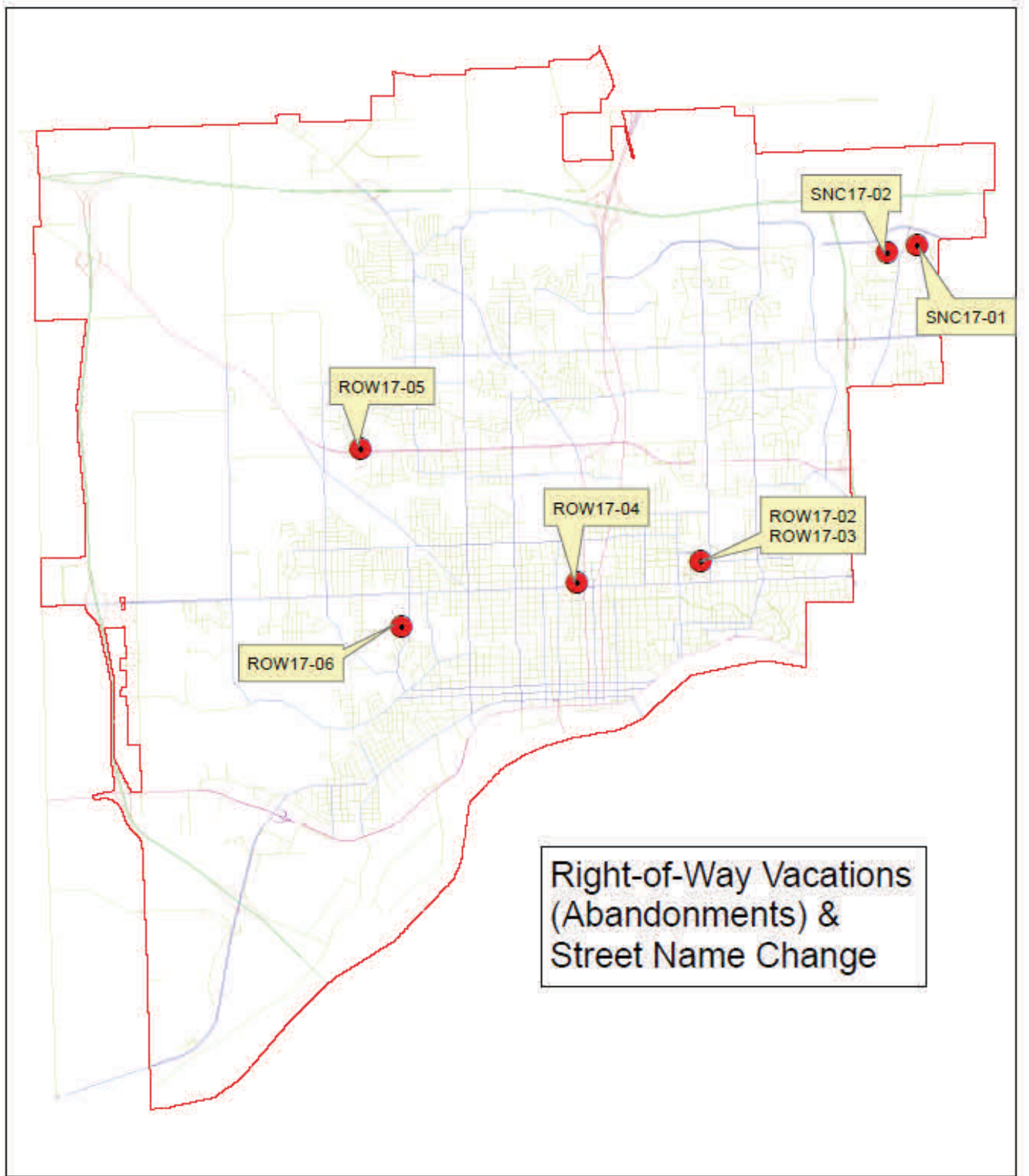
0 0.5 1 2 Miles



Approved or Pending Final Plats

Case #	Subdivision Name	Acres	Zoning	Lots	Council Action	Recorded	Census Tract	Ward/ Precinct
F17-01	Westport	7.23 10.35	R-5M R-4	54	06/14/17 2017-240	07/07/17 2017-17989	125.02	13
F17-02	Windmill Hill 3rd	0.68	C-1	1	04/12/17 2017-139	04/20/17 2017-9599	121	41
F17-03	Daisy Fields	0.53	R-2	2	04/12/17 2017-140	04/24/17 2017-9726	130	63
F17-04	Cross 1st	0.82	PDD	1	05/10/17 2017-195	06/17/17 2017-14185	124	13
F17-05	Villas at Pheasant Creek 2nd	6.12	R-2PUD	35	09/13/17 2017-384	09/25/17 2017-25584	129.02	62
F17-06	Quinn's Outlots 2nd	0.37	R-4	2	06/14/17 2017-241	Pending	127.02	82
F17-07	Lampton	3.37	R-4	2	09/13/17 2017385	10/02/17 2017-26325	115	53
F17-08	Bryr's	0.83	PDM-2D	12	Not yet sub- mitted		124110	1331
F17-09	Riverview on 6th	0.84	R-4	3	06/28/17 2017-266	07/14/17 2017-18825	106	34
F17-10	I-80 Airport Indus Pk 10th	29.44	M-1	2	06/28/17 2017-267	Pending	102.02	81
F17-11	Windsor Meadows Comm Pk 3rd	0.46	PDD	1	Not yet sub- mitted		129.02	62
F17-12	Riverview Collective on	1.47	R-4	6	08/09/17	08/16/17	106	34
F17-13	Crow Valley Plaza 10th	35.30	C-O -1	4	07/26/17 2017-311	07/31/17 2017-20314	129.02	61
F17-14	Falcon Pointe	22.16	R-3	39	Not yet sub- mitted		125.02	12
F17-15	O.R.A. First	8.25	C-1	2	Not yet sub- mitted		128.01	83
F17-16	MedEx Kimberly Rd	0.89	PDD	2	Withdrawn		128.02	74
F17-17	Richard Pierce 2nd		A-1	3	Not yet sub- mitted		125.02	13
F17-18	Landon Prairie	8.25	R-3	3	Not yet sub- mitted		127.02	71





0 0.5 1 2 Miles



Approved or Pending Preliminary Plats

Case #	Subdivision Name	Acres	Zoning	Lots	Council Action	Census Tract	Ward/ Precinct	
P17-01	Falcon Pointe	22.16	R-3	39	05/10/17 2017-197	N/A	125.02	12
P17-02	Inverness Estates	123	R-3PUD R-4PUD	246	06/14/17 2017-243	N/A	128.01	83

Approved or Pending Right-of-Way Vacations

Case #	Petitioner	Type	Location	Area	Council Action	Census Tract	Ward/ Precinct
ROW17-02	Genesis Health System	Street	E Lombard btw College Ave and N-S allet E of vacated Esplanade Ave	16,800	2017-292 07/12/17	116	53
ROW17-03	Genesis Health System	Street	Denison Ave btw Adams St & the railroad	11,400	2017-293 07/12/17	116	53
ROW17-04	St Ambrose Univ	Street & Alley	W of Harrison St btw Locust St and Lombard Ave	34,562	2017-359 08/23/17	113	52
ROW17-05	Genesis Health Systems	Easement	3200 W Kimberly Rd	NA	2017-521 12/13/17	126.02	22
ROW17-06	City of Davenport	Street	Dugan Ct	10,370	Pending	121	41

Denied or Withdrawn Right of Way Vacations

Case #	Petitioner	Type	Location	Area	Council Action	Census Tract	Ward/ Precinct
ROW17-01	St Paul The Apostle Church	Street	E Rusholme St btw Carey and Arlington	36,700	Withdrawn	116	52

Approved or Pending Street Name Changes

Case #	Petitioner	Type	Location	Area Square Feet	Council Action	Census Tract	Ward/ Precinct
SNC17-01	City of Davenport	Street Name Change	Forest Grove Dr West of Utica Ridge to Forest	NA	2017-492 11/21/17	129.01	61
SNC17-02	City of Davenport	Street Name Change	Veterans Memorial Pkwy East of Utica Ridge to E 67th Ct	NA	2017-493 11/21/17	129.01	61

TRENDS

TABLE OF LAND USE ACTIVITY -- 2012 THRU 2017

PLAN & ZONING COMMIS- SION	2013	2014	2015	2016	2017	5-Year To- tal
Rezoning Petitions	15	13	13	11	10	62
Final Subdivision Plats	22	14	19	17	18	90
Preliminary Subdivision Plats	1	2	0	1	2	6
Street Vacations & Name Change	4	6	11	5	8	34
Final Development Plans	14	8	5	7	7	41
Flood Plain Variances	1	2	0	0	1	4
Ordinance Text Amend- ments	3	3	1	3	0	10
Comp Plan Map Reviews (includes SSMID & EDA)	3	6	4	4	1	18
Item Totals	63	54	53	48	47	265
Design Review Board *	47	44	52	41	54	238
Site Plan Review	31	32	34	29		
ZONING BOARD OF ADJUSTMENT	2013	2014	2015	2016	2017	5-Year To- tal
Hardship Variances	34	18	25	14	15	106
Special Use Permits	23	19	11	18	2	73
Home Occupation Permits	0	5	1	4	3	13
Special Exceptions	2	4	3	3	0	12
Appeals of Admin Deci- sions	0	0	0	2	0	2
Item Totals	59	46	40	41	20	206
HISTORIC PRESERVATION COMMISSION	2013	2014	2015	2016	2017	5-Year To- tal
Landmark Designations	2	0	3	5	1	11
Certificates of Appropriate- ness	22	17	22	15	20	96
Demolition Reviews	3	4	14	3	11	35
Item Totals	27	21	39	23	32	142
MISCELLANEOUS	2013	2014	2015	2016		5-Year To- tal
Flood Plain Development Permits	xx	xx	23	17	23	63
Flood Plain Inquiries	47	61	68	60	93	
Liquor License Reviews	259	284	269	290	279	
Sign Permit Reviews	109	99	88	60		

ECONOMIC IMPACT OF PLATTING

The table below shows the approximate economic impact of subdivision development. This table compares the number and value of new construction building permits issued with the year the subdivision was platted. For example, 306 permits were issued for development (residential, commercial & industrial) in subdivisions platted during 1994. These permits had a value of 53.8 million dollars.

The total number of new construction permits issued since and including January of 1990 is 5,614. Seventy-four (74) percent of these or 4,138 permits were for development of lots located in subdivisions platted since 1990. This table also shows that 77 percent of the lots platted since January of 1990 have been developed or at least had permits issued for their development. Both are slight increases from last year.

The total value of new construction permits in subdivisions platted since 1990 is 1,207 million dollars. The value of all new construction permits for this same period was 1,972 million dollars. This shows that 61 percent of the total permit value was located within subdivisions platted since January of 1990. This is a decrease from last year.

Economic Impact of Platting								
Year of Subdivision	Lots Platted	Permits Issued	Percent of Total Permits	Permit Value *	Percent of Total Value		Total Permits	Total Permit Value *
1990	167	134	2.4%	\$14.8	0.8%		166	\$46.0
1991	223	188	3.3%	\$29.1	1.5%		165	\$24.2
1992	332	296	5.3%	\$41.3	2.1%		207	\$29.8
1993	124	79	1.4%	\$28.7	1.5%		237	\$40.8
1994	359	306	5.5%	\$53.8	2.7%		194	\$64.6
1995	187	154	2.7%	\$52.4	2.7%		207	\$48.9
1996	187	236	4.2%	\$36.7	1.9%		202	\$45.6
1997	348	238	4.2%	\$86.4	4.4%		256	\$56.3
1998	200	169	3.0%	\$64.1	3.2%		293	\$78.5
1999	208	259	4.6%	\$42.7	2.2%		310	\$64.9
2000	209	149	2.7%	\$39.9	2.0%		199	\$74.7
2001	272	220	3.9%	\$70.8	3.6%		254	\$62.5
2002	331	252	4.5%	\$79.6	4.0%		276	\$81.1
2003	447	329	5.9%	\$144.3	7.3%		343	\$131.5
2004	292	191	3.4%	\$32.9	1.7%		345	\$74.1
2005	321	215	3.8%	\$35.9	1.8%		310	\$88.3
2006	229	172	3.1%	\$31.6	1.6%		201	\$84.4
2007	287	243	4.3%	\$70.8	3.6%		170	\$74.3
2008	57	47	0.8%	\$6.4	0.3%		109	\$36.5
2009	26	15	0.3%	\$19.9	1.0%		112	\$54.4
2010	72	57	1.0%	\$14.4	0.7%		151	\$48.2
2011	51	21	0.4%	\$2.4	0.1%		116	\$59.3
2012	41	16	0.3%	\$21.0	1.1%		150	\$51.0
2013	136	47	0.8%	\$16.2	0.8%		137	\$51.1
2014	70	47	0.8%	\$104.7	5.3%		122	\$45.5
2015	23	11	0.2%	\$31.5	1.6%		116	\$121.2
2016	38	29	0.5%	\$24.9	1.3%		142	\$175.1
2017	108	18	0.3%	\$10.1	0.5%		124	\$159.7
Total	5345	4138	73.7%	\$1,207.0	61.2%	Total	5,614	\$1,972.5
* in millions of dollars								

Residential Lot Availability

Since and including 2000 the number of single family lots platted in City approved subdivisions totals 2,455. During that time permits have been issued for 1,846 of those lots or approximately 75.2 percent. At the end of 2017 there were 618 single family lots available for development.

Since 2010 the top subdivision areas with the most development are:

Prairie Heights	84 permits
Eastern Avenue Farms	74 permits
Walsh Point	47 permits
Irish Woods	39 permits
Stone Gate East	37 permits
Villas at Pheasant Creek	36 permits

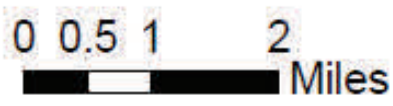
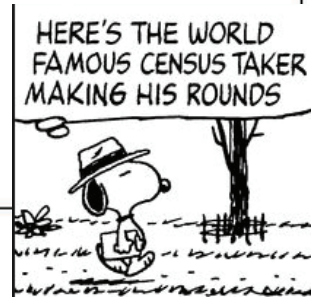
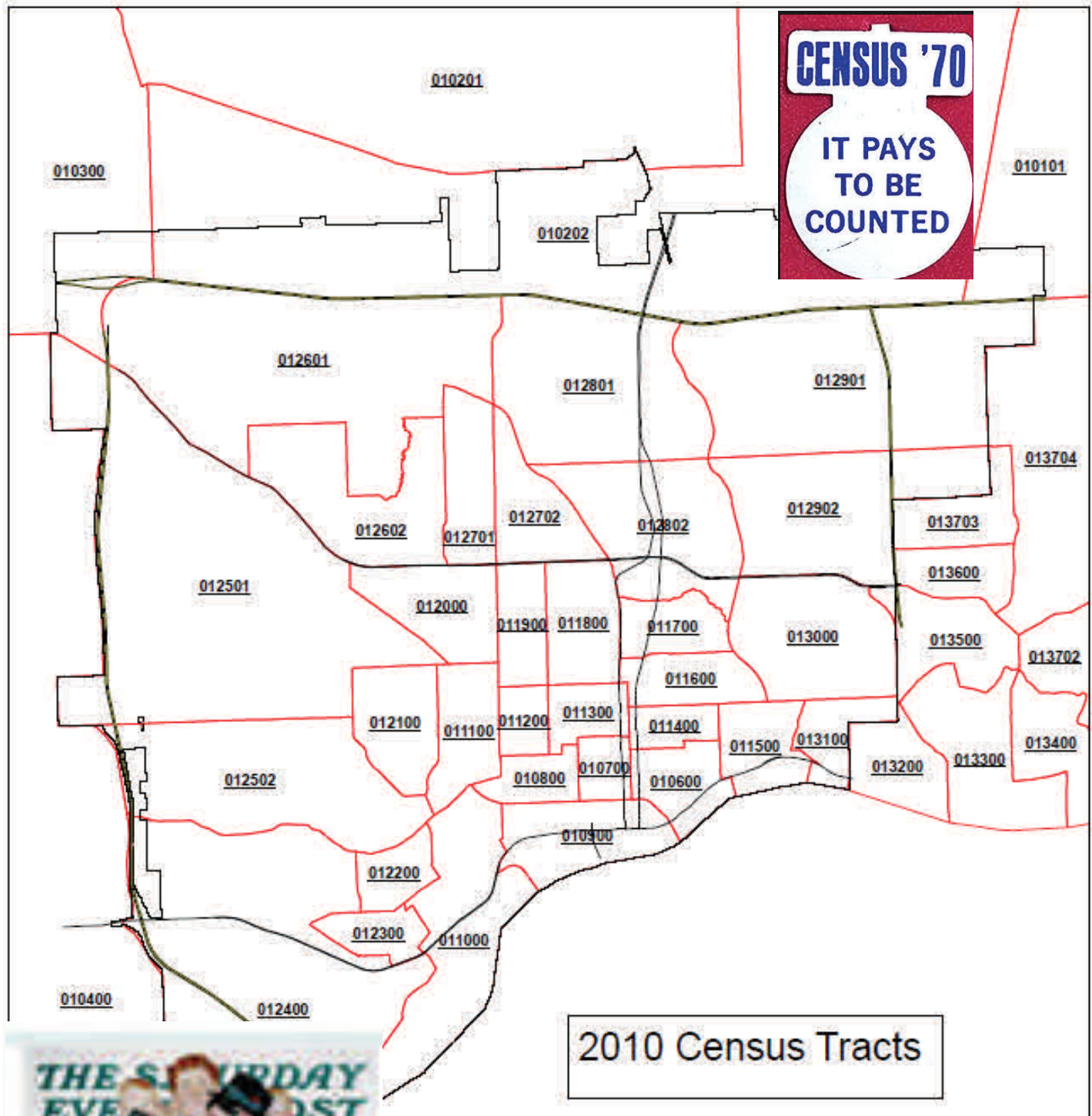


Since 2010 a total of 820 permits were issued for single family residences. The top six subdivision areas accounted for approximately 35 percent (286 permits) of single family development.

Vacant Lots or Lots Available for development (SF or 2F)

	Total Residential Lots	Single Family	Two Family	Lots Built	Available Lots
1990-1999	1829	1823	6	1651	178
2000-2017	2496	2455	32	1878	618
28-Year Total	4325	4278	38	3529	796





Housing Inventory – Change in Units

Starting with the 1990 census the City has tabulated the number of housing units added and lost by using the building permit records. One problems is that there appears to be a 5 to 6 percent difference between building and occupancy permits.

These tables are also used to note in which census tracts growth is occurring. Over the two decade period from 1991 the significant growth has occurred in the west central and northerly tier of census tracts: 125.02 through 129.02. Several apartment projects account for the growth. One note about Census Tracts 106 and 107 while these collar tracts to the downtown have seen significant loss in units early on. One failure is that this permit data does not capture the recent trend involving the conversion of old industrial buildings to residential which would add a significant number of units to tracts 109 and 106. Conversions like this are considered rehabilitation.

Census Tracts	Total Units							Total Units
	1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2015	2016-2017	1990-2017
101	7	0	0	0	1	0	0	8
102	9	0	1	0	0	0	-1	9
103	6	0	0	0	0	-1	0	5
104	9	0	0	0	0	0	0	9
105	628	-211	-25	0	0	0	0	392
106	1579	-100	-37	120	52	16	-11	1619
107	988	-28	-22	-24	-14	47	-33	914
108	1185	-24	3	-2	-15	-7	-4	1136
109	466	-44	-4	13	-42	-8	-2	379
110	1242	-18	-8	-14	-5	-3	-4	1190
111	1490	1	-5	-3	-2	1	0	1482
112	1036	-5	-22	-5	20	-8	0	1016
113	1363	-18	-24	-24	-19	-14	-6	1258
114	1349	-7	-11	-8	-9	-11	-6	1297
115	1189	-23	4	-3	22	38	-6	1221
116	1686	-13	-14	-22	-6	-24	-15	1592
117	1504	4	-1	-4	-3	8	0	1508
118	1129	-3	80	9	6	0	0	1221
119	1283	-1	-2	-1	0	0	0	1279
120	1566	8	4	0	11	3	1	1593
121	1605	2	6	4	0	1	0	1618
122	1004	-6	-2	-3	-1	-2	-1	989
123	842	-19	-9	-45	-8	-3	-1	757
124	673	1	6	6	9	2	1	698
125	2614	39	157	110	28	20	3	2971
125.02				271	148	33	13	465
126.01	3135	146	216	128	43	3	3	3674
126.02				164	14	15	0	193
127.01	2243	133	186	97	31	20	2	2712
127.02				133	105	12	16	266
128.01	3427	121	207	150	79	57	11	4052
128.02				426	3	50	0	479
129.01	1934	421	673	447	522	315	85	4397
129.02				100	36	116	56	308
130	2461	118	51	18	3	2	2	2655
131	863	2	2	2	2	0	1	872
Totals	40515	476	1410	2040	1011	678	104	46234

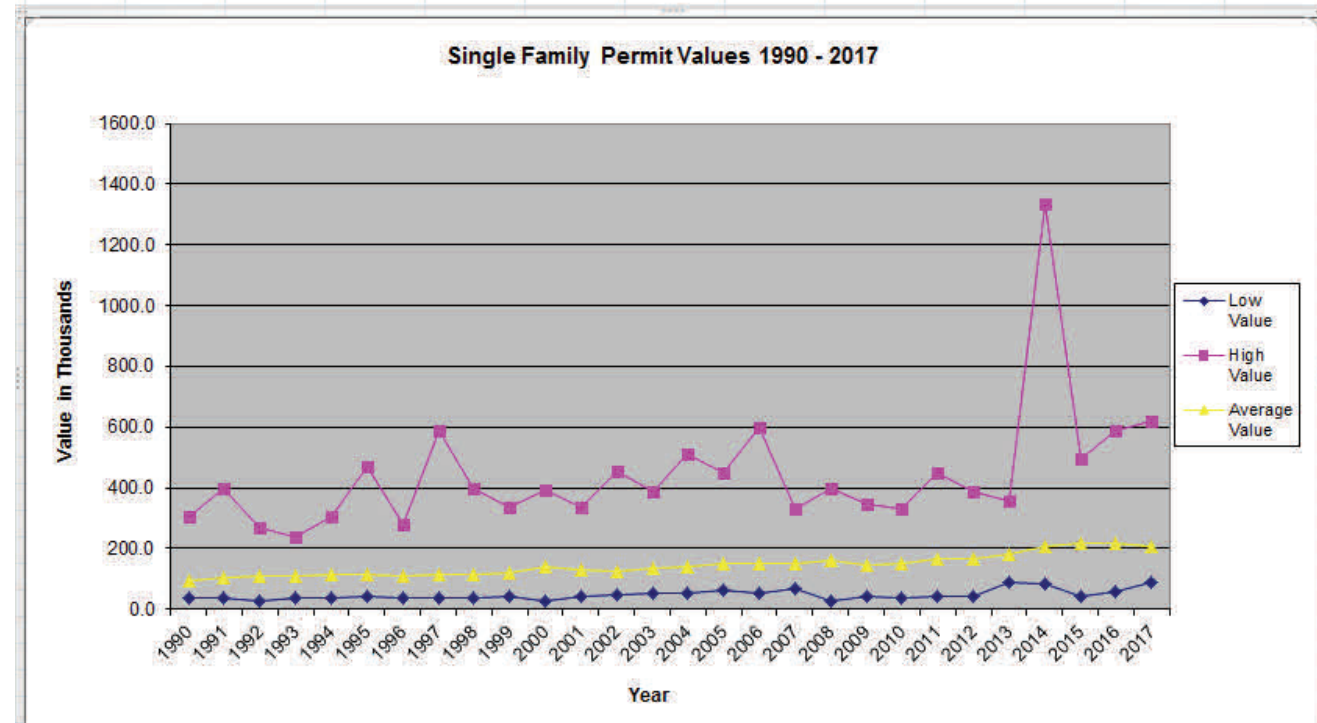
Single Family Home Values

The low, high and average values of single family permits have been tabulated and tracked since 1990. First by way of explanation: The Low Value is the lowest cost single family permit for that year. Conversely the High Value is the single family permit with the highest cost. The average value is the average cost for all single family permits that year. This type of tabulation is good at showing trends. And the trend continues to rise for all values, though a dip in the average value this year.

What the table and chart shows is that while there are large fluctuations in the high value permits there is a steady albeit small and continual rise in low and average value permits. This would mirror the increase in housing costs during the 1990s and early 2000s. Average sale prices for homes in the Iowa and Illinois Quad Cities area are also compared using Ruhl & Ruhl data.

Single Family Range of Permit Values					Average QC Home Sale Prices *						
Year	Low Value	High Value	Average Value	Percent Change	Year	Iowa QC	Percent Change	Illinois QC	Percent Change	IA-IL Combined	Percent Change
2010	39,000	333,000	152,199	3.1	2010	165,700	3.8	111,200	-1.8	141,300	2.1
2011	44,550	450,000	165,452	8.7	2011	162,600	-2.0	107,400	-3.0	137,600	-2.6
2012	45,000	390,000	165,467	0.0	2012	177,500	9.2	110,700	3.1	147,100	6.9
2013	91,000	355,000	182,854	10.5	2013	178,300	0.4	107,000	-3.3	146,500	-0.4
2014	84,900	1,334,000	209,437	14.5	2014	186,600	4.7	110,100	2.9	151,100	3.1
2015	43,000	498,000	216,787	3.5	2015	192,000	2.7	119,100	8.5	156,600	3.6
2016	58,800	588,000	219,684	1.3	2016	191,400	-0.4	118,300	-0.7	158,600	1.3
2017	88,700	620,800	208,255	-5.2	2017	200,100	4.5	121,800	1.8	161,000	1.5

* Source: Ruhl & Ruhl Facts & Trends



The above chart and table should be read in conjunction with the next two pages the distribution of permit values and the square foot size of housing comparison for a comprehensive look at trending.

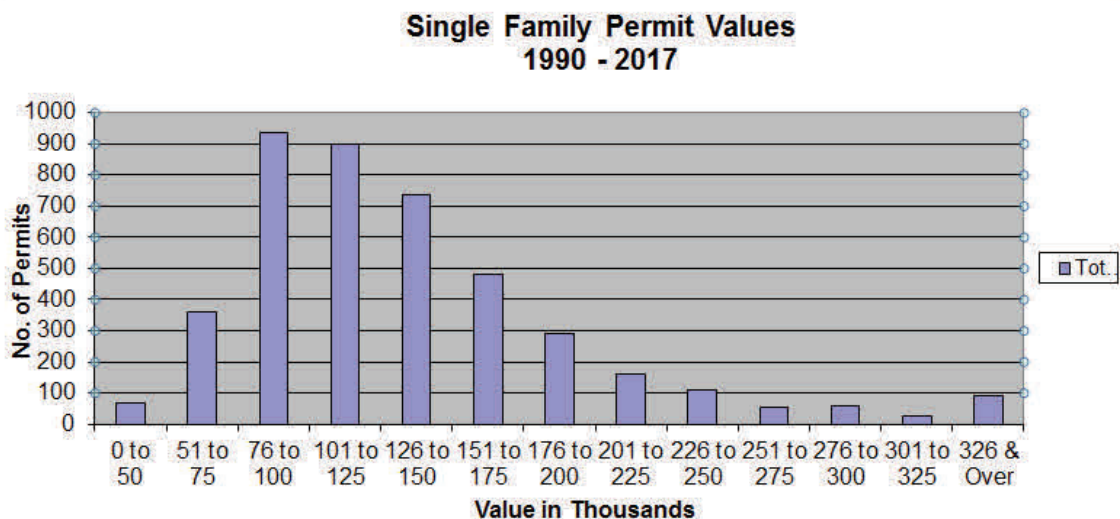
Single Family Permit Value by Years

This table compiles the number of single family permits by range of permit values over time. By reviewing these totals approximately three-fifths (59%) of the housing permit issued had values within the 76,000 to 150,999 dollar range. Note, this is a slight decrease. Though viewing the permit numbers within these three columns the trend appears toward the higher values of permits in the more current years. The five highest number columns (51,000 to 175,000) results in 78 percent of the housing permits issued since 1990. This is also a decrease.

There has been a continued steady growth in the upper price range of housing. Since 2014 the 251,000 to 325,000 dollar range saw an average 28 percent increase while the 326,000 and above price range increase by 76 percent.

Single Family Permit Value by Year
Value (\$)

	0 to 50,999	51,000 to 75,999	76,000 to 100,999	101,000 to 125,999	126,000 to 150,999	151,000 to 175,999	176,000 to 200,999	201,000 to 225,999	226,000 to 250,999	251,000 to 275,999	276,000 to 300,999	301,000 to 325,999	326,000 & Over	Total
1990 thru 2017 Totals	67	359	937	901	737	508	317	166	119	55	61	29	97	4387



Analysis of Housing Size

This table shows the size of housing being constructed in Davenport for the past ten years. Note: The square footage is finished living space.

Some of what the table shows:

- That almost one-half (49%) of all the houses built since 2007 contain more than 2000 square feet of living space., with 10% being over 3000 square feet.
- That one-quarter (24.7%) of all houses built since 2007 are between 2000 and 2500 square feet., with almost one-third (31.7%) being between 1500 to 2000 square feet. Both of these categories dropped in number.
- That the trend for the average square foot area for the amount of living space has been increasing; The drop in 2015 was due to two outliers of homes over 5,000 square feet built in 2014. with only one over 5,000 in 2015. Without these two outliers the average increase this past year the trend would have been fairly steady.
- The lowest square foot house size has stayed fairly even with Habitat for Humanity slowly increasing its minimum size., though the small house movement may be having an impact on size. The largest size is likely dependent upon the economy



Average Square Foot Size of Single Family Homes													
Permit Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Average Size Square Feet	1965	2120	1996	1900	2118	2129	2192	2307	2267	2334	2185		
Low		1080	1082	1092	1044	1040	1080	1092	780	794	1092		
High		6287	3876	3430	5100	4650	4035	6293	6506	4332	5561		
Number of Single Family Homes Based on Square Foot Aea													
Area	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	To-tals	Per-cent of Total
< 1000 Sq Ft	0	0	0	0	0	0	0	2	1	1	0	4	0.4%
1001—1499	37	23	17	24	16	19	12	13	8	16	11	196	18.1%
1500—1999	32	27	27	34	29	40	39	30	27	26	34	345	31.8%
2000—2499	19	18	20	24	31	33	31	21	16	29	36	278	25.7%
2500—2999	13	6	12	12	10	16	19	12	14	16	11	141	13.0%
3000—3499	8	7	3	4	3	6	8	8	5	8	6	660	6.1%
> 3500	0	3	1	0	5	5	5	8	5	15	6	53	4.9%
Totals	109	82	80	98	94	111	114	94	76	111	104	1083	100.0%

New Construction Values by Year

This table tabulates value of permits by category through the passage of time, since 1990. One apparent conclusion is that the at least for now the typical rental duplex is out of favor as new construction being replaced by the single-family attached unit, though even these may have run their course.

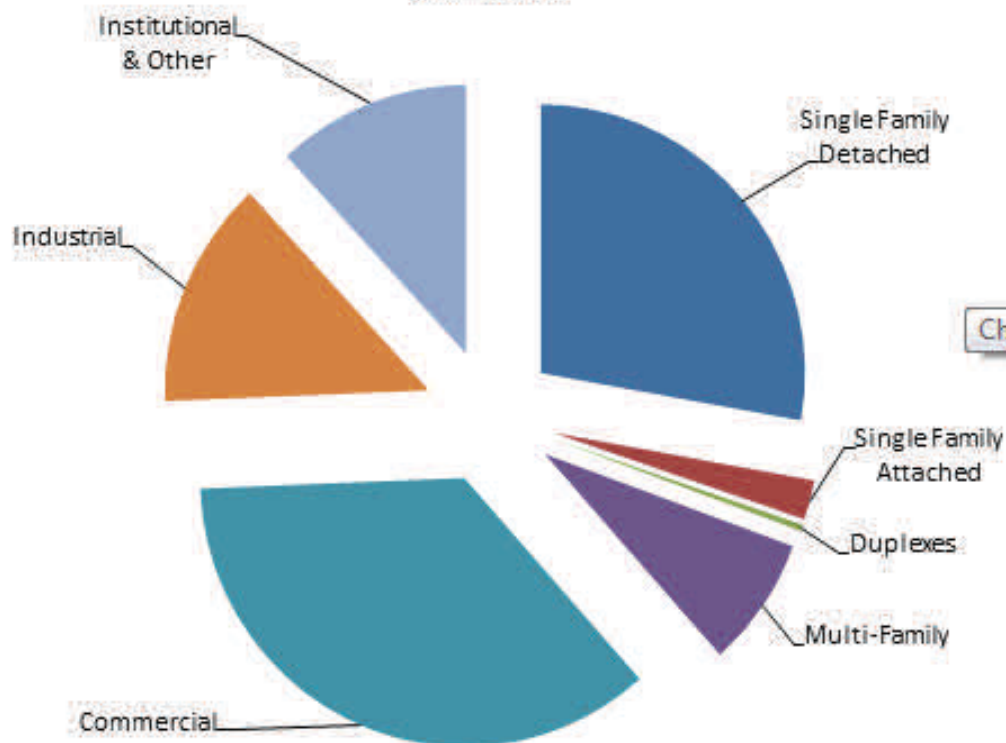
This past year saw an decrease in the total number of permits issued. The total value of the permits dropped in 2017 primarily due to last year's high profile projects including the Kraft-Heinz and Genesis expansion. The industrial category rose due to the Sterilite project.

New Construction Permit Values by Year (millions of dollars)

Year	SF DET	SF ATT	2F	MF	COMM	INDUS	OTHER	TOTAL VALUE	TOTAL PERMITS
2010	15.49	0.95	0.00	1.15	3.26	6.11	6.78	33.74	137
2011	14.33	1.05	0.00	3.33	3.04	6.26	31.25	59.26	114
2012	17.86	2.29	0.00	7.28	13.04	7.25	0.41	48.13	150
2013	17.75	1.71	0.00	1.08	22.92	5.54	0.69	49.69	137
2014	17.86	0.99	0.27	1.62	21.64	2.47	1.92	46.77	123
2015	16.16	0.32	0.00	14.24	87.86	0.32	1.40	120.30	116
2016	23.37	1.01	0.00	6.48	99.73	61.91	25.81	218.31	142
2017	21.66	0.00	0.00	0.00	28.52	108.15	2.00	160.33	123
1990 – 2017 Totals	557.18	47.56	7.50	157.53	719.07	275.32	237.89	2,002.05	5,597

1990 - 2017 Permit Values

(In millions of \$)





City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/6/2018

Subject:

- Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
- Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.
- A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

Next Public Hearing/Regular Plan & Zoning Meeting:

**Tuesday, February 20, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall
226 West 4th Street.**

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	1/25/2018 - 1:16 PM