

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, August 5, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers
COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

1. Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

REGULAR MEETING AGENDA

II. Roll Call

III. Report of the City Council Activity

IV. Secretary's Report

1. Consideration of the July 15, 2025 meeting minutes.

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

1. Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]

VII. Subdivision Activity

A. Old Business

B. New Business

VIII. Future Business

IX. Communications

X. Other Business

XI. Adjourn

City of Davenport

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

Action / Date
8/5/2025

Subject:

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

Recommendation:

Hold the public hearing.

A formal staff recommendation will be provided at the August 19, 2025 Plan and Zoning Commission meeting.

Background:

Project Update:

The Plan and Zoning Commission held a public hearing at its March 18th meeting. At the request of St. Ambrose University, the Commission voted to table the public hearing for a later meeting date. The purpose was to make amendments to the Campus Master Plan that mitigate concerns raised during the neighborhood meeting.

After reviewing comments made during the first public hearing, St. Ambrose University submitted a revised Campus Master Plan. As a result, city staff mailed a second public notice to property owners within 500 feet of the campus notifying them of the August 4th neighborhood meeting and August 5th Plan and Zoning Commission public hearing. The purpose is to provide additional opportunities for the community to review the revised plan and offer feedback. Staff will provide a summary of the neighborhood meeting during the August 5th public hearing.

Request:

St. Ambrose University is undergoing a comprehensive planning effort for their campus, bounded by Locust Street, Harrison Street, Lombard Street, and Brown Street. Following input from the community at the March 18, 2025 Plan and Zoning Commission meeting, St. Ambrose University has submitted a revised Campus Land Use Plan. The major amendments to the campus include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. The University elected not to pursue the construction of a new Center for Performing Arts, which was previously planned in the current Rogalski Center parking lot. See attached Campus Master Plan for more information.

Zoning:

St. Ambrose University is zoned **IC Institutional Campus District**, which is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:

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

The IC District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for an approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.

Why is a land use plan required?

An approved land use plan is 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.

St. Ambrose University's previous campus master plan was approved in 2012. Since that time, the University has engaged in a comprehensive planning process to assess future growth and development opportunities. As a result of this effort, an updated campus master plan has been prepared and formally submitted to the City for review and approval.

Comprehensive Plan:

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

Future Land Use Designation:

The subject property is currently designated as Civic and Institutional in the Davenport +2035 Future Land Use Map.

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

Public Input:

Prior to submittal of the modification request, St. Ambrose University notified recognized neighborhoods and organizations. Letters were then sent to property owners within 500 feet of the proposed request notifying them of the March 6th neighborhood meeting and the March 18th Plan and Zoning Commission Public Hearing. A notice of the public hearing was also

published in the Quad City Times.

The March 6th neighborhood meeting was held on campus in the Rogalski Center Ballroom. Those in attendance included the applicant, planning staff, Chair of the Plan and Zoning Commission, and approximately 15 members of the public. The following are topics of conversation discussed at the neighborhood meeting:

1. Timeline and phasing of development.
2. Location of the future performing arts center in the Rogalski Center parking lot.
3. Construction and placement of a future academic building on Gaines Street.
4. Demolition of homes for an expanded parking lot west of Gaines Street.
5. Location and total number of parking spaces.
6. Concern with the loss of parking on the eastside of campus, which may result in additional vehicles parking in the neighborhood north of Lombard Street.
7. Traffic impacts on adjacent residential streets.
8. Location and number of parking spaces.
9. Request for a more detailed plan, including operations, traffic, and lighting.
10. Noise pollution generated by the Wellness and Recreation Center's mechanical equipment. Concern future buildings will generate additional noise that can be heard in the nearby neighborhood.

Attachments:

1. Application & Campus Master Plan
2. Maps
3. P&Z Public Hearing and Neighborhood Meeting Notice-August 5, 2025
4. P&Z Public Hearing and Neighborhood Meeting Notice-March 18, 2025
5. Neighborhood Meeting Sign-In Sheet
6. Public Comment



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

PROJECT TITLE
St. Ambrose University Master Plan

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
518 W. Locust Street, Davenport, Iowa 52803

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	S-IC	S-IC	52.5 acres

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan	☒
Authorization to Act as Applicant* *only needed if the Applicant is different than the owner	☐
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☒
Legal Description Dimensioned Sketch	☒
Application Fee* (REQUIRED) * (check payable to 'City of Davenport')	☒

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

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

APPLICANT INFORMATION

Applicant Name | Company Name
St. Ambrose University

Address
518 W. Locust Street

City | State | Zip
Davenport, Iowa 52803

Phone
(563) 333-6259

Secondary Phone
(563) 333-6000

E-Mail Address
[REDACTED]

Acceptance of Applicant
I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

Christopher Waugh

Type Applicant's Name

Christopher D. Waugh 12-18-2024
Applicant's Signature Date

DEVELOPMENT TEAM

Property Owner
St. Ambrose University

Address
518 W. Locust Street, Davenport, Iowa 52803

Phone
(563) 333-6259

Secondary Phone
(563) 333-6000

E-Mail Address
[REDACTED]

Project Manager/Other
Christopher Waugh

Address
518 W. Locust Street, Davenport, Iowa 52803

Phone
(563) 333-6329

Secondary Phone

E-Mail Address
[REDACTED]

PROJECT NARRATIVE: (submit separate sheet if needed)
See attached.

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

Neighborhood Meeting Attendance List

Date: Oct 9, 2024

Time: 6:30 pm

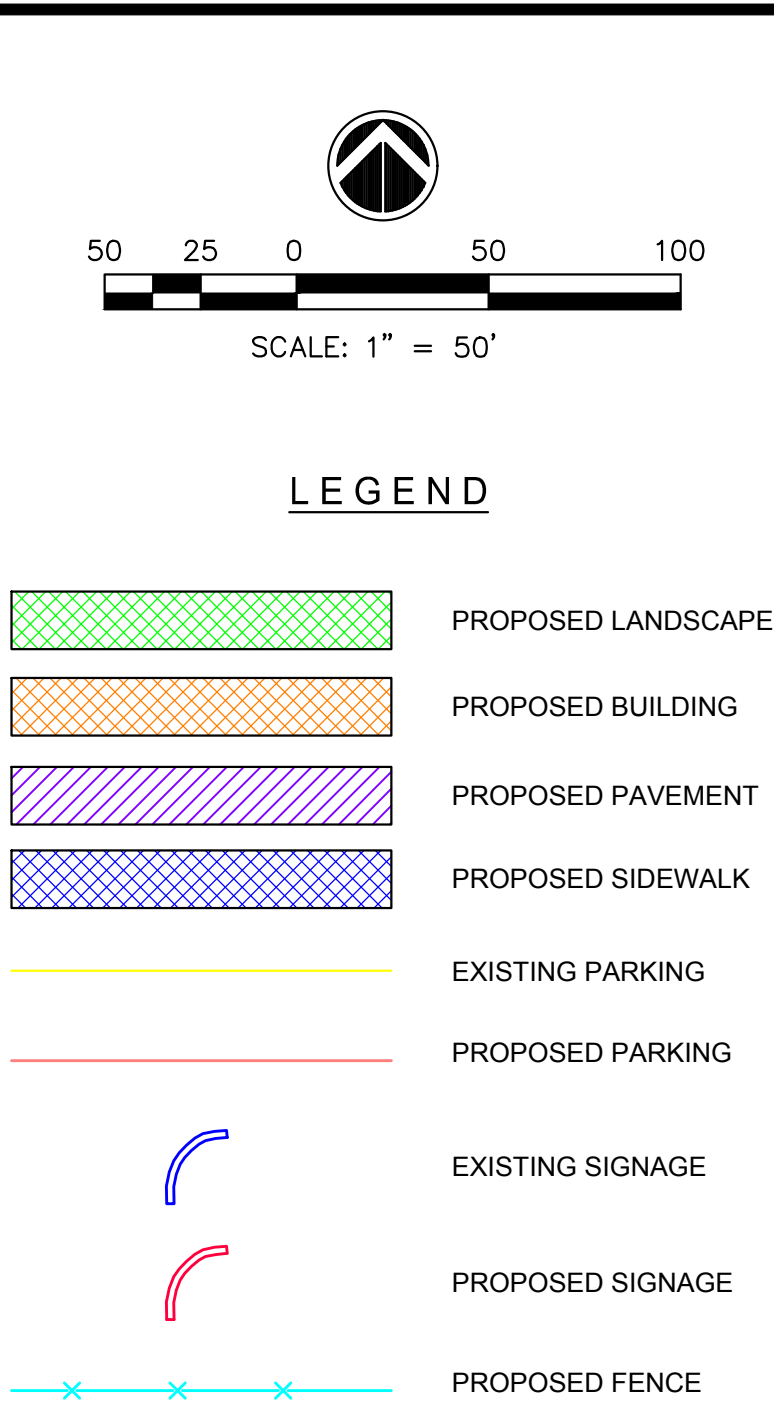
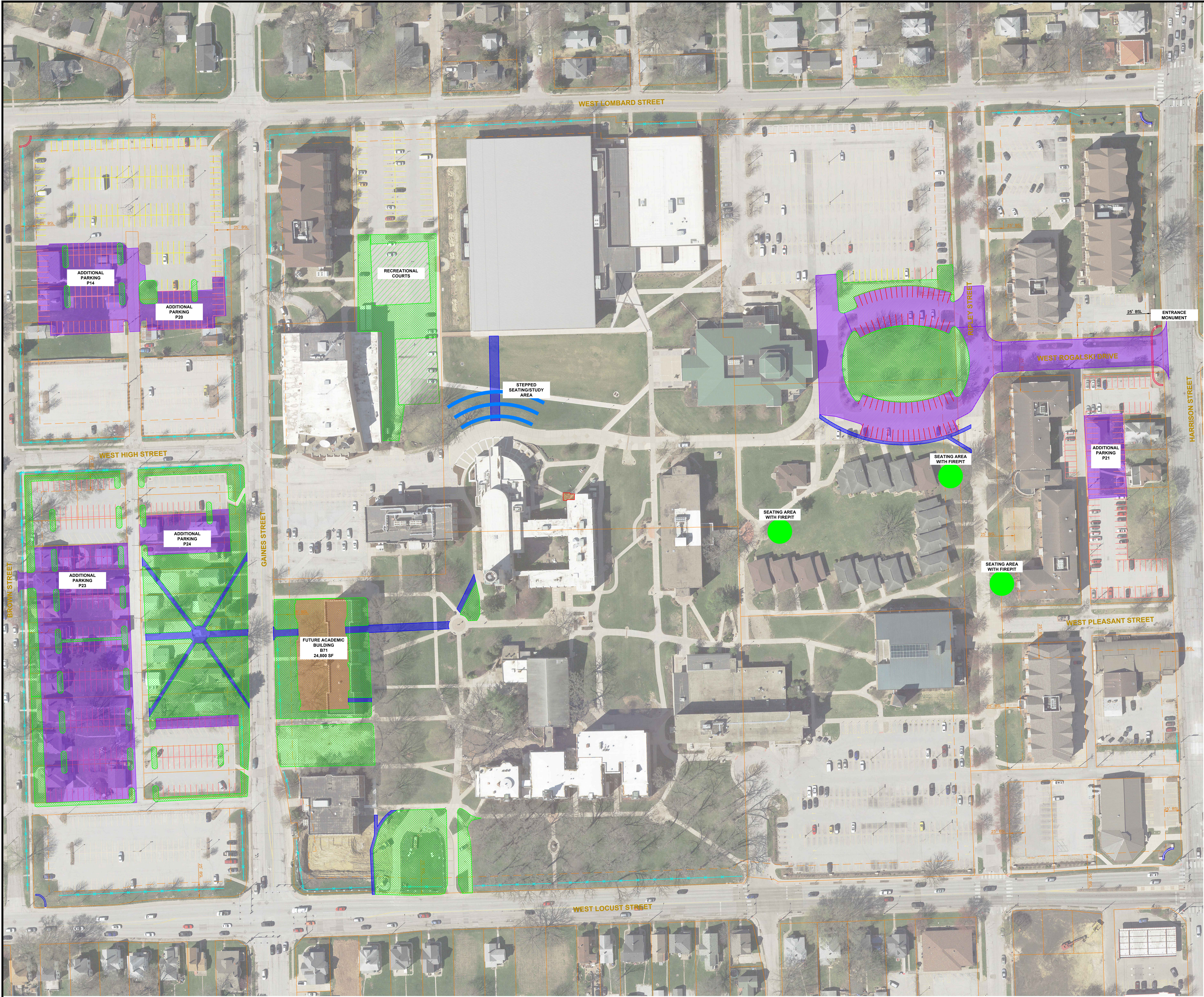
Location: SAM Rogalski Ctr

Case:

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

	NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1	Jen Walker	jenboyle1818@gmail.com	503-650-2812	
2	Matt Werderitch	matt.werderitch@davenportwa.com	503-888-2221	
3	Ann Schwickerath	ann@projectrenewal.net	503-324-0800	
4	BRIAN KRAMER	BRIAN@HILLTOPCLANAVILLAGE.ORG		
5	RONNIE CONEY	G200DK@GMAIL.COM	369 782 9677	2116 N. MAIN ST. DPT. 52803
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Sunday, July 13, 2025 5:46:07 PM
G:\2024\24004440.00\DESIGN\DWG\C3D\PROJECT-1 LAND USE PLANNING



- GENERAL NOTES**
1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.
 2. ANY AND ALL PROPERTIES INCLUDED WITHIN THE BOUNDARIES OF THIS PID THAT DO NOT HAVE PROPOSED FURTHER USED SPECIFIED ON THE LAND USE PLAN AND/OR ON THE DATA SHEET, MAY CONTINUE TO BE USED AS THEY CURRENTLY EXIST AND/OR AS PERMITTED UNDER THE PID ZONING CLASSIFICATION. SAID PROPERTIES MAY ALSO BE USED FOR OPEN SPACE PURPOSES IN THE EVENT OF DEMOLITION OF AN EXISTING BUILDING OR GROUP OF BUILDINGS. ALL DEMOLITION SITES SHALL BE FILLED, GRADED LEVEL, AND AT A MINIMUM SHALL BE RESTORED WITH PLATED GRASS SEED OR SOO.
 3. FENCE LOCATIONS AND OPENINGS DEPICTED ON THE MAP MAY BE ADJUSTED BASED ON NEIGHBORHOOD INPUT AND/OR FURTHER REVIEW DURING THE PRE-CONSTRUCTION PHASE.

REVISIONS		DATE
No.	DESCRIPTION	



ST. AMBROSE UNIVERSITY IC
DAVENPORT, IOWA
LAND USE PLAN

IMEG Project No: 24004440.00
File Name: C-1 LAND USE PLAN.dwg
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No:####
Drawn By: KCK
Checked By: AEK
Date: 7/24/2025
C-1
Sheet 2 of 8

Amendment Required

To ensure St. Ambrose University ("the University") is providing the best facilities to meet the current and future needs of its student population, the University commissioned an Updated Campus Master Plan in 2023. After reviewing the recommendations from the study with its Board of Trustees, faculty and staff, the University is presenting the following plan to the Plan and Zoning Commission and the Davenport City Council for its review and approval. Because this plan differs from previously approved plans, an amendment is required.

The major amendments to the IC include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus.

Current Situation

General:

The University is a private, Catholic, coeducational, liberal arts institution of higher education. The University is organized as an Iowa nonprofit corporation and is a tax-exempt charitable organization described in Section 501(c)(3) of the Internal Revenue Code. The main campus of the University is located at 518 West Locust Street in Davenport, Iowa, on a tract of approximately 49.0 acres. The main campus is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. The campus proper appears to end at Gaines Street to the west, but the University owns most of the houses and property between Gaines and Brown Streets.

University Buildings:

The University's main campus has 24 major buildings including classroom/office facilities, student residence halls, and a field house. These buildings and their main usage are listed below:

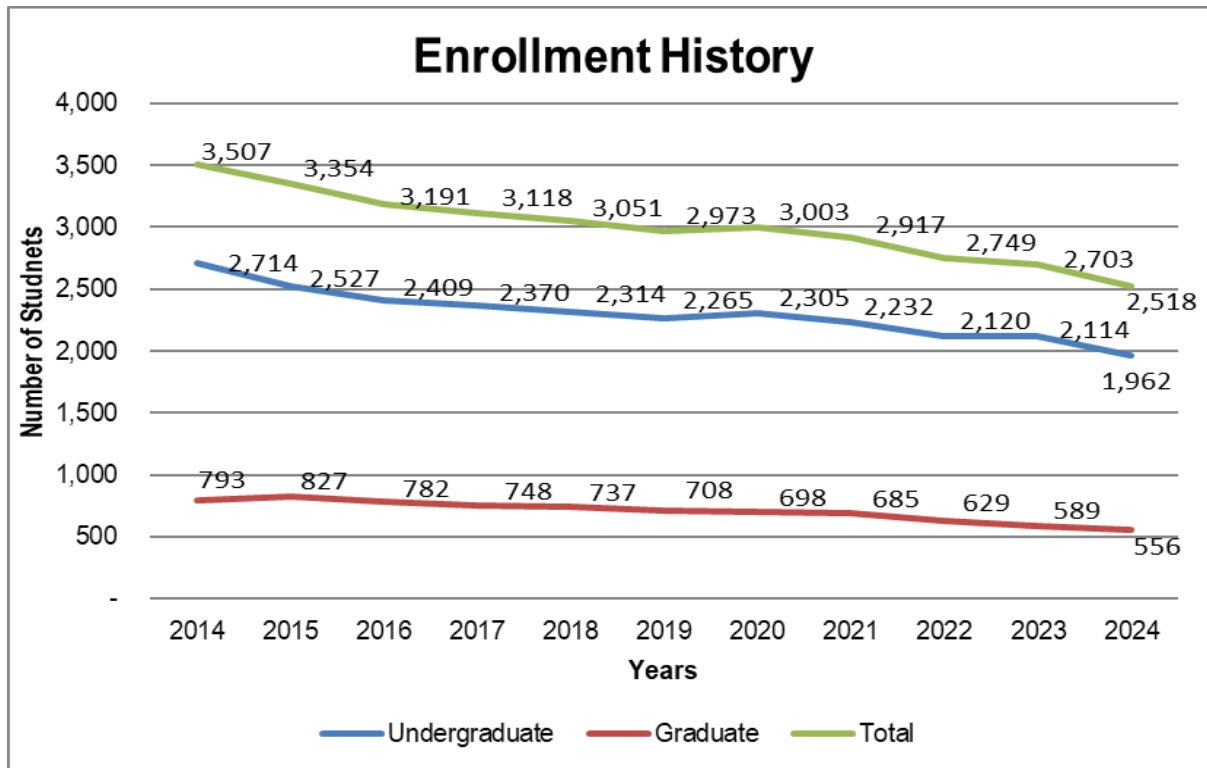
- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Higgins Hall – Classrooms and faculty offices.
- McMullen Hall – Classrooms and faculty offices.
- Davis Hall – Single room residence hall (119 beds) with some offices in the basement.
- Lewis Hall – Science classrooms, labs and faculty offices.
- Galvin Fine Arts Center – Performing arts venue, classrooms, faculty offices, and TV and radio stations.
- McCarthy Hall – Basement and 1st floor house classrooms. Residence hall rooms on floors two through four (92 beds).
- Christ the King Chapel – University chapel with faculty and staff offices located in the basement.
- Hayes Hall – Classrooms and labs in addition to faculty offices.
- Rohlman Hall – Residence Hall (202 beds).
- Wellness and Recreation Center and Lee Lohman Arena – Competition arena, fieldhouse, weight rooms, fitness areas, locker rooms, classrooms and staff offices.
- Rogalski Center – Student Center, ballrooms, food court and staff offices.
- North Hall – Residence Hall (199 beds).
- Bechtel Hall – Residence Hall (140 beds).
- Tiedemann Hall – Residence Hall (125 beds).
- Hagen Hall – Residence Hall (140 beds).
- Franklin Hall – Residence Hall (202 beds).
- Physical Plant Building – Houses the Maintenance and Housekeeping staff.

- Library – Houses the University's library and informational technology departments.
- Cosgrove Hall – Residence rooms on the top four floors (224 beds), cafeteria on the main level and a student lounge and offices in the basement.
- University Townhouses – Townhouse style residence hall (104 beds).
- Folwell Center – Houses faculty offices.
- Admissions and Welcome Center – Houses the Admissions and Admissions Operations staff.
- Kreiter Hall (south of Locust Street) – Houses administrative offices

The University also owns numerous houses that are leased to undergraduate students. These houses hold 78 beds.

Enrollment:

The University's enrollment has decreased 28.2% since 2014. The undergraduate enrollment has mirrored these numbers with total undergraduate enrollment decreasing 27.7% since 2014. Graduate enrollments are down 29.9% since 2014. A chart showing total enrollment, undergraduate enrollment and graduate enrollment is shown below:



The University has plans to reverse this trend and is implementing initiatives to increase enrollment by 300 students in the next two to three years. The plan is to increase enrollment by 100 undergraduate students, 100 graduate students and 100 adult students.

Student Housing:

The University's residence halls hold 1,641 students in the fall of 2024. This includes 78 beds located in off-campus houses. In fall 2024, 1,257 students were housed on campus, or 50.0% of the total undergraduate population. The occupancy rate was 76.4% in the fall of 2024.

Parking:

In the fall of 2024, the University has 1,598 main campus parking spaces. Counting the 97 spaces at the St. Vincent's Center on West Central Park (not including the parking for the athletic facilities) the University has a total of 1,695 parking spaces on the main campus. This does not include parking spaces at the Health Science Building or at the CCSD Building on Pleasant Street.

Campus Facilities Master Plan

The University hired RDG Planning and Design from Des Moines and Omaha to prepare a campus facilities master plan. This plan was to identify the University's facilities needs over the next 10 years, through 2034. This plan identified the following facilities needs over the next 10 years:

Facility Needs:

- Renovate the cafeteria on the first floor of Cosgrove Hall
- Renovate the 1st floor of Hayes Hall, and add a new elevator tower to make the building fully accessible
- Partial renovation of the library into a learning commons
- Partial renovation of the Rogalski Center to move the Admissions Operations into this building
- New Academic Building
- Complete interior renovation of Ambrose Hall, the oldest and original building on campus

Campus Improvements:

- Outdoor spaces – Mix of active and passive recreation and gathering spaces
- Campus edge improvements – This includes the continuation of perimeter campus fencing and landscaping
- Parking and entrance improvements – This includes the consolidation of the number of vehicular entry points to campus, the elimination of some parking on the interior of campus, and the creation of new parking between Gaines and Brown Street
- New campus entry at Rogalski Drive – The Rogalski Center will become the new “front door” of the University, so a more prominent entry will be added on Harrison Street along with an improved appearance of the front of the building
- Recreation Courts – Locations for outdoor pickleball, basketball, tennis and sand volleyball will be added to campus
- Pedestrian mall enhancements – The University has pedestrian malls that run north and south and east to west on campus. These will be enhanced with landscaping and other improvements.

Required Information**Completed Application:**

See Appendix I

Boundary Survey:

A boundary survey was not completed for this site as the University's main campus is well defined. The legal description of the area the University would like to include in the IC is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. While it appears the campus ends at Gaines Street to the west, the University owns most of the property between Gaines and Brown Streets with the intention of acquiring the rest as they become available. A map of the property owned by the University between

Gaines and Brown Streets can be found in Appendix II. The shaded areas are owned by the University. There are five properties between Gaines and Brown Streets not owned by the University.

Drawing of the Development:

See attached map of the proposed development plan in Appendix III, sheet 2 of 8.

Number of Gross Acres in the Project

The total number of gross acres between Locust, Harrison, Lombard and Brown Streets is 49.0.

Existing and Proposed Parking Spaces

The University has 1,695 available parking spots in the fall of 2024. The proposed changes to campus will utilize the majority of the existing parking stalls and will supplement them with new parking mostly added between Gaines and Brown Streets. An updated table of net parking spaces after the new master plan has been implemented can be seen below:

#	Initiative	Spaces
Main Campus Parking Spaces		1598
1	Elimination of St. Michael's Circle	(12)
2	Lower Galvin Parking Loss (new recreation courts)	(75)
3	Elimination of McMullen Hall Lots	(27)
4	New Parking Lots between Gaines and Brown Street	238
5	Tiedmann & Hagen Hall Parking Lot	26
6	New Campus Entry at Rogalski	10
		<u>1,758</u>

This would generate 160 new parking spots. The University realizes that a certain amount of new parking spots are to be built in an area where all the properties have not been acquired. The University will commit to a condition where no parking will be eliminated until a similar number of new spots have been built. That is, unless it can be shown the demand for parking has decreased and replacement spots are not needed.

Parking Ratios

With the implementation of zone parking, many of the lot assignments the University used in the past have gone away. The lots west of Gaines Street are used by a combination of commuter students, residential students and faculty and staff. This self-selection of the most convenient parking has increased the usage of these lots since zone parking was implemented. However, because these lots are shared by multiple users throughout the day, it is not possible to calculate a parking ratio for each user group. For fall 2024, there are 564 Zone One spots available, and 560 permits were sold for a ratio of 1.0 to 1.0. In Zone Two, there are 685 spots available, and 830 permits were sold, for a ratio of 0.83 to 1.0. This is somewhat misleading as students who park at our Center for Health Science Education on Lombard and Marquette Streets are also able to park in Zone Two. Many do so infrequently, so the ratio is closer to .95 to 1.0. There is also a place where commuters and graduate students park. As they are here less often, this also increases the ratio. In Zone Three, there are 93 spots available and only 29 are sold for a ratio of 3.2 to 1.0.

Existing and Proposed Lot Coverage

See Appendix III, sheet 7 of 8. The current lot coverage from buildings equals 13.3 acres and is 13.2 acres for parking lots. This currently leaves 22.5 acres that are non-structural (green space). The proposed development plan would have 15.2 acres of buildings, 16.3 acres of parking and 17.5 acres of green space.

Existing and Proposed Square Footage and Floor Area Ratio of Buildings

The existing and proposed total square footage and floor area ratio of buildings is as follows:

	Square Footage	Floor Area Ratio
Existing:		
Ambrose Hall	97,900	24,390
Higgins Hall	23,400	12,822
McMullen Hall	40,157	14,176
Davis Hall	41,600	7,554
Lewis Hall	35,000	8,601
Galvin Fine Arts Center	75,500	29,615
McCarthy Hall	58,000	11,620
Christ the King Chapel/Hayes Hall	56,920	19,150
Rohman Hall	49,700	11,100
PE Center and Lee Lohman Arena	45,300	31,884
Wellness and Recreation Center	86,251	69,013
Rogalski Center	64,400	22,033
Bechtel Hall	34,400	9,004
Tiedemann/Hagen Hall	87,600	22,977
Franklin Hall	46,700	12,444
Physical Plant	8,900	9,174
Library	58,800	15,129
Cosgrove Hall	77,600	20,470
Univeristy Townhouses	60,600	17,811
North Hall	54,200	13,955
Admissions and Welcome Center	7,400	7,400
	<u>1,110,328</u>	<u>390,322</u>
Proposed:		
New academic building	24,800	12,400
Lewis Hall demolition	(35,000)	(8,601)
Davis Hall demolition	(41,600)	(7,554)
	<u>1,058,528</u>	<u>386,567</u>

Existing Land Use and Zoning

The main campus of the University at 518 West Locust Street is zoned IC Institutional Campus Zoning District. The property surrounding the main campus is zoned as follows:

West – Zoned R-4C Single Family + Two Family Central Residential District.

South – From Gaines Street to just west of Scott Street, the property is zoned R-4C Single Family + Two Family Central Residential District. From just west of Scott Street to Harrison Street the property is zoned C-2 Corridor Commercial Zoning District.

East – The northeast corner of campus is Vander Veer Park and is zoned S-OS Open Space Zoning District. From Lombard Street to High Street the property is zoned R-4C Single Family + Two Family Central Residential District. From High Street to Locust Street, the property is zoned C-2 Corridor Commercial Zoning District.

North – Zoned R-4C Single Family + Two Family Central Residential District.

As the University's main campus is in a residential area, there is less than 100 feet from the campus property line to the nearest structure. As noted above, these are typically residential properties, and the commercial areas noted above.

Existing and Proposed Services

Existing and proposed services to the main campus (water, sanitary and storm sewer, electric, gas, streets) and the capacity of those services can be seen in the map at Appendix III, sheet 5 of 8.

Site Constraints

See Appendix III, sheet 6 of 8. Many of the slopes more than 10% are located interior to the campus. The most prominent can be found north of Ambrose Hall, east of Rohlman Hall, north of the Christ the King Chapel and north of the Galvin Fine Arts Center. Additional areas with slopes greater than 10% are in locations on the edge of campus along Gaines and Brown Streets. These slopes exist where the houses on Gaines Street fall away towards the street and where the land slopes down towards Lombard Street.

There is no part of the main campus that is included in a flood plain or floodway. However, there is a drainageway that runs from the storm water detention area north of Ambrose Hall, between Rohlman and Hayes Halls, and continues to the north and west until it outlets to the city storm system adjacent to McCarthy Hall. This drainageway is also indicated in Appendix III, sheet 6 of 8.

Soil conditions can be found in Appendix III, on sheet 7 of 8. While there do not appear to be any issues, soil boring tests will be necessary as the new structures are designed.

Topographical Map

The general topographical map for the main campus can be seen in Appendix III, sheet 6 of 8. St. Ambrose will obtain more detailed survey information for each project as it is being designed. The topographical data comes from the State of Iowa LIDAR Survey.

Existing and Proposed Building Locations

A map showing the existing and proposed building pad locations can be seen in Appendix III, sheet 2 of 8. The building area, number of stories, a list of proposed uses and gross floor area can be seen below:

	Square Footage	Stories	Height (feet)	Gross Floor Area	Uses	Built/ Renovated
Existing:						
Ambrose Hall	97,900	4.0	48	24,390	Classrooms; offices	1882/1974
Higgins Hall	23,400	2.0	40	12,822	Offices; classrooms	1916/1987
McMullen Hall	40,157	2.5	36	14,176	Classrooms; offices	1940/1997
Davis Hall	41,600	4.0	40	7,554	Residence Hall	1922/1941
Lewis Hall	35,000	3.5	42	8,601	Classrooms; offices; labs	1930/1991
Galvin Fine Arts Center	75,500	3.0	60	29,615	Auditorium; classrooms	1969
McCarthy Hall	58,000	4.0	40	11,620	Classrooms; residence hall	2008
Christ the King Chapel/Hayes Hall	56,920	1.0	36	19,150	Chapel; offices; classrooms	1952/2006
Rollman Hall	49,700	4.0	40	11,100	Residence Hall	1959/2001
PE Center and Lee Lohman Arena	45,300	2.0	40	31,884	Arena; weightroom; fitness	1983
Wellness and Recreation Center	86,251	2.0	40	69,013	Fieldhouse; weight/cardio rooms	2017
Rogalski Center	64,400	2.0	36	22,033	Student Services; offices	2004
Bechtel Hall	34,400	4.0	40	9,004	Residence Hall	2004
Tiedemann/Hagen Hall	87,600	4.0	40	22,977	Residence Halls	1996
Franklin Hall	46,700	4.0	40	12,444	Residence Hall	2005
Physical Plant	8,900	1.0	16	9,174	Physical Plant Shop	1915/1997
Library	58,800	3.0	36	15,129	Library	1996
Cosgrove Hall	77,600	5.0	50	20,470	Residence Hall	1969
Univeristy Townhouses	60,600	2.0	24	17,811	Residence Hall	1990
North Hall	54,200	4.0	40	13,955	Residence Hall	2012
Admissions and Welcome Center	7,400	1.0	15	7,400	Offices	2016
Total	1,110,328			390,322		
Proposed:						
New academic building	24,800	2.0	41	12,400	Classrooms; labs; offices	
Lewis Hall demolition	(35,000)	2.0	45	(8,601)		
Davis Hall demolition	(41,600)			(7,554)		
	<u>1,058,528</u>			<u>386,567</u>		

University's application will meet all the City of Davenport's requirements for setbacks and site elements, including landscaping.

The new buildings and parking lots included in the University's application will meet all the City of Davenport's requirements for setbacks and site elements, including landscaping.

Location of Existing and Proposed Parking

A map showing existing and proposed parking areas can be seen in Appendix III, sheet 2 of 8. It should be noted the parking lots proposed between Gaines and Brown Street will require the demolition of several houses. A few of these houses are not currently owned by the University and will need to be acquired to complete the development, as noted above.

Location of Existing and Proposed Loading Docks, Receiving and Trash Pickup Areas

A map showing existing and proposed loading docks, receiving and trash pick-up areas can be seen in Appendix III, sheet 4 of 8.

Location of Existing and Proposed Landscaping and Buffering

A map showing the existing and proposed landscaping and buffering can be seen in Appendix III, sheet 6 of 8. Details of what the decorative fencing and the related landscaping along the perimeter of the campus will look like can be found in Appendix III, sheet 8 of 8.

Location and Configuration of Existing and Proposed Access Points

A map showing the location and configuration of existing and proposed access points can be found in Appendix III, sheet 2 of 8.

Storm Water Management Plan

A storm water management plan, prepared by IMEG Consulting Corp. can be found in Addendum 4 – Storm Water Narrative.

Location of Existing and Proposed Signage

A map showing the location of all existing and proposed free standing signage can be seen in Appendix III, sheet 2 of 8.

Traffic Impact Study

As the University is not planning on significant growth over the next ten years, a full Traffic Impact Study was not performed. However, maps from the Iowa Department of Transportation, that show the traffic counts on the main roads and intersections around the University's main campus, were obtained.

Locust Street, east of Harrison Street, has automobile traffic of 19,000 vehicles daily. Locust Street, west of Harrison Street has automobile traffic of 17,900 vehicles daily. Harrison Street, north of Locust Street has automobile traffic of 13,800 vehicles and south of Locust Street it has 11,600 vehicles. Gaines Street, north of Locust Street has automobile traffic of 2,760 vehicles and south of Locust Street it has 6,400 vehicles.

To put the University's planned growth into context, undergraduate enrollment is expected to increase by 100 students over the next ten years. It is also not known if these students will be commuter students who come from the Quad City area or residential students. In any event, 100 cars added to the traffic counts listed above will not have a significant impact, even if they access these roads during rush hour times during the morning and afternoon.

The 100 additional graduate students will also have very little impact on the traffic counts around campus. While the University's undergraduate students generally attend classes from 8:00 am through 4:00 pm, the graduate students are mainly part-time and attend classes after 5:00 pm. Once again, 100 additional vehicles added to the counts listed above will have very little impact. The impact will be less as they will use these roads during non-peak hours. In addition, graduate students are generally requesting on-line instruction, so it is doubtful these students will access campus.

Finally, the 100 new adult students will have no impact on the traffic counts around the University's main campus as these courses are generally held in an on-line format.

Compatibility with Surrounding Area

The buildings of the University represent a variety of architectural styles. Early campus architecture was based on European influences such as French (Ambrose Hall with mansard roofs and circle top windows) and English Tudor Gothic (Davis Hall, Lewis Hall, and McMullen Hall with stone base and corner accents, pointed arch features and parapet crenellation). Later buildings were designed with a mix of European and American contemporary styles prevalent on many college and university campuses (Rohlfman, Cosgrove and Galvin). The architecture of the past 25 years is more of a modern American theme with traditional roof, brick and stone elements that complement existing buildings (Rogalski Center, McCarthy Hall, and North Hall) which will continue with the proposed buildings on the Master Plan.

The University has 2,518 students in the fall of 2024. This includes 1,962 undergraduates and 556 graduate students. As noted above, the University hopes to grow by 300 students over the next ten years and increase enrollment to 2,800 students. In the fall of 2024, the University employs 415 full-time faculty and staff and 130 part-time faculty and staff. Many of the part-time employees are adjunct professors. It is estimated there are 100 contract employees on campus (food service, bookstore, security and various trades). This would bring the total number to 645 employees. It is estimated this will remain flat or decrease in the next ten years.

The University's goal has always been to present an attractive campus to our students, faculty and staff and be a good neighbor by maintaining our facilities and grounds at a high level. Two of the proposed new developments will be built on the outer edge of our campus. A new academic building will be built around Gaines Street and West High Street. It will be a two-story structure and be built of red brick with stone accents. It will be an attractive structure that is consistent with McMullen Hall.

The other structure that will be built on the edge of campus will be a new performing arts building located on Lombard Street in the current Rogalski Center parking lot. As this building will include an auditorium, it will have a higher profile. However, its roof line will not exceed the other buildings in that section of campus. The addition will also have trees to screen a portion of the building, and the building will also have windows and stone accents along Lombard Street so that neighbors will not be looking at one large wall.

The University will develop a relationship with the neighborhood groups around campus and will use these groups to identify neighbor concerns. The addition of more parking will improve the lighting, noise and parking issues in the neighborhood. The University currently has adequate access to major thoroughfares to allow transportation to the main campus. This includes access via auto, bicycle and pedestrian. The University also is located by a hub for the CitiBus system.

In 2009 the University signed an agreement with CitiBus to allow all faculty, students and staff to ride the bus free of charge. The University pays the City of Davenport 42 cents per ride. This program was initially designed to allow access to our Center for Health Science Education at Marquette and Lombard Streets. However, we are currently seeing significant use on other CitiBus routes. Our contract with CitiBus will continue to be communicated to students to increase ridership. Other initiatives being studied include car rental programs for students and carpooling incentives.

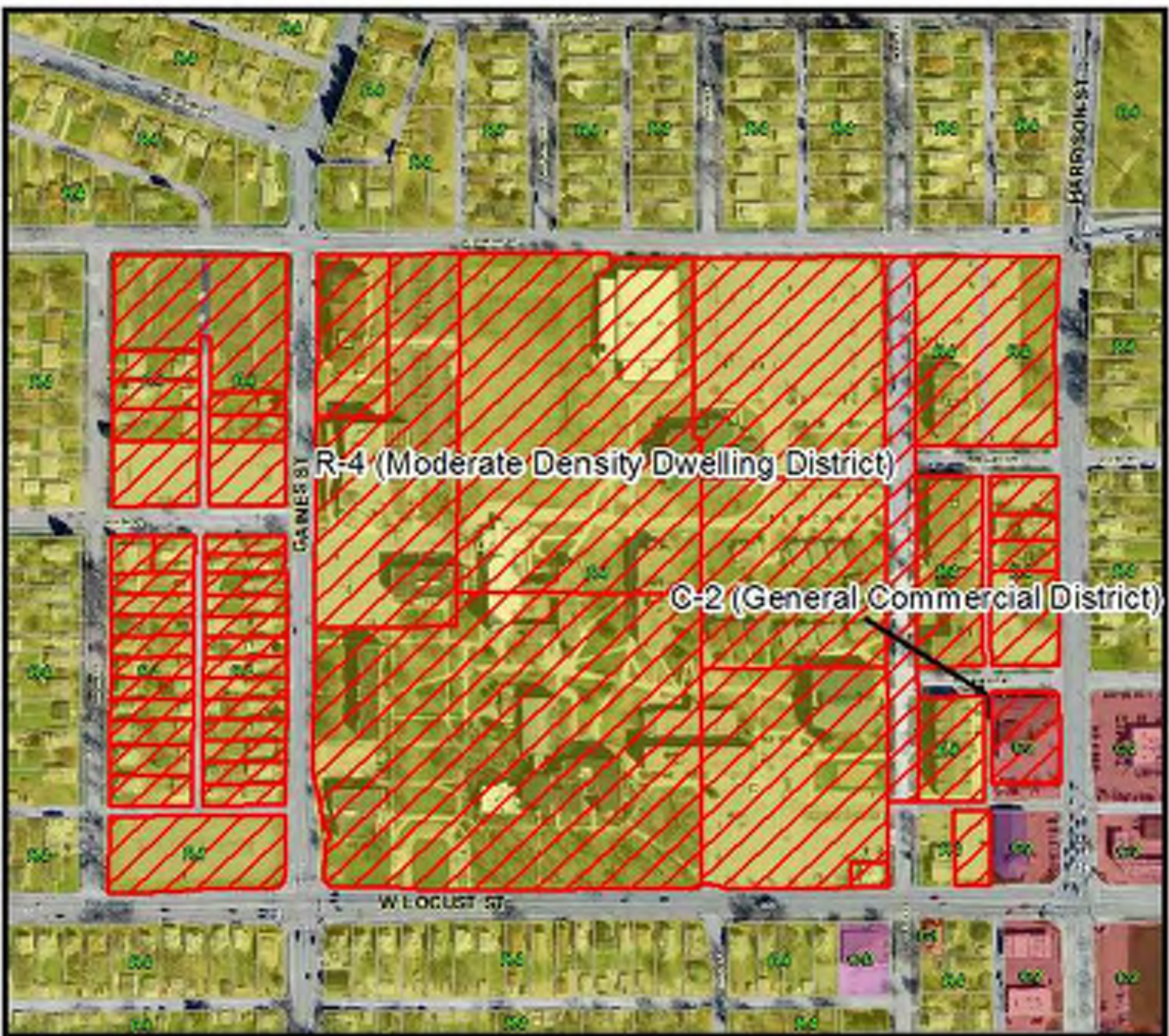
ST. AMBROSE

SPECIAL INSTITUTIONAL CAMPUS

DAVENPORT, IOWA



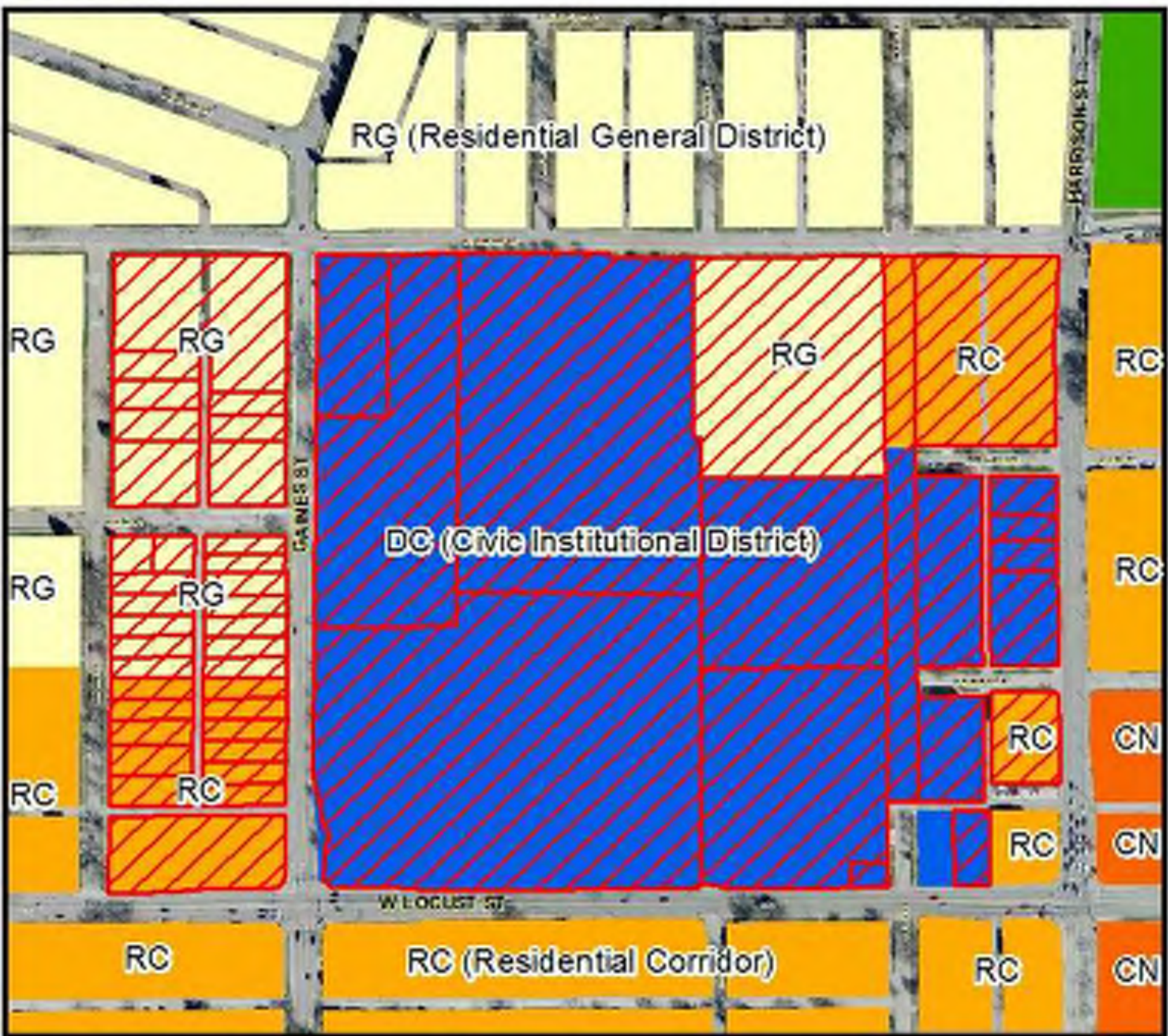
City Plan and Zoning Commission Case No. REZ12-01
St. Ambrose University Main Campus Rezoning
Existing Zoning Map



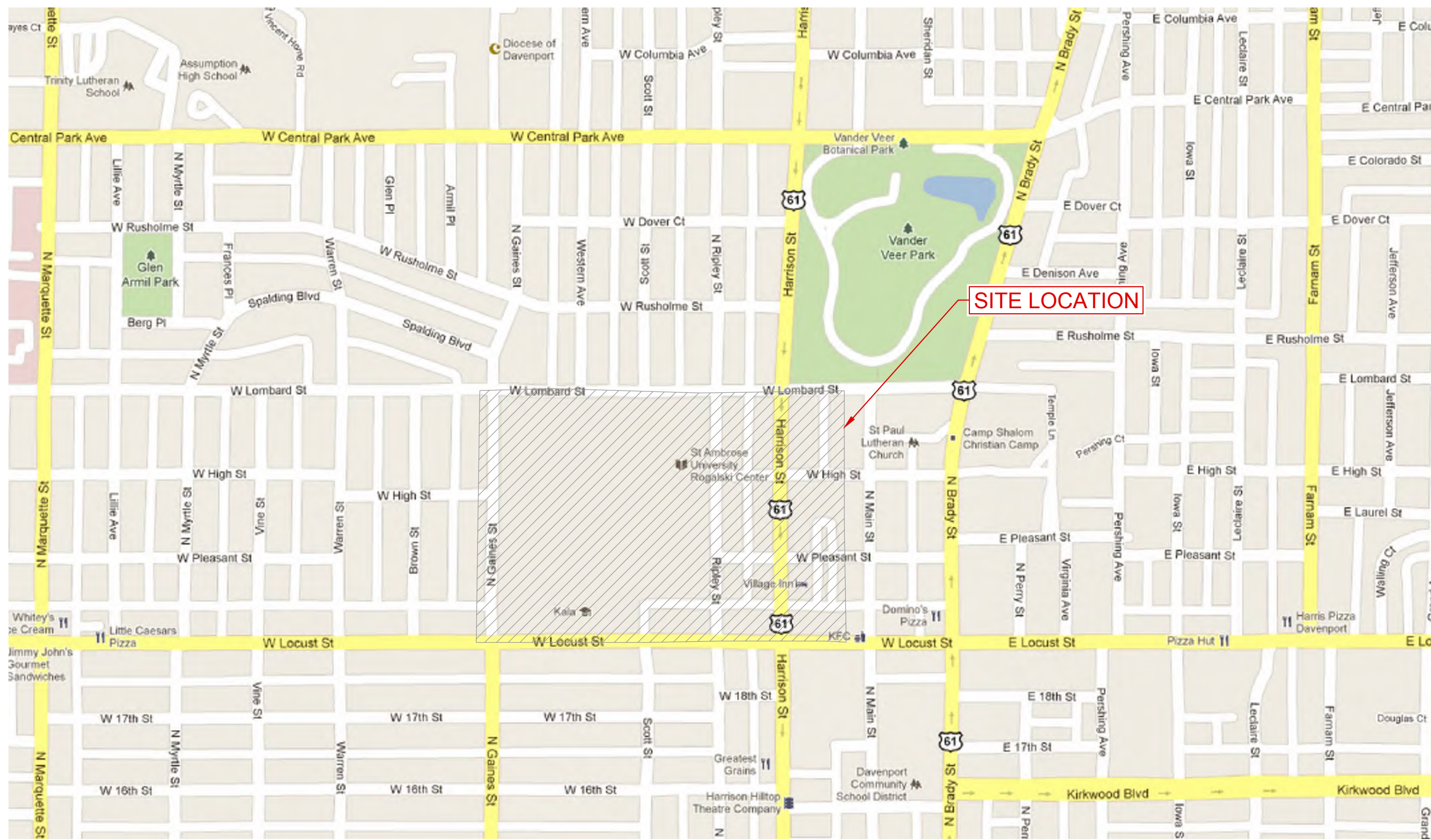
Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.



City Plan and Zoning Commission Case No. REZ12-01
St. Ambrose University Main Campus Rezoning
Davenport 2025 Proposed Land Use Map



Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.



VICINITY MAP
NOT TO SCALE

ST. AMBROSE UNIVERSITY
518 WEST LOCUST STREET
DAVENPORT, IA
563-333-6000

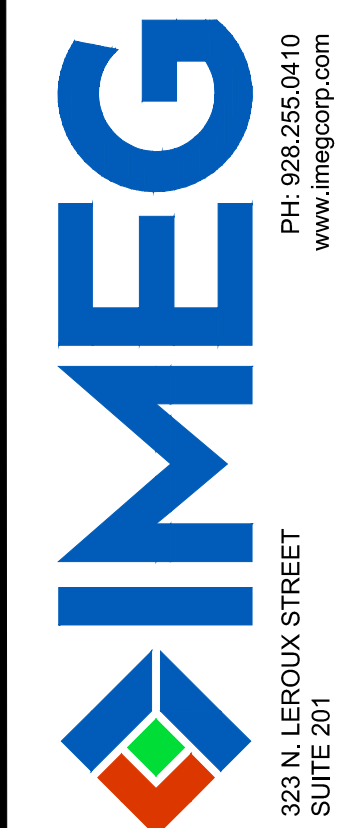
SOILS DATA

4000—Urban land	4162C—Downs-Urban land complex, 2 to 9 percent slopes	4162D—Downs-Urban land complex, 9 to 14 percent slopes	4291—Atterberry-Urban land complex, 0 to 2 percent slopes
Map Unit Setting	Map Unit Setting	Map Unit Setting	Map Unit Setting
Elevation: 700 to 1,400 feet	Elevation: 700 to 1,400 feet	Elevation: 700 to 1,400 feet	Elevation: 680 to 1,400 feet
Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches
Mean annual air temperature: 46 to 52 degrees F	Mean annual air temperature: 46 to 52 degrees F	Mean annual air temperature: 46 to 52 degrees F	Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days
Map Unit Composition	Map Unit Composition	Map Unit Composition	Map Unit Composition
Downs and similar soils: 50 percent	Downs and similar soils: 50 percent	Downs and similar soils: 50 percent	Atterberry and similar soils: 50 percent
Urban land: 40 percent	Urban land: 40 percent	Urban land: 40 percent	Urban land: 40 percent Minor components: 10 percent
Setting	Setting	Setting	Setting
Landform: Hillslopes	Landform: Hillslopes	Landform: Hillslopes	Landform: Flats
Landform position (two-dimensional): Shoulder, summit	Landform position (two-dimensional): Backslope	Landform position (two-dimensional): Backslope	Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluvial, side slope	Landform position (three-dimensional): Side slope	Landform position (three-dimensional): Side slope	Landform position (three-dimensional): Interfluvial
Down-slope shape: Convex	Down-slope shape: Convex	Down-slope shape: Convex	Down-slope shape: Linear
Across-slope shape: Convex	Across-slope shape: Convex	Across-slope shape: Convex	Across-slope shape: Convex
Parent material: Loess	Parent material: Loess	Parent material: Loess	Parent material: Loess
Properties and qualities	Properties and qualities	Properties and qualities	Properties and qualities
Slope: 2 to 9 percent	Slope: 9 to 14 percent	Slope: 9 to 14 percent	Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches	Depth to restrictive feature: More than 80 inches	Depth to restrictive feature: More than 80 inches	Depth to restrictive feature: More than 80 inches
Drainage class: Well drained	Drainage class: Well drained	Drainage class: Well drained	Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)	Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)	Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)	Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)
Depth to water table: More than 80 inches	Depth to water table: More than 80 inches	Depth to water table: More than 80 inches	Depth to water table: About 12 to 42 inches
Frequency of flooding: None	Frequency of flooding: None	Frequency of flooding: None	Frequency of flooding: None
Frequency of ponding: None	Frequency of ponding: None	Frequency of ponding: None	Frequency of ponding: None
Available water capacity: High (about 11.6 inches)	Available water capacity: High (about 11.6 inches)	Available water capacity: High (about 11.6 inches)	Available water capacity: High (about 11.8 inches)
Typical profile	Typical profile	Typical profile	Typical profile
0 to 8 inches: Silty loam	0 to 8 inches: Silty loam	0 to 8 inches: Silty loam	0 to 8 inches: Silty loam
8 to 60 inches: Silty clay loam	8 to 60 inches: Silty clay loam	8 to 60 inches: Silty clay loam	8 to 60 inches: Silty clay loam

INDEX OF SHEETS	
Sheet Title	Sheet Number
COVER SHEET	--
LAND USE PLAN	C-1
EXISTING CONDITIONS	C-2
SITE AREA AND SOILS PLAN	C-3
UTILITY PLAN	C-4
GRADING AND DRAINAGE PLAN	C-5
DATA SHEET	C-6
LANDSCAPE DETAIL SHEET	C-7

UTILITY NOTE

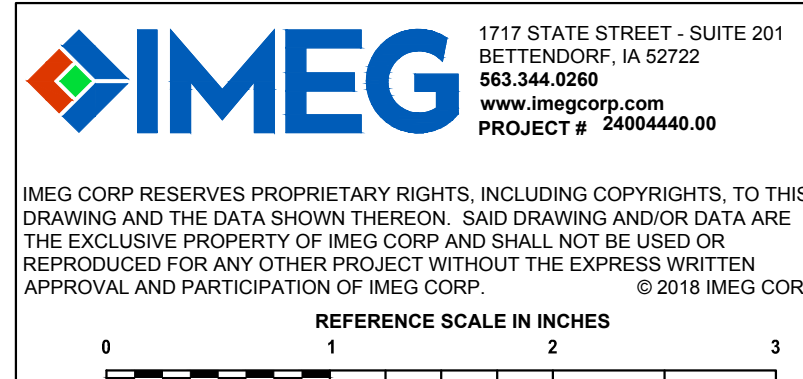
THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



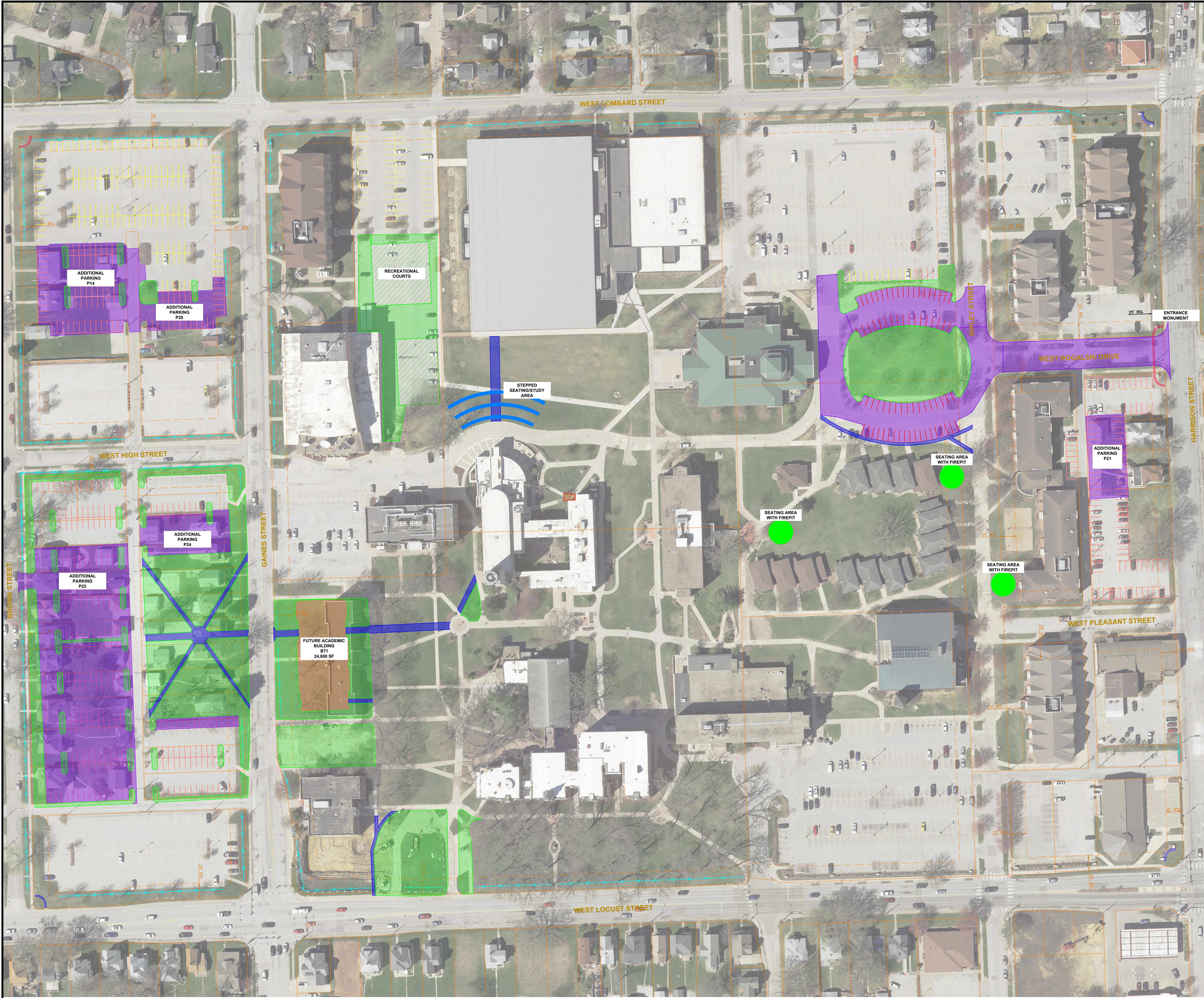
ST. AMBROSE UNIVERSITY IC
DAVENPORT, IOWA
COVER SHEET

IMEG Project No:
24004440.00
File Name:
COVER SHEET.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No.####
Drawn By: KCK
Checked By: AEK
Date: 7/24/2025

Sheet 1 of 8



Sunday, July 13, 2025 5:46:07 PM
G:\2024\24004440.00\DESIGN\DWG\3D\POUT\CT-1 LAND USE PLANDING



50 25 0 50 100

SCALE: 1" = 50'

LEGEND

PROPOSED LANDSCAPE

PROPOSED BUILDING

PROPOSED PAVEMENT

PROPOSED SIDEWALK

EXISTING PARKING

PROPOSED PARKING

EXISTING SIGNAGE

PROPOSED SIGNAGE

PROPOSED FENCE

GENERAL NOTES

1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

2. ANY AND ALL PROPERTIES INCLUDED WITHIN THE BOUNDARIES OF THIS PID THAT DO NOT HAVE PROPOSED FURTHER USED SPECIFIED ON THE LAND USE PLAN AND/OR ON THE DATA SHEET, MAY CONTINUE TO BE USED AS THEY CURRENTLY EXIST AND/OR AS PERMITTED UNDER THE PID ZONING CLASSIFICATION. SAID PROPERTIES MAY ALSO BE USED FOR OPEN SPACE PURPOSES IN THE EVENT OF DEMOLITION OF AN EXISTING BUILDING OR GROUP OF BUILDINGS. ALL DEMOLITION SITES SHALL BE FILLED, GRADED LEVEL, AND AT A MINIMUM SHALL BE RESTORED WITH PLATED GRASS SEED OR SOO.

3. FENCE LOCATIONS AND OPENINGS DEPICTED ON THE MAP MAY BE ADJUSTED BASED ON NEIGHBORHOOD INPUT AND/OR FURTHER REVIEW DURING THE PRE-CONSTRUCTION PHASE.

REVISIONS

DATE

DESCRIPTION

No.

ST. AMBROSE UNIVERSITY IC
DAVENPORT, IOWA
LAND USE PLAN

IMEG Project No:
24004440.00

File Name:
C-1 LAND USE PLAN.dwg

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Field Book No:####

Drawn By: KCK

Checked By: AEK

Date: 7/24/2025

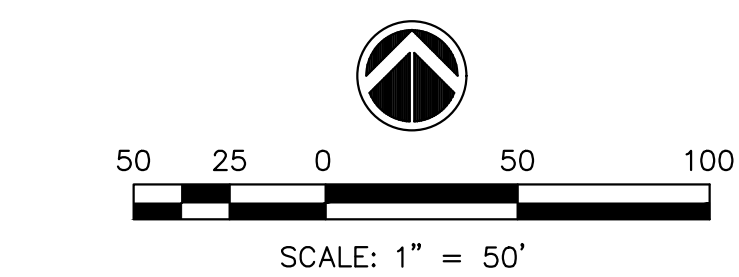
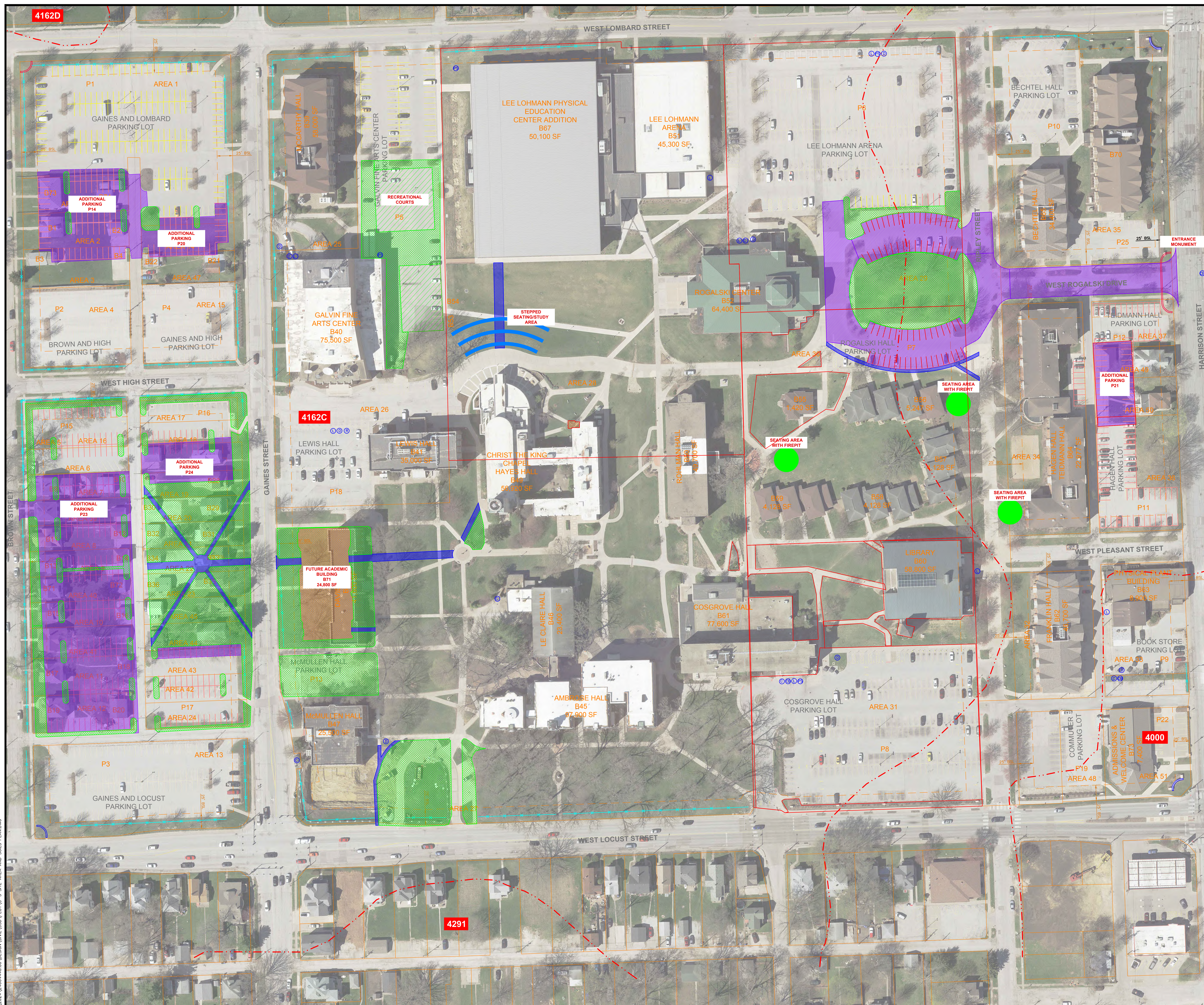
C-1

Sheet 2 of 8

IMEG

303 N. LEBLANC STREET
SUITE 201
DAVENPORT, IA 52801

PH: 319.355.4410
WWW.IMEGDESIGN.COM

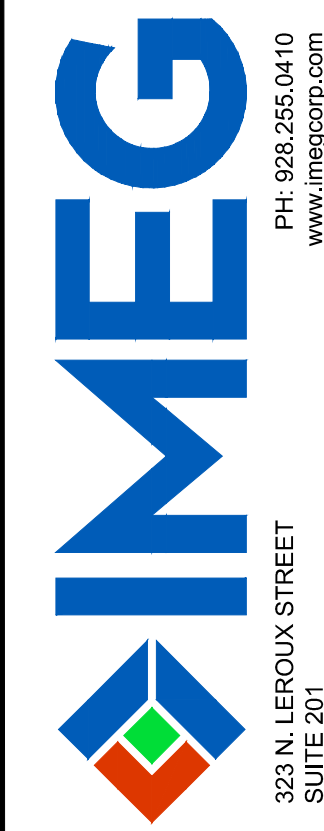


GENERAL NOTES

1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

LEGEND

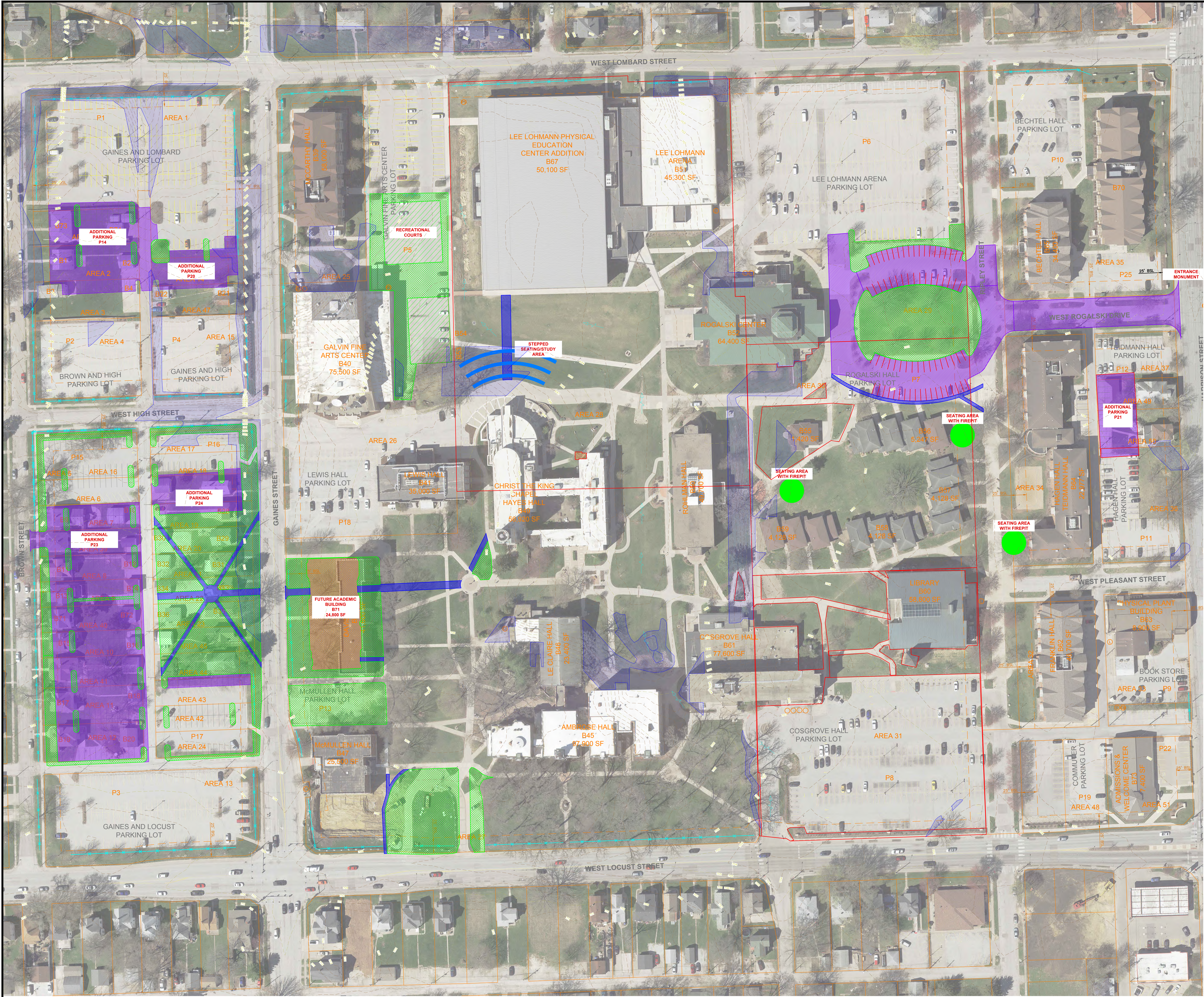
- | | |
|---|------------------------------|
|  | PROPOSED LANDSCAPE |
|  | PROPOSED BUILDING |
|  | PROPOSED PAVEMENT |
|  | PROPOSED SIDEWALK |
|  | EXISTING PARKING |
|  | PROPOSED PARKING |
|  | SOIL CLASSIFICATION |
|  | SOIL CLASSIFICATION |
|  | EXISTING SIGNAGE |
|  | PROPOSED SIGNAGE |
|  | EXISTING COMPACTOR |
|  | EXISTING CARDBOARD COMPACTOR |
|  | EXISTING RECYCLE |
|  | EXISTING LOADING AREA |
|  | EXISTING SERVICE DOOR |
|  | EXISTING DUMPMSTER |

[illegible]

ST. AMBROSE UNIVERSITY IC
DAVENPORT, IOWA

IMEG Project No: 24004440.00
File Name: C-3 SITE AREA AND SOILS ALL RIGHTS RESERVED
Field Book No:####
Drawn By: KCK
Checked By: AEK
Date: 7/24/2025
C-3
Sheet 4 of 8

Sunday, July 13, 2025 5:51:32 PM
G:\2024\24004440.DWG\DESIGN\DWG\CD\PTC-5 GRADING AND DRAINAGE PLANDING



50

25

0

50

100

SCALE: 1" = 50'

GENERAL NOTES

1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

LEGEND

PROPOSED LANDSCAPE

PROPOSED BUILDING

PROPOSED PAVEMENT

PROPOSED SIDEWALK

SLOPES > 10%

EXISTING PARKING

PROPOSED PARKING

PROPOSED PARKING

REVISIONS		DESCRIPTION	DATE
No.			

IMEG

303 N. LEBOA STREET
SUITE 201
DAVENPORT, IA 50801
PH: 319.385.6410
WWW.IMEGDESIGN.COM

ST. AMBROSE UNIVERSITY IC

DAVENPORT, IOWA

GRADING AND DRAINAGE PLAN

IMEG Project No:
24004440.00

File Name:
C-5 GRADING AND DRAINAGE
PLAN.dwg
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Field Book No:####

Drawn By: KCK

Checked By: AEK

Date: 7/24/2025

C-5

Sheet 6 of 8

Assessment Required

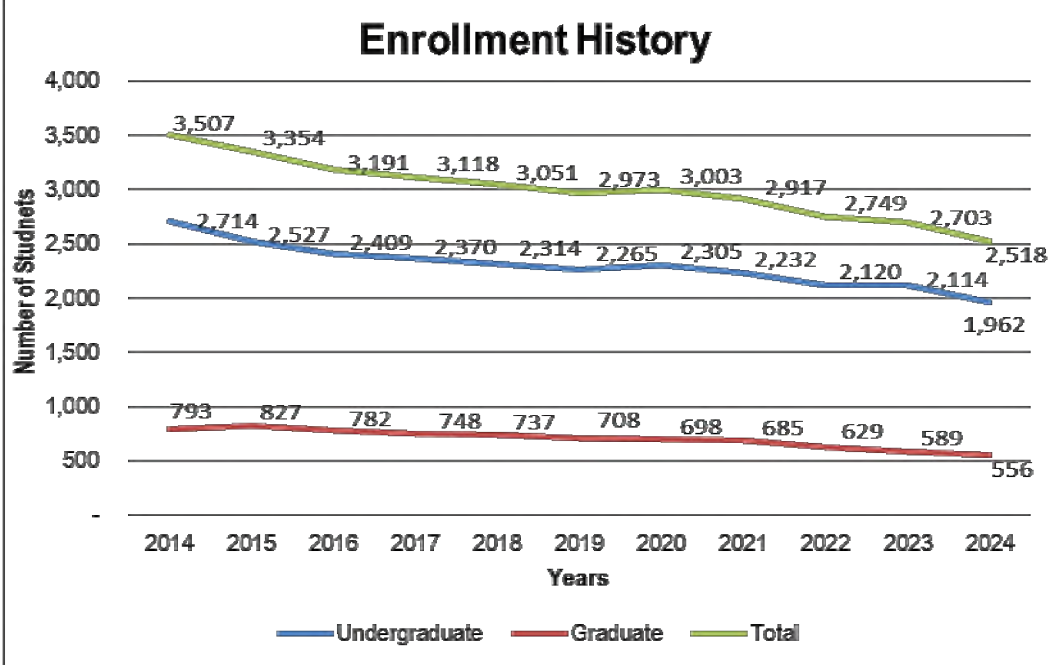
To ensure St. Ambrose University (The University) is providing the best facilities to meet the current and future needs of its student population, the University commissioned an Updated Campus Master Plan in 2023. After reviewing the recommendations from the study with its Board of Trustees, faculty and staff, the University is presenting the following plan to the Plan and Zoning Commission and the Daventon City Council for its review and approval. Because the plan offers from improved plans, an amendment is required.

- Library – Houses the University's library and informational technology departments.
- Cogswore Hall – Residence rooms on the top four floors (224 beds), cafeteria on the main level and a student lounge and offices in the basement.
- University Townhouses – Townhouse-style residence hall (104 beds).
- Fowler Center – Houses faculty offices.
- Admissions and Welcome Center – Houses the Admissions and Admissions Operations staff.
- Kessler Hall (south of Locust Street) – Houses administrative offices.

The University also owns numerous houses that are leased to undergraduate students. These houses hold 78 beds.

Enrollment:

The University's enrollment has decreased 28.2% since 2014. The undergraduate enrollment has mirrored these numbers with total undergraduate enrollment decreasing 27.7% since 2014. Graduate enrollments are down 29.9% since 2014. A chart showing total enrollment, undergraduate enrollment and graduate enrollment is shown below:



University Buildings:

The University's main campus has 24 major buildings including classroom/office facilities, student residence halls, and a field house. These buildings and their main usage are listed below:

- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Higgins Hall – Classrooms and faculty offices.
- McMullen Hall – Classrooms and faculty offices.
- Davis Hall – Single room residence hall (119 beds) with some offices in the basement.
- Lewis Hall – Science classrooms, labs and faculty offices.
- Galvin Fine Arts Center – Performing arts venue, classrooms, faculty offices, and TV and radio studios.
- McCarthy Hall – Basement and first floor house classrooms. Residence hall rooms on floors two through four (92 beds).
- Christ the King Chapel – University chapel with faculty and staff offices located in the basement.
- Hayes Hall – Classrooms and labs in addition to faculty offices.
- Rothman Hall – Residence Hall (202 beds).
- Wellness and Recreation Center and Lee Lohmann Arena – Competition arena, fitness, weight rooms, fitness areas, locker rooms, classroom and staff offices.
- Rogalski Center – Student Center, ballrooms, food court and staff offices.
- North Hall – Residence Hall (159 beds).
- Bechtel Hall – Residence Hall (140 beds).
- Tiedemann Hall – Residence Hall (123 beds).
- Hagen Hall – Residence Hall (140 beds).
- Franklin Hall – Residence Hall (202 beds).
- Physical Plant Building – Houses the Maintenance and Housekeeping staff.

Gaines and Brown Streets can be found at Appendix II. The shaded areas are owned by the University. There are five properties between Gaines and Brown Streets owned by the University.

Drawing of the Development:

See attached map of the proposed development plan in Appendix II, sheet 2 of 8.

Number of Gross Acres in the Project

The total number of gross acres between Locust, Harrison, Lombard and Brown Streets is 49.0.

Existing and Proposed Parking Spaces

The University has 1,695 available parking spots in the fall of 2024. The proposed changes to campus will utilize the majority of the existing parking stalls and will supplement them with new parking mostly added between Gaines and Brown Streets. An updated table of net parking spaces after the new master plan has been implemented can be seen below.

#	Initiative	Spaces
Main Campus Parking Spaces		
1	Elimination of St. Michael's Circle	(12)
2	Lower Galvin Parking Lot (new recreation courts)	(75)
3	Elimination of McMullen Hall Lots	(77)
4	New Parking Lots between Gaines and Brown Street	218
5	Tiedemann & Hagen Hall Parking Lot	26
6	New Campus Entry at Rogalski	18
		1,758

This would generate 190 new parking spots. The University realizes that a certain amount of new parking spots are to be built in an area where all the properties have not been acquired. The University will commit to a condition when no parking will be eliminated until a similar number of new spots have been built. That is, unless it can be shown the demand for parking has decreased and replacement spots are not needed.

Parking Ratio

With the implementation of zone parking, many of the lot assignments the University used in the past have gone away. The lot west of Gaines Street was used by a combination of commuter students, residential students and faculty and staff. The self-selection of the most convenient parking has increased the usage of these lots since zone parking was implemented. However, because these lots are shared by multiple users throughout the day, it is not possible to calculate a parking ratio for each user group. For the 2024, there are 564 Zone One spots available, and 691 permits were sold for a ratio of 1.0 to 1.0. In Zone Two, there are 680 spots available, and 600 permits were sold, for a ratio of 0.83 to 1.0. This is somewhat misleading as students who park at our Center for Health Science Education on Lombard and Margaret Streets are also able to park in Zone Two. Many do so infrequently, so the ratio is closer to .95 to 1.0. There is also a place where commuters and graduate students park. As they are here less often, this also increases the ratio. In Zone Three, there are 93 spots available and only 29 are sold for a ratio of 3.2 to 1.0.

Location of Existing and Proposed Building Locations

A map showing the existing and proposed building pad locations can be seen in Appendix II, sheet 2 of 8. The building area, number of stories, a list of proposed uses and gross floor area can be seen below:

Building	Height (ft)	Stories	Use	Build/Retained	
Ambrose Hall	25.00	4.0	48	24,390 Classroom, office	1982/2024
Higgins Hall	23.40	3.0	40	12,822 Office, classroom	1935/1987
McMullen Hall	42.10	9.0	38	14,136 Classroom, office	1962/1997
Davis Hall	42.00	4.0	40	7,554 Residence hall	1922/1941
Lewis Hall	20.00	3.0	40	8,601 Classroom, office, labs	1962/1981
Galvin Fine Arts Center	75.00	3.0	40	29,620 Auditorium, classroom	1969/2003
Christ the King Chapel/Hayes Hall	34.00	5.0	36	15,300 Chapel, office, classroom	1952/2008
Bechtel Hall	40.00	4.0	40	11,200 Residence hall	1969/1981
PE Center and Lee Lohmann Arena	60.00	3.0	40	33,884 Competition arena, classroom	1969/2003
Wellness and Recreation Center	60.00	4.0	40	33,884 Competition arena, classroom	1969/2003
Rogalski Center	60.00	3.0	40	22,037 Student center, classroom	2003
Tiedemann/Hagen Hall	34.00	4.0	40	9,004 Residence hall	2004
Franklin Hall	46.00	7.0	40	12,444 Residence hall	2004
Physical Plant Bldg	58.00	3.0	36	15,329 Physical plant Bldg	2002/2007
Library	34.00	3.0	36	15,329 Library	1996
Cogswore Hall	60.00	2.0	24	17,613 Residence hall	1999
North Hall	34.00	4.0	40	14,136 Residence hall	2002
Admissions and Welcome Center	24.00	2.0	24	7,400 Office	2004
Total	1,110.38			390,332	

Storm Water Management Plan

A storm water management plan, prepared by IMEG Consulting Corp., can be found at Addendum 4 - Storm Water Narrative.

Location of Existing and Proposed Signs

A map showing the location of all existing and proposed free standing signage can be seen in Appendix II, sheet 2 of 8.

Traffic Impact Study

As the University is not planning on significant growth over the next ten years, a full Traffic Impact Study was not performed. However, maps from the Iowa Department of Transportation, that show the traffic counts on the main roads and intersections around the University's main campus, were obtained.

At the University's planned growth into the future, undergraduate enrollment is expected to increase by 100 students over the next ten years. It is also not known if these students will be commuter students who come from the Quad City area or residential students. In any event, 100 can add to the traffic counts based above will not have a significant impact, even if they access these roads during rush hour times during the morning and afternoon.

The 100 additional graduate students will also have very little impact on the traffic counts around campus. While the University's undergraduate students generally attend classes from 8:00 am through 4:00 pm, the graduate students are mostly here in evening classes after 6:00 pm. Once again, 100 additional vehicles added to the counts listed above will have very little impact. The impact will be less as they will use these roads during non-peak hours. In addition, graduate students are generally required to use on-line instruction, so it is doubtful these students will access campus.

Finally, the 100 new adult students will have no impact on the traffic counts around the University's main campus as these courses are generally held in an on-line format.

Location of Existing and Proposed Loading Docks, Receiving and Trash Pickup Areas

A map showing existing and proposed loading docks, receiving and trash pick-up areas can be seen in Appendix II, sheet 4 of 8.

Parking:

In the fall of 2024, the University has 1,698 main campus parking spaces. Counting the 97 spaces at the St. Vincent's Center on West Central Park (not including the parking for the athletic facilities) the University has a total of 1,695 parking spaces on the main campus. This does not include parking spaces at the Health Science Building or at the C250 Building on Resneck Street.

Campus Facilities Master Plan

The University hired HOD Planning and Design from Des Moines and Omaha to prepare a campus facilities master plan. This plan was to identify the University's facilities needs over the next 10 years, through 2034. This plan identified the following facilities needs over the next 10 years:

Facility Needs:

- Renovate the cafeteria on the first floor of Cogswore Hall.
- Renovate the 1st floor of Hayes Hall, and add a new elevator tower to make the building fully accessible.
- Partial renovation of the library into a learning commons.
- Partial renovation of the Rogalski Center to move the Admissions Operations into this building.
- New Academic Building.
- Complete interior renovation of Ambrose Hall, the oldest and original building on campus.

Campus Improvements:

- Outdoor spaces – Mix of active and passive recreation and gathering spaces.
- Campus edge improvements – This includes the continuation of perimeter campus fencing and landscaping.
- Parking and entrance improvements – This includes the consolidation of the number of vehicular entry points to campus, the elimination of some parking on the interior of campus, and the creation of new parking between Gaines and Brown Street.
- New campus entry at Rogalski Drive – The Rogalski Center will become the new "front door" of the University, so a more prominent entry will be added on Harrison Street along with an improved appearance of the front of the building.
- Recreation Courts – Locations for outdoor pickleball, basketball, tennis and sand volleyball will be added to campus.
- Pedestrian path enhancements – The University has pedestrian malls that run north and south and east to west on campus. These will be enhanced with landscaping and other improvements.

Required Information

Completed Application:

See Appendix I.

Boundary Survey:

A boundary survey was not completed for this site as the University's main campus is well defined. The legal description of the area the University would like to include in the C-2 is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. While it appears the campus ends at Gaines Street to the west, the University owns most of the property between Gaines and Brown Streets with the intention of acquiring the rest as they become available. A map of the property owned by the University between

Existing Land Use and Zoning

The main campus of the University at 518 West Central Park is zoned IC Institutional Campus Zoning District. The property surrounding the main campus is zoned as follows:

West – Zoned R-4C Single Family + Two Family Central Residential District.

South – From Gaines Street to just west of Scott Street, the property is zoned R-4C Single Family + Two Family Central Residential District. From just west of Scott Street to Harrison Street the property is zoned C-2 Corridor Commercial Zoning District.

East – The northeast corner of campus is Vander Veer Park and is zoned S-CG Open Space Zoning District. From Lombard Street to High Street the property is zoned R-4C Single Family + Two Family Central Residential District. From High Street to Locust Street, the property is zoned C-2 Corridor Commercial Zoning District.

North – Zoned R-4C Single Family + Two Family Central Residential District.

As the University's main campus is in a residential area, there is less than 100 feet from the campus property line to the nearest structure. As noted above, there are typically residential properties, and the commercial areas noted above.

Existing and Proposed Services

Existing and proposed services to the main campus (water, sanitary and storm sewer, electric, gas, streets) and the capacity of those services can be seen in the map at Appendix II, sheet 5 of 8.

Site Constraints

See Appendix II, sheet 6 of 8. Many of the slopes more than 10% are located interior to the campus. The most prominent can be found north of Ambrose Hall, east of Rothman Hall, north of the Christ the King Chapel and north of the Galvin Fine Arts Center. Additional areas with slopes greater than 10% are in locations on the edge of campus along Gaines and Brown Streets. These slopes exist where the houses on Gaines Street fall away towards the street and where the land slopes down towards Lombard Street.

There is no part of the main campus that is included in a flood plain or floodway. However, there is a drainage way that runs the storm water collection area north of Ambrose Hall, between Rothman and Hayes Halls, and continues to the north and west until it outlets to the city storm system adjacent to McCarthy Hall. This drainage way is also indicated at Appendix II, sheet 6 of 8.

Topographical Map

The general topographical map for the main campus can be seen in Appendix II, sheet 6 of 8. St. Ambrose will obtain more detailed survey information for each project as it is being designed. The topographical data comes from the State of Iowa LIDAR Survey.

Compatibility with Surrounding Area

The building of the University represent a variety of architectural styles. Early campus architecture was based on European influences such as French (Ambrose Hall), Italian (Hayes Hall) and English (Tutor Gothic) (Davis Hall, Lewis Hall, and McMullen Hall) with stone bases and corners, pointed arch features and period ornamentation. Later buildings were designed with a mix of European and American contemporary styles (present on many college and university campuses (Rothman, Cogswore and Galvin)). The architecture of the past 25 years is more of a modern American theme with traditional, brick and stone elements that complement existing buildings (Rogalski Center, McCarthy Hall, and North Hall) which will continue with the proposed buildings at the Master Plan.

The University has 2,518 students in the fall of 2024. This includes 1,962 undergraduates and 556 graduate students. As noted above, the University hopes to grow by 300 students over the next ten years and increase enrollment to 2,800 students. In the fall of 2024, the University employs 415 full-time faculty and staff and 130 part-time faculty and staff. Many of the part-time employees are adjunct professors. It is estimated there are 100 contract employees on campus (food service, bookstore, security and various trades). This would bring the total number to 645 employees. It is estimated this will remain flat or decrease in the next ten years.

The University's goal has always been to present an attractive campus to its students, faculty and staff and be a good neighbor by maintaining our facilities and grounds at a high level. Two of the proposed new developments will be built on the outer edge of our campus. A new academic building will be built around Gaines Street and West High Street. It will be a two-story structure and be built of red brick with stone accents. It will be an attractive structure that is consistent with McMullen Hall.

The other structure that will be built on the edge of campus will be a new performing arts building located on Lombard Street in the current Rogalski Center parking lot. As this building will include an auditorium, it will have a higher profile. However, its foot print will not exceed the other buildings in that section of campus. The addition will also have trees to screen a portion of the building, and the building will also have windows and stone accents along Lombard Street so that neighbors will not be looking at one large wall.

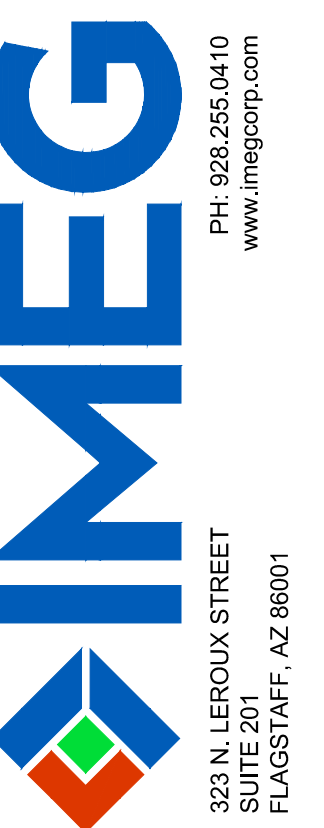
The University will develop a relationship with the neighborhood groups around campus and will use these groups to identify neighbor concerns. The addition of more parking will improve the lighting, noise and parking issues in the neighborhood. The University currently has adequate access to major thoroughfares to allow transportation to the main campus. This includes access via auto, bicycle and pedestrian. The University also is located by a hub for the railbus system.

In 2020 the University signed an agreement with CIBUS to allow at faculty, students and staff to ride the bus free of charge. The University pays the City of Daventon 45 cents per ride. This program was initially designed to allow access to the Center for Health Science Education at Marquette and Lombard Streets. However, we are currently seeing significant use on other CIBUS routes. Our contract with CIBUS will continue to be renegotiated to allow students to increase ridership. Other initiatives being studied include car rental programs for students and carpooling incentives.

Area	Structure	Structure Footprint (SF)	Stories	Gross Floor Area (SF)	Description	Name	Building Height (FT)	Parcel Size(1)	Coverage Type - Initial		Coverage Type - Proposed			
									Impervious(2)	PerVIOUS	Impervious(2)	PerVIOUS		
1	P1	60428	--	60428	Parking Lot	Gaines and Lombard Parking	--	1.80	1.39	0.00	1.39	0.37		
	P14	21048	--	21048	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	0.41	0.00	0.22		
	B1	1284	1.5	2172	Residential	--	--	--	0.03	--	0.00	--		
2	P14	21048	--	21048	Parking Lot	Gaines and High Parking - Addition	--	0.23	0.03	0.17	0.00	0.01		
	B2	440	1	440	Garage	--	--	--	0.03	--	0.00	--		
	B3	1062	1	1704	Residential	--	--	--	0.03	--	0.00	--		
3	B4	576	1	576	Garage	--	--	0.25	0.03	0.19	0.00	0.19		
	P14	21048	--	21048	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	--	0.08	--		
	P2	19100	--	19100	Parking Lot	Brown and High Parking	--	0.50	0.44	0.06	0.44	0.06		
4	B5	1096	1	1792	Residential	--	--	--	0.03	--	0.00	--		
	B6	480	1	480	Garage	Brown and High Parking	--	0.14	0.01	0.10	0.00	0.03		
	P15	19800	--	19800	Parking Lot	Brown and High Parking - Addition	--	--	0.00	--	0.11	--		
5	B7	1008	1	1620	Residential	--	--	--	0.02	0.12	0.00	--		
	B8	400	1	400	Garage	--	--	0.15	0.01	--	0.00	0.02		
	P15	15800	1	15800	Parking Lot	Brown and High Parking - Addition	--	--	0.00	0.00	0.13	--		
6	B9	1352	2	2164	Residential	--	--	--	0.03	0.12	0.00	--		
	B10	216	1	216	Garage	--	--	0.15	0.00	--	0.00	0.10		
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.05	--		
7	B11	840	1.5	1344	Residential	--	--	--	0.02	--	0.00	--		
	B12	400	1	400	Garage	--	--	0.15	0.01	0.12	0.00	0.03		
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	--	0.00	--		
8	B13	1282	2	2321	Residential	--	--	--	0.03	--	0.00	--		
	B14	400	1	400	Garage	--	--	0.15	0.01	0.11	0.00	0.04		
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	--	0.11	--		
9	B15	922	1.5	1567	Residential	--	--	--	0.02	--	0.00	--		
	B16	324	1	324	Garage	--	--	0.15	0.01	0.12	0.00	0.03		
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	--	0.12	--		
10	B17	1090	2	2370	Residential	--	--	--	0.03	0.18	0.00	--		
	B18	400	1	400	Garage	--	--	0.22	0.01	--	0.00	0.02		
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.20	--		
11	B19	1448	2	3024	Residential	--	--	--	0.03	--	0.00	--		
	B20	720	1	720	Garage	--	--	0.22	0.02	0.17	0.00	0.02		
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	--	0.20	--		
12	B21	32200	--	32200	Parking Lot	Gaines and Locust Parking	--	1.16	0.74	0.00	0.74	0.42		
	B22	852	1.5	1560	Residential	--	--	--	0.02	--	0.11	0.00	0.06	
	B24	280	1	280	Garage	--	--	0.14	0.00	--	0.00	0.08		
13	B25	1183	1	1682	Residential	--	--	--	0.03	--	0.00	--		
	P16	17200	--	17200	Parking Lot	Gaines and High Parking - Addition	--	0.13	0.00	0.10	0.00	0.03		
	B28	814	1	1406	Residential	--	--	--	0.02	--	0.00	--		
14	B27	400	1	400	Garage	--	--	0.13	0.00	0.10	0.00	0.03		
	P16	17200	--	17200	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	--	0.09	--		
	P24	9190	--	9190	Parking Lot	Gaines and Lombard Parking - Addition	--	--	0.00	--	0.01	--		
15	B28	1125	1.5	2159	Residential	--	--	0.15	0.03	0.12	0.00	0.10		
	P24	9190	--	9190	Parking Lot	Gaines and Lombard Parking - Addition	--	--	0.00	--	0.02	--		
	B29	829	1.5	2016	Residential	--	--	--	0.02	0.12	0.02	0.13		
16	B30	400	1	400	Garage	--	--	0.15	0.01	--	0.00	--		
	B31	1087	1.5	2255	Residential	--	--	--	0.02	0.12	0.02	0.13		
	B32	528	1	528	Garage	--	--	0.15	0.01	--	0.00	--		
17	B33	1378	2	2884	Residential	--	--	--	0.03	0.11	0.05	0.10		
	B34	440	1	440	Garage	--	--	0.15	0.01	--	0.00	--		
	B35	801	2	2309	Residential	--	--	--	0.02	0.12	0.02	0.13		
18	B36	432	1	432	Garage	--	--	0.15	0.01	0.12	0.00	0.02		
	B37	1644	1	2782	Residential	--	--	--	0.04	--	0.00	--		
	B38	400	1	400	Garage	--	--	0.16	0.01	0.11	0.00	0.00		
19	P17	21650	1	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.01	0.05	0.00	
	B39	11620	4	86000	School/Dormitory	McCarthy Hall	40	1.02	0.27	0.75	0.27	0.76		
	B40	29615	3	75500	School/Aud	Galvin Fine Arts Center	60	0.68	0.08	0.71	0.08	0.71		
20	B41	8601	3.5	30000	School	Lewis Hall	42	0.20	0.20	0.20	0.20	0.20		
	B46	14290	3	45700	School	Galvin Fine Arts Addition	36	3.68	0.01	1.55	0.39	1.59		
	P6	37140	--	37140	Parking Lot	Galvin Fine Arts Center Parking	--	--	0.85	0.48	0.00	--		
21	B45	17800	--	17800	Parking Lot	Lewis Hall Parking	--	--	0.40	0.40	0.40	0.40		
	B48	24380	4	91900	School	Ambrose Hall	48	1.20	1.20	1.20	1.20	1.20		
	B46	10922	2	23400	School/Aud	LeClair Hall	40	0.42	0.42	0.42	0.42	0.42		
22	B47	8146	2	25500	Office	McMullen Hall	24	0.58	0.58	0.43	0.43	0.43		
	B47A	8030	3	14657	School	McMullen Hall Addition	38	0.00	0.00	0.14	0.14	0.14		
	B48	7554	4	41600	Dormitory	Davis Hall	40	0.63	0.38	0.25	0.00	0.27		
23	B49	19150	1	96920	Church	Christ the King Chapel/Hayes Hall	36	0.38	0.72	0.11	0.00	0.62		
	B50	11100	4	49700	Dormitory	Rohmann Hall	40	0.36	0.36	0.36	0.36	0.36		
	B13	8940	--	8940	Parking Lot	McMullen Hall Parking	--	--	0.28	0.00	0.00	--		
24	P61	20470	5	77600	Dormitory	Cogswore Hall	50	0.46	0.46	0.46	0.46	0.46		
	B71	12400	2	24800	School	Palmer Academic Building	41	0.31	0.31	0.03	0.03	0.03		
	B49	19150	1	96920	Church	Christ the King Chapel/Hayes Hall	36	0.86	0.86	0.86	0.86	0.86		
25	B50	11100	4	49700	Dormitory	Rohmann Hall	40	0.34	0.34	0.34	0.34	0.34		
	B51	31844	2	45300	Gym	Lee Lohmann Arena	40	0.89	0.89	1.85	1.85	1.85		
	B52	22033	2	61400	Student Services	Rogalski Center	36	0.31	0.49	0.01	0.01	0.49		
26	B53	685	1	685	Utility	--	--	--	0.02	0.02	0.02	0.02	1.95	
	B54	540	1	540	Utility	--	--	--	0.01	0.01	0.01	0.01	0.01	
	B57	6013	2	86251	Gymnasium	Lee Lohmann PE Center - Addition	40	0.00	0.00	1.58	1.58	1.58		
27	B52	22033	2	61400	Student Services	Rogalski Center	36	0.31	0.49	0.01	0.01	0.49		
	P6	128800	--	128800	Parking Lot	Lee Lohmann Arena Parking	--	3.77	2.48	0.58	2.59	0.45		
	B55	1420	1	1420	Office	--	--	--	0.03	0.00	0.03	0.03		
28	B56	5427	2	15150	University Townhouse	--	24	--	0.12	0.12	0.12	0.12	0.12	
	B57	4128	2	15150	University Townhouse	--	24	3.05	0.09	1.75	0.09	1.81		
	B58	4128	2	15150	University Townhouse	--	24	--	0.09	0.09	0.09	0.09	0.09	
29	B59	4128	2	15150	University Townhouse	--	24	--	0.09	0.09	0.09	0.09	0.09	
	P7	22500	--	22500	Parking Lot	Rogalski Hall Parking	--	--	0.46	0.46	0.46	0.46	0.46	
	B60	15128	3	58800	Library	--	36	--	0.86	0.86	0.86	0.86	0.86	
30	B61	20470	5	77600	Dormitory	Cogswore Hall	50	3.64	0.34	0.90	0.34	0.90		
	P6	66162	--	66162	Parking Lot	Cogswore Hall Parking	--	--	1.94	1.94	1.94	1.94	1.94	
	B62	12444	4	46700	Dormitory	Franklin Hall	40	0.61	0.44	0.17	0.44	0.17		
31	B63	8174	1	8900	Equipment Storage	Physical Plant Building	16	0.66	0.28	0.38	0.28	0.38	0.38	0.38
	P9	8440	--	8440	Parking Lot	Physical Plant Building Parking	--	--	0.32	0.08	0.32	0.08	0.32	
	B64	22977	4	87600	Dormitory	Hagen/Teidmann Hall	40	1.11	0.69	0.62	0.69	0.62		
32	B65	9004	4	34400	Dormitory	Bechtel Hall	40	0.41	0.21	0.21	0.21	0.21		
	B70	13655	4	54200	Dormitory	--	40	2.38	0.32	0.50	0.32	0.50		
	P10	48900	--	48900	Parking Lot	Bechtel Parking	--	--	1.12	0.50	1.12	0.50	1.12	
33	P25	8816	--	8816	Parking Lot	--	--	--	0.23	0.23	0.23	0.23	0.23	
	P11	15000	--	15000	Parking Lot	Hagen Hall Parking	--	--	0.57	0.34	0.23	0.34	0.21	
	P21	8525	--	8525	Additional Parking - Harrison	--	--	--	0.00	0.00	0.00	0.00	0.00	
34	P12	7400	--	7400	Parking Lot	Teidmann Hall - Harrison	--	0.23	0.00	0.06	0.01	0.05		
	B73	1607	1	1607	Campus Expansion Property	Campus Expansion Property	--	--	0.04	0.00	0.00	0.00	0.00	
	B74	807	1	807	Campus Expansion Property	Campus Expansion Property	--	--	0.01	0.18	0.00	0.00	0.04	
35	P14	21048	--	21048	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	--	0.00	0.19	--	
	n/a	1227	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.15	0.03	0.12	0.00	0.03		
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	--	0.12	0.12	0.03	
36	B81	1005	1	2019	Residential	--	--	--	0.02	--	0.00	--	--	
	B72	675	1	675	Garage	--	--	0.15	0.01	0.12	0.00	0.03		
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	--	0.12	0.12	0.03	
37	n/a	2657	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.18	0.07	0.11	0.00	0.02		
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	--	0.11	0.11	0.02	
	n/a	2710	--	n/a	Campus Expansion Property	Campus Expansion Property	--	--	0.00	--	0.10	0.10	0.01	
38	n/a	19380	--	19380	Parking Lot	Gaines and High Parking - Addition	--	0.16	0.00	0.10	0.15	0.00		
	n/a	2090	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.16	0.05	0.11	0.00	0.02		
	P17	19380	--	19380	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	--	0.14	0.14	0.00	
39	n/a	1980	--	1980	Campus Expansion Property	Campus Expansion Property	--	0.16	0.00	0.12	0.00	0.14		
	P17	19380	--	19380	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	--	0.02	0.02	0.00	
	n/a	1450	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.15	0.03	0.12	0.03	0.12		
40	n/a	1485	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.17	0.03	0.14	0.00	0.02		
	P24	9190	--	9190	Parking Lot	Gaines and Lombard Parking - Addition	--	--	0.00	--	0.15	0.15	0.00	
	n/a	1700	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.17	0.04	0.13	0.00	0.10		
41	P20	3100	--	3100	Parking Lot	Additional								



EXISTING CAMPUS
MONUMENT SIGNS

[illegible]

ST. AMBROSE UNIVERSITY IC
DAVENPORT, IOWA

LANDSCAPE DETAIL SHEET

MEG Project No: 24004440.00
File Name: OVER SHEET.dwg
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No:####
Drawn By: KCK
Checked By: AEK
Date: 7/24/2025

C-7

Sheet 8 of 8

St. Ambrose Institutional Campus – Storm Water Narrative (updated)
July 28, 2025

Proposed Parking Lots P14 and P20

Existing underground detention below parking lot P1 between Gaines Street and Brown Street, and boarded by West Lombard to the north, will be modified to accept additional runoff produced from the proposed parking lots P14 and P20. All runoff conveyance and detention will be per city of Davenport storm water runoff requirements and will detain the 100-year proposed event and release at the existing condition 5-year event while meeting the recharge volume requirements.

Proposed Parking Lots P23 and P24

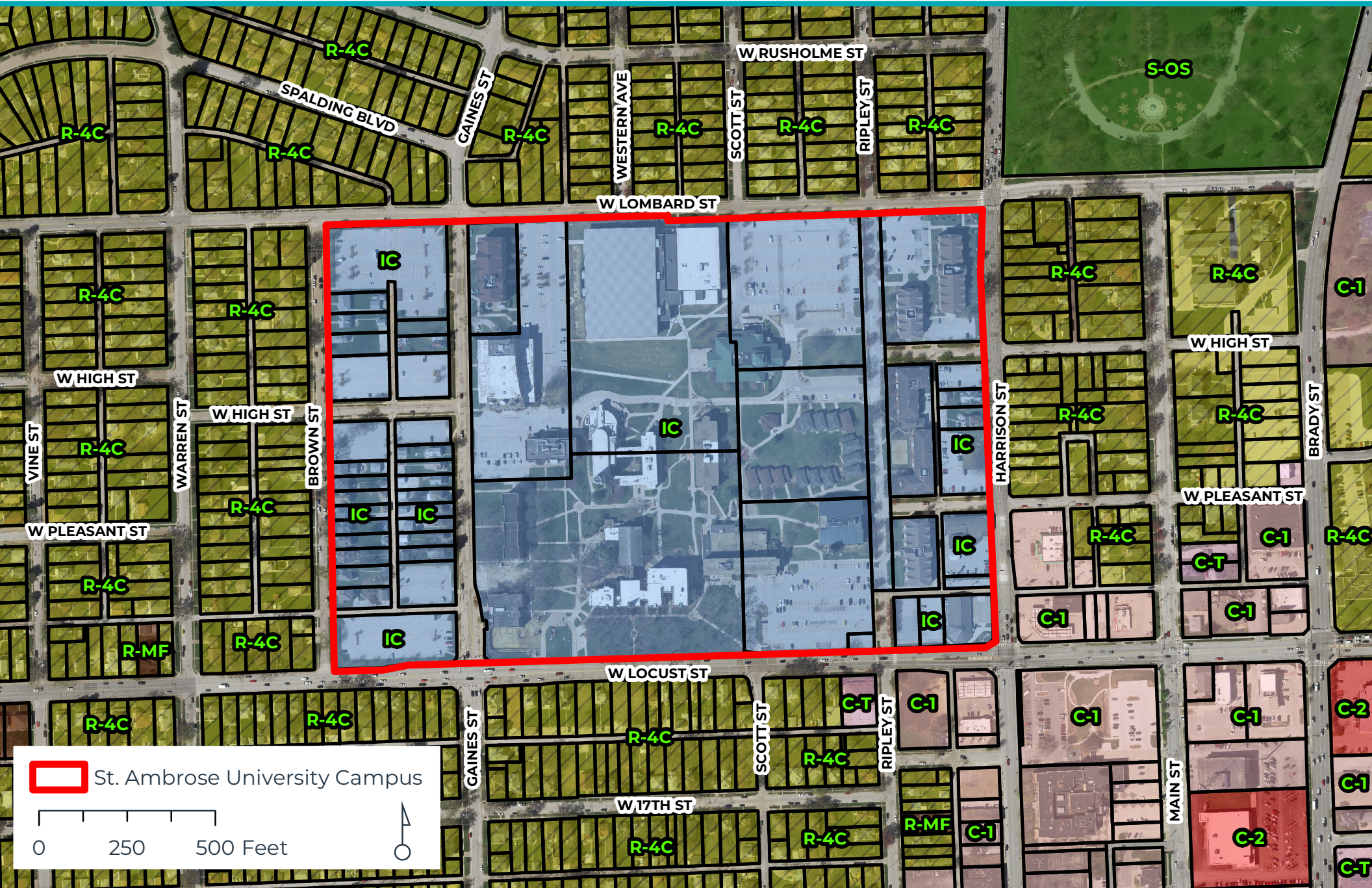
Storm water runoff from proposed parking lots P23 and P24 shall be directed towards inlets throughout the lots and stored in a new underground detention system located within footprint of the new parking lots. The system will store the 100-year proposed storm event and release at the 5-year existing runoff release rate per city of Davenport storm water runoff requirements. In addition to this, the system will also meet the city's recharge volume requirements. Storm water outflow from the proposed underground detention system shall be conveyed to the east where it shall release to an existing storm sewer line within the east boulevard of the Gaines Street right of way.

Proposed Building B71

All runoff produced from the future Academic Building, B71, will be directed to the adjacent greenspace to the south of the building. Storm water detention will be provided in this area to store the proposed 100-year event and release at the existing condition 5-year release, while meeting recharge volume requirements per the City of Davenport storm water ordinance. This basin will also be sized to accommodate an equivalent volume from the existing underground detention that was installed for the 2018 McMullen Hall Addition, which will be removed with the removal of the existing parking lot in this area.



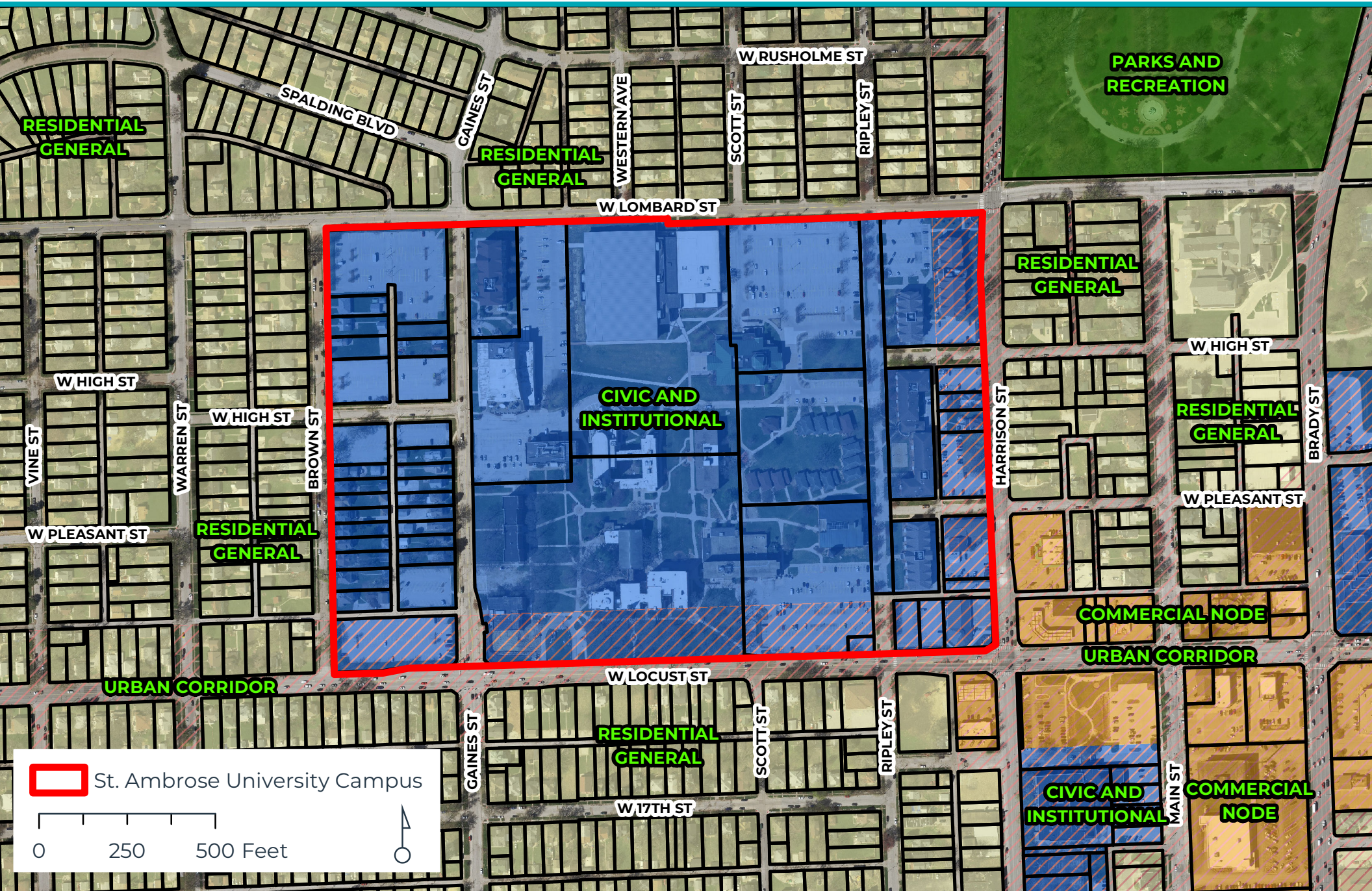
Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]





Future Land Use Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]



St. Ambrose University Campus

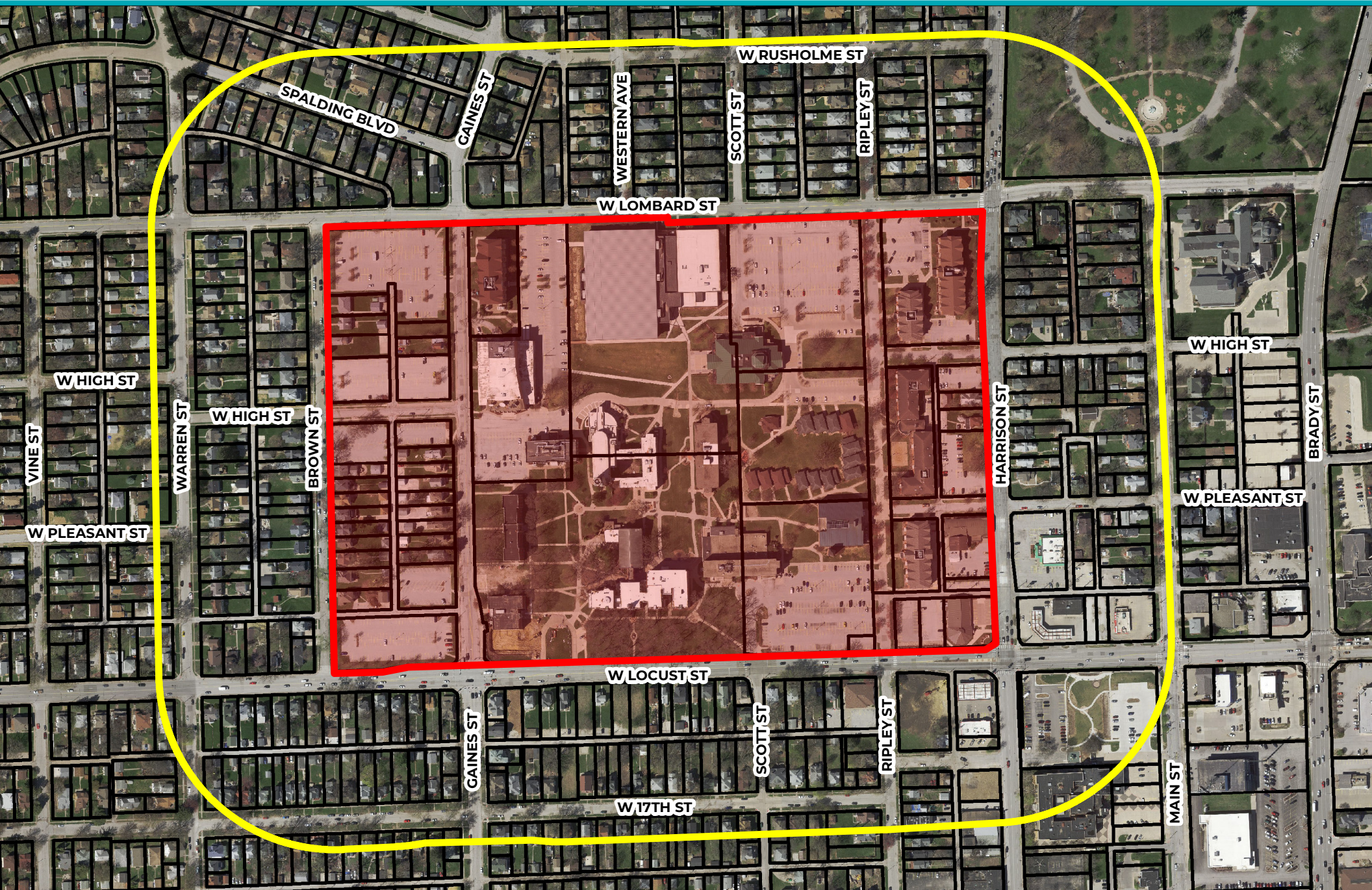
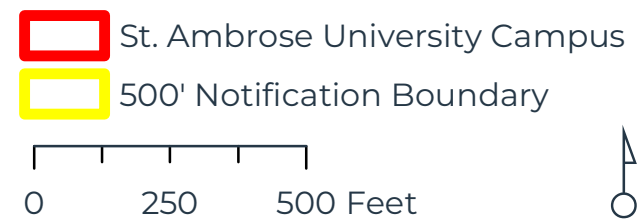
0 250 500 Feet





Public Notice Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 500 feet of the St. Ambrose University Campus

Neighborhood Meeting

Date: 8/4/2025

Time: 6:30 PM

Location: Rogalski Center Ballroom | 518 West Locust Street

Plan & Zoning Commission Public Hearing Meeting

Date: 8/5/2025

Time: 5:00 PM

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

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a request to amend the Campus Land Use Plan for St. Ambrose University. The subject property is currently zoned IC Institutional Campus District. Following input from the community at the March 18, 2025 Plan and Zoning Commission meeting, St. Ambrose University has submitted a revised Campus Land Use Plan. The major amendments to the campus include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. The University elected to not pursue the construction of a new Center for Performing Arts, which was previously planned in the current Rogalski Center parking lot. See the attached revised Campus Master Plan for more information.

Request/Case Description:

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on August 5, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on August 19, 2025. 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 Development & Neighborhood Services Department.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

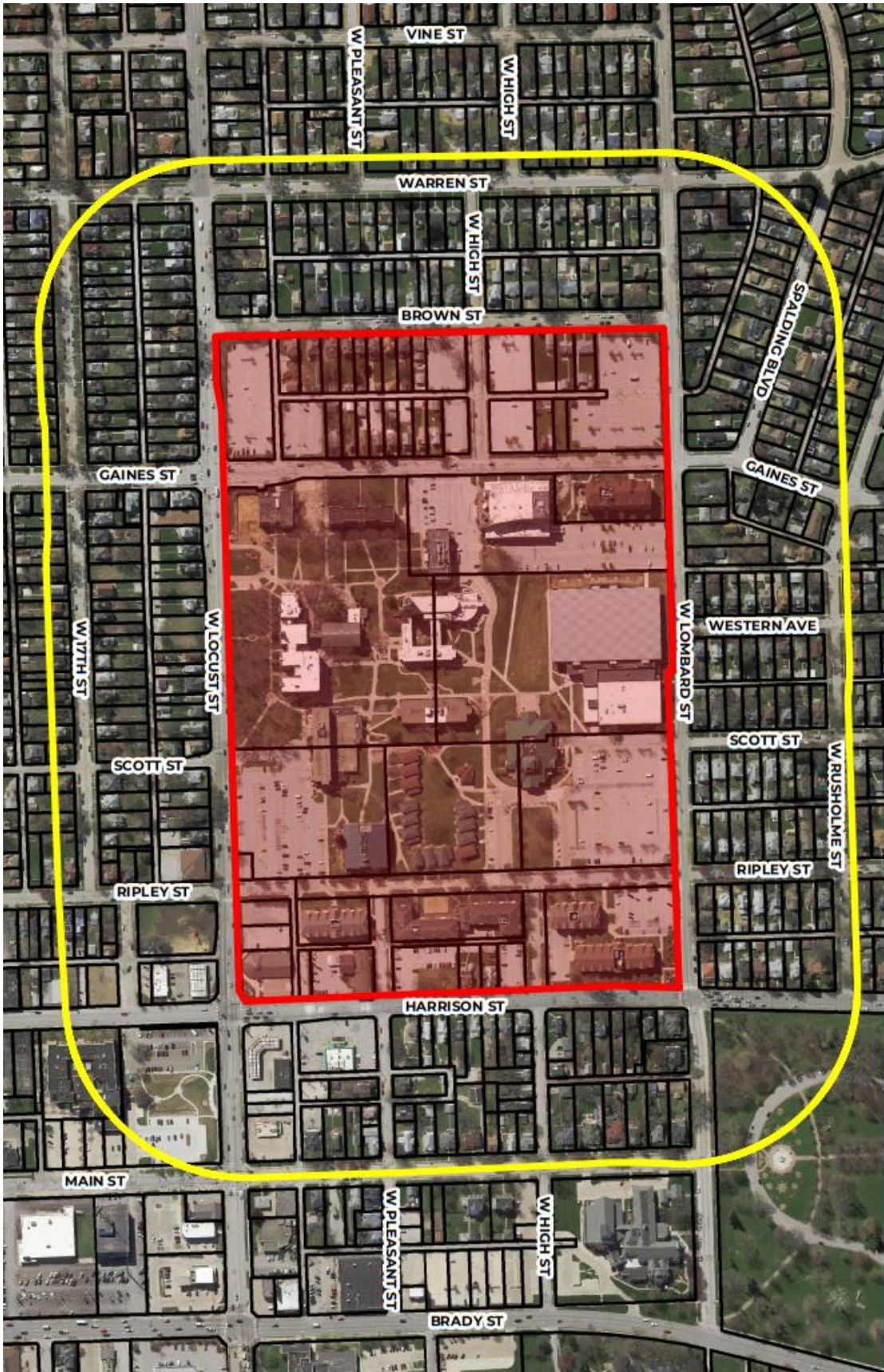
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.



Public Notice Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]



 St. Ambrose University Campus

 500' Notification Boundary

0 250 500 Feet





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 500 feet of the St. Ambrose University Campus

Neighborhood Meeting

Date: 3/6/2025

Time: 6:30 PM

Location: Rogalski Center Ballroom | 518 West Locust Street

Plan & Zoning Commission Public Hearing Meeting

Date: 3/18/2025

Time: 5:00 PM

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

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a request to amend the Campus Land Use Plan for St. Ambrose University. The subject property is currently zoned IC Institutional Campus District. The major amendments to the campus include a new Center for Performing Arts located in the current Rogalski Center parking lot, an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. See attached Campus Master Plan for more information.

Request/Case Description:

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on March 18, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on April 1, 2025. 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 Development & Neighborhood Services Department.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

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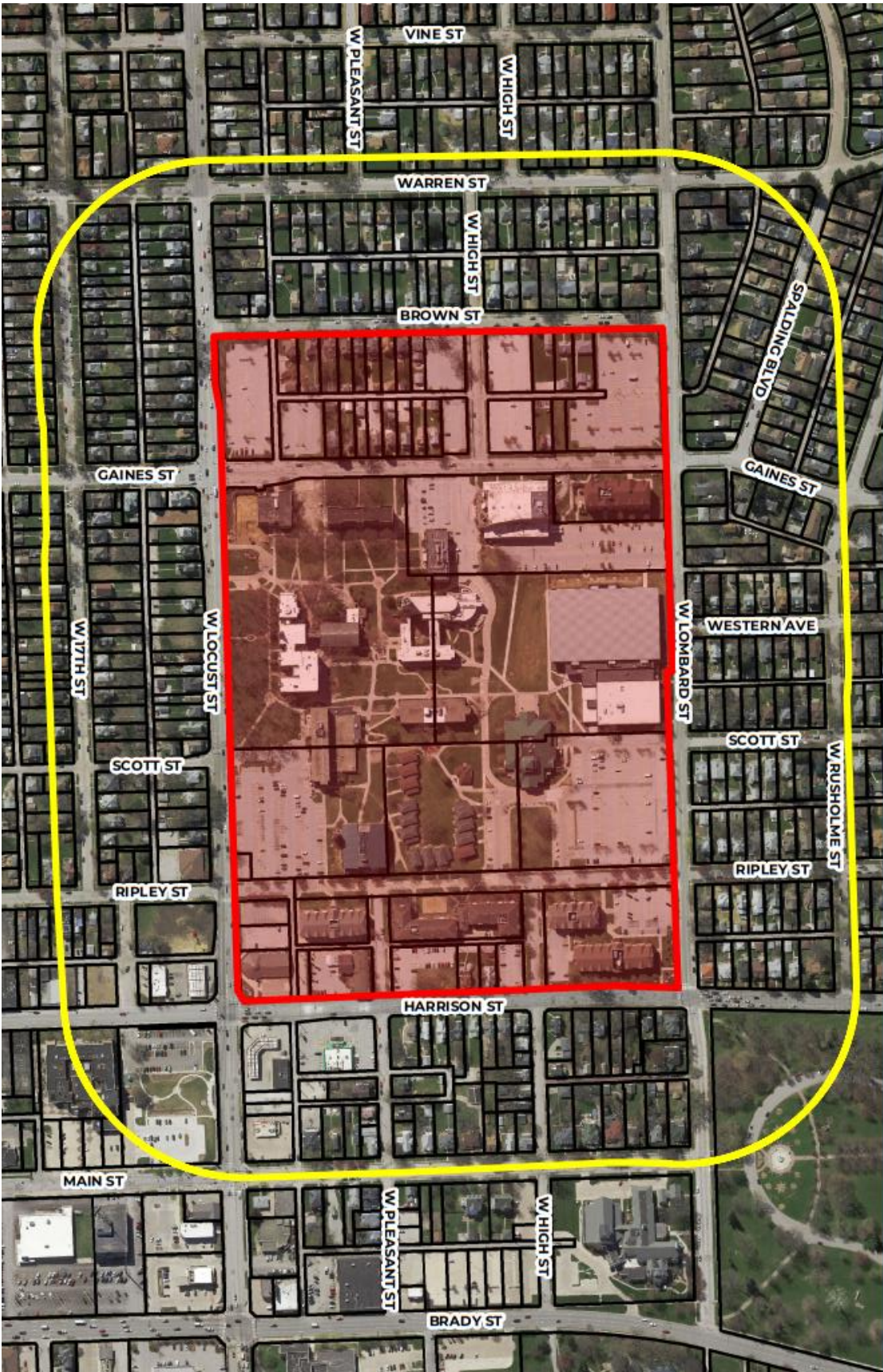
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Public Notice Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]



 St. Ambrose University Campus

 500' Notification Boundary



Neighborhood Meeting Attendance List

Date: 03/06/2025

Time: 6:00 pm

Location: Rogalski Center Ballroom | 518 W Locust St

Case:

ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

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

NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1 Don Mayes	mayesdon8@gmail.com	(563) 508-9576	1521 Gaines
2 Kyle Gripp	Kyle.Gripp@cityofdavenport	(361) 940-7072	4819 Belle
3 Bob Inghram	BINGHRAM88@GMAIL	563.3490341	3740 W 60 TH
4 Jayne Hildebrandt + Shelly Tucker			1925 Brown St
5 Jazmin Newton	jazmin.newton@cityofdavenport		
6 Alex Krist	alex.e.krist@imgcorp.com		
7 Jade Burkholder	jade.burkholder@cityofdavenport		
8 Steve Evans	sdevans6@gmail.com	563-650-4196	2219 Scott St.
9 Erica Thomas	erica.gth.thomas@gmail.com	6	
10 DEBBIE MUMM ^{aka Duffell}	Minimums@mchsi.com		2216 Ripley
11 DON & FRANK EISENTRAGER			609 W 17th St
12 Chad Miller	Sq4@millerwrks.com		
13 Bill Peterson	william.peterson@augustavale.com		2637 Esplanade
14 Karen Metzger	metzgers6@mchsi.com	563-484-1193	2230 Western Ave
15 Lynne Schelly	lynneschelly@gmail.com		2216 Scott DAV 309-258 4199
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Neighborhood Meeting Attendance List

Date: 03/06/2025

Time: 6:00 pm

Location: Rogalski Center Ballroom | 518 W Locust St

Case:

ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

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

	NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1	Veronica	Veronica.fayre90@gmail.com	563 650 8280	
2	Ruel Dimp			
3	Sarah Eikleberry	eikleberry.sj@gmail.com	(319) 930-7820	
4	Steve Fish	stevelindafish@gmail.com	563 323 8519	
5	PAUL & LYNN SCHULY	PAUL@JHLAAS.COM	563.320.4940	
6				2216 SCOTT ST.
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August 1, 2025

Dear Plan and Zoning Commission:

We are writing this letter as property owners within 500 feet of the St. Ambrose University Campus. In fact, this letter represents FOUR properties within this boundary (on Lombard, Spalding, and Rusholme). **Therefore, we are writing in OPPOSITION of the request to amend the Campus Land Use Plan for St. Ambrose University.**

While we know that our opinions probably do not matter when it comes to St. Ambrose University and their actions, we feel it is a right of ours to express our concern for their request. St. Ambrose has shown over the years (St. Vincent Facility, Building of the Wellness and Recreation Facility, etc.) that they will get their way and are not concerned about neighbors' opinions. In fact, they will find a loophole to go ahead and build even though there is opposition amongst the neighborhood. We feel that neighbors have stopped voicing their opinions anymore because they know it will not be heard or valued and St. Ambrose will always get THEIR WAY.

As property owners on Lombard street, we have definite concerns about the proposed "outdoor recreational courts" which are proposed in the McCarthy parking lot. We already have a lot of noise from the Recreation and Wellness Center and students walking through the neighborhood to and from the St. Vincent complex. Therefore, adding an outdoor recreational facility in the parking lot between McCarthy and the Wellness Center, we feel would only add to the noise pollution we already have and is not "neighborhood friendly". Isn't that why they built the Wellness and Recreation Center to have an indoor space to play basketball, volleyball, pickleball, etc.? Now they need an outdoor space?

Other questions we have pertaining to this "outdoor recreational courts":

- Would there be a curfew put on the outdoor recreation facility?
- Would they limit the usage to only St. Ambrose students, or can anyone use the facility?
- How would they limit regular patrons from entering the facility? Or will it be like a park that is open?
- What happens when there are people using the facility in the middle of the night or up to no good during the night?
- Will it bring more opportunities for crime because it can be a gathering place?
- Will it bring more traffic along Lombard and so close to the Gaines/Lombard corner?

Finally, we have concerns about St. Ambrose wanting to take away parking spots that are close to the Wellness and Recreation Center, Lee Lohman Arena, and Rogalski Center.

- Have you ever been on campus in January or February when there is a track meet along with basketball games going on?

There is absolutely NO PARKING and cars then park in our neighborhoods which create parking issues for property owners. In fact, the streets to the north of campus are NOT wide enough to support extra parking from campus activities. In addition, students who do not want to purchase parking permits will always park in our neighborhoods during the daytime and walk across Lombard to class.

However, creating parking lots on the southwest corner of campus is not the answer to the parking issues on the north side of campus. In reality, it does not make sense when the parking issue is by the Wellness and Recreation Center, Lee Lohman, and Rogalski Center where events such as athletic events, fundraisers, wedding receptions, etc. take place in these three main buildings on campus.

Thank you for your time and consideration in protecting our rights as neighbors around the St. Ambrose University campus.

Sincerely,

Property owners of 618 W Lombard, 626 W Lombard, 707 Spalding, and 623 W Rusholme

City of Davenport

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

Action / Date
8/5/2025

Subject:
Consideration of the July 15, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The July 15, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 7-15-25

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JULY 15, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Roll Call

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

Excused: Johnson

Staff: Berkley, Werderitch

II. New Business

- A. Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]

Staff presented a summary of the request. Coram Deo Bible Church and Academy are currently located at 3800 East 53rd Street. Due to limited space and increased enrollment, Coram Deo Academy is seeking to redevelop the former AT&T Call Center Building into its new educational facility. The place of worship will remain in its existing location, east of Interstate-74. A concept plan has been provided detailing the intent to retrofit the existing building for classrooms and academic amenities, while utilizing the existing parking lot for school drop-off and pick-up. The site will maintain its two access points onto Elmore Circle.

The subject property is currently zoned C-3 General Commercial District. 'Educational Facility Primary or Secondary' is prohibited within commercial zoning districts. This land use is only allowed in residential districts and the IC Institutional Campus District. A zoning map amendment is required to facilitate the redevelopment of the former AT&T Call Center into Coram Deo Academy's new campus.

Grady Adkins, representative of Coram Deo Academy, was in attendance to introduce the project and answer questions. The applicant discussed daily operations of the school, anticipated enrollment, and summarized plans to retrofit the former AT&T Call Center for the new school.

Commissioners inquired about traffic impacts, school operations, compliance with the comprehensive plan, impacts on liquor licenses, and preservation of an established commercial corridor. Commissioners also discussed the former use of the building as an AT&T Call Center. The Chairperson requested the City Engineer attend the August 5th meeting to answer questions regarding transportation and infrastructure.

Several members of the public spoke in opposition to the request. Topics of concern included traffic impacts, public safety, hurdles for potential commercial tenants in obtaining a liquor license, overall site improvements, and compliance with the comprehensive plan.

One member of the public spoke in favor of the petition. The individual was supportive of the adaptive reuse of a vacant commercial building and believed the traffic generated from the site would not be substantially different from the former AT&T Call Center.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

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

Excused: Johnson

Staff: Berkely, Werderitch

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the July 1, 2025 meeting minutes.

Motion by Hepner, second by Tallman, to approve the July 1, 2025 meeting minutes.
Motion to approve was unanimous by voice vote (9-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F25-09: Request of Parallel Timber Ridge LP for a Final Plat of Sheffield Square Ninth Addition. The 1-lot subdivision is located on 54th Street, west of Pine Street, on 2.07 acres. [Ward 2]

Staff provided an overview of the subdivision. The site consists of five vacant lots, which will be combined to form a larger developable property. The purpose is to construct Timber Ridge Apartments, a planned 52-unit rental community for independent-living seniors 62 years of age or older.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-09 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add a note stating, "Sidewalks are required with the development or when so ordered by the City of Davenport."

Commissioners inquired about the location of stormwater detention facilities and proximity to residential amenities.

Motion by Garrington, second by Maness, to forward Case F25-09 to City Council with a recommendation for approval in accordance with the listed findings and conditions. Motion to approve was unanimous by a roll call vote (9-0).

VII. Future Business

VIII. Communications

IX. Other Business

A. Election of Officers

Motion by Hepner, second by Garrington, to nominate Commissioner Tallman as Secretary. Motion to approve was unanimous by voice vote (9-0).

Motion by Schilling, second by Schneider, to nominate Commissioner Maness as Vice-Chairperson. Motion to approve was unanimous by voice vote (9-0).

Motion by Garrington, second by Tallman, to nominate Commissioner Inghram as Chairperson. Motion to approve was unanimous by voice vote (9-0).

X. Adjourn

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

The meeting adjourned at 5:48 pm.

City of Davenport

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

Action / Date
8/5/2025

Subject:

Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]

Recommendation:

Staff recommends Case REZ25-04 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.
3. The zoning map amendment and submitted land use plan are compatible with the established commercial character of the area.
4. The proposed zoning map amendment is consistent with other uses permitted within the existing zoning classification.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Background:

Coram Deo Bible Church and Academy are currently located at 3800 East 53rd Street. Due to limited space and increased enrollment, Coram Deo Academy is seeking to redevelop the former AT&T Call Center Building into its new educational facility. The place of worship will remain in its existing location, east of Interstate-74. A concept plan has been provided detailing the intent to retrofit the existing building for classrooms and academic amenities, while utilizing the existing parking lot for school drop-off and pick-up. The site will maintain its two access points onto Elmore Circle.

Why is a Zoning Map Amendment Required?

The subject property is currently zoned C-3 General Commercial District. 'Educational Facility-Primary or Secondary' is prohibited within commercial zoning districts. This land use is only allowed in residential districts and the IC Institutional Campus District. A zoning map amendment is required to facilitate the redevelopment of the former AT&T Call Center into Coram Deo Academy's new campus.

Davenport's Zoning Ordinance defines '**Educational Facility-Primary or Secondary**' as "a public, private, or parochial facility that offers instruction at the elementary, junior high, and/or

high school level."

Comprehensive Plan:

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

Future Land Use Designation:

The subject property is currently designated as Regional Commercial in the Davenport +2035 Future Land Use Map.

1. **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.

Zoning:

The applicant is petitioning a rezoning from C-3 General Commercial District to IC Institutional Campus District.

1. **C-3 General Commercial Zoning District:** This district is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.
2. **IC Institutional Campus District:** This zoning district is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:
 1. Further the policies of the Comprehensive Plan.
 2. Permit appropriate institutional growth within boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
 3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
 4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

Section 5.10.105.B: Alcoholic Beverage Controls

Class "A", class "B" "C", or class "E" retail alcohol license applications shall not be approved if the property upon which such licensed activity will occur is located within 600 feet, including public rights-of-way, of a state-registered child development home, state-licensed child-care center, or public or private elementary or secondary school. However, an application within 600 feet, but not immediately abutting, a state-registered child development home or state-licensed child-care center may be approved if the City Council, upon a hearing, grants a waiver to this rule. The City Council may grant the waiver if it determines the following exists:

1. The affected child development home or care center consents to the granting of the waiver; or
2. Sufficient buffering exists to mitigate the visual, sound, and foot traffic likely to be generated by the applicant, similar to or greater than an arterial roadway or at least 100 feet of natural buffering such as woods, ravines, waterways, or wetlands.

Section 5.10.105.B does not apply to grocery stores or restaurants.

Approval Standards for Map Amendments (Chapter 17.14.040)

The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

Please note, property tax considerations fall outside the scope of zoning determinations and should not influence the outcome of this request. Ownership of the property by a tax-exempt institution is allowed under the current zoning designation. Furthermore, the City does not have the authority to regulate or restrict the purchase of property by a tax-exempt organization. Rezoning decisions are guided by planning objectives and consistency with zoning policy, rather than potential changes in property tax revenue.

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

- Staff Response: The property is designated as Regional Commercial in the Davenport +2035 Land Use Plan. Since the Comprehensive Plan designated areas as a whole, the Elmore Avenue and 53rd Street corridors were reserved for higher-intensity uses that have service boundaries that extend beyond the city limits. As a private school, Coram Deo Academy has a student population spanning throughout the Quad Cities metropolitan area. The use of the property as an educational facility complies with the proposed service boundary identified in the comprehensive plan.
- Areas designated as Regional Commercial are located at the intersections of major streets and have good access to interstate and other highways. Most people will drive or take transit to areas designated Regional Commercial. Regardless of the change in use or zoning classification, the subject property will maintain its accessibility to these major transportation networks (i.e. Elmore Avenue, 53rd Street, and proximity to I-74). In addition, the subject property is accessible via public transit. The CitiBus Blue Line has stops at the intersection of Elmore Circle and 53rd Street. In addition, the Yellow Line is a north-south route

with stops located along Elmore Avenue.

- Land uses in Regional Commercial designation typically include big-box retail and large office complexes. However, this land use category also provides for residential, service, and institutional uses. Converting the former AT&T Call Center building into a primary and secondary school qualifies as an institutional use.
- Rezoning the property to IC Institutional Campus District does not require an amendment to the Future Land Use Map. It is staff's opinion that the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

2. The compatibility with the zoning of nearby property.

- Staff Response: The following zoning districts abut the subject property:
 - North: R-2 Single-Family Residential District & C-3 General Commercial District
 - South: C-3 General Commercial District
 - East: C-3 General Commercial District
 - West: C-3 General Commercial District
- The 10.72-acre site is adjacent to the commercial corridors of Elmore Avenue and 53rd Street. Principal land uses in this area include retail goods establishments, offices, hotels, financial institutions, restaurants, car washes, and vehicle dealerships. The properties surrounding the intersection of Elmore Avenue and 53rd Street are predominantly zoned C-3 General Commercial District. The undeveloped 33.11-acre site immediately to the north of the subject property is zoned residential and only accessible from the adjacent Jersey Meadows Subdivision.
- The IC Institutional Campus District is intended to permit institutional growth within the district while minimizing adverse impacts on the adjacent areas. This zoning classification has been utilized by the following primary and secondary educational facilities: Central High School, West High School, North High School, Mid City High School, and Assumption High School. The City recognizes that schools may require additional flexibility to grow and develop within limited space. The IC Institutional Campus District facilitates this use and development while providing increased public notification and regulatory oversight.
- City staff analyzed the request for compliance with Davenport's Zoning Ordinance as well as state legislation. The petition will introduce institutional zoning into the commercial corridor. Iowa State University Extension and Outreach advises that an application is considered spot zoning when it is for the sole benefit of the property owner and contrary to the comprehensive plan. In this case, the comprehensive plan designates the subject property as Regional Commercial due to accessibility to major transportation routes. The proposed institutional use is also consistent with the described land uses outlined in the future land use plan. Given the substantial size of the property and conformance with the comprehensive plan, staff believe the rezoning request is not considered spot zoning.
- It is staff's opinion that the proposed zoning amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.

3. The compatibility with established neighborhood character.

- Staff Response: Davenport's Zoning Ordinance requires the applicant to submit a

Land Use Plan when petitioning a rezoning to the IC Institutional Campus District. This provides an additional level of oversight to ensure consistency with the surrounding land uses. Coram Deo Academy intends to retrofit the former AT&T Call Center building for use as a school. The building footprint, which is setback towards the north property line, will not be expanded. Alterations to the building are predominantly on the interior as the former office space will be converted into classrooms and other school amenity areas. Exterior improvements are limited to signage and minor aesthetic changes to rebrand the building for Coram Deo Academy. The existing parking lot configuration and two access points onto Elmore Circle will also remain. Student drop-off and pick-up will occur on-site within the existing parking lot.

- This plan is designed to retain and enhance the existing condition of the building and site, ensuring the preservation of the character and context of the surrounding environment. If it is determined that there is a major amendment, the property owner must return to the Plan and Zoning Commission and City Council for approval. This provides additional oversight to ensure consistency with the surrounding uses.
- It is staff's opinion that the proposed zoning district and land use plan are compatible with the established commercial character of the area.

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

- Staff Response: Coram Deo Academy is requesting a map amendment to a more restrictive zoning designation. The IC Institutional Campus District requires the review and approval of a land use plan to enable the community to understand the levels of development and activity being proposed, their likely impacts, and appropriate mitigation measures. This additional level of oversight is intended to further protect the health, safety, and welfare of the City.
- During the public hearing, concerns were raised regarding potential traffic impacts associated with the operation of a school. According to the submitted land use plan, the site will retain its 578 parking spaces and two driveways onto Elmore Circle. During the school year, student drop-off is scheduled from 8:15-8:30am Mondays through Fridays. School pick-up is Mondays through Thursdays at 2:45pm and Fridays at 12:45pm. The school averages 2.5 students per vehicle during drop-off. Given the broad range of communities that students commute from, no bus service is proposed at this time. The current enrollment of 180 students would be relocated from the existing school to the new location. Therefore, minimizing the additional trips generated along the commercial corridor. The subject property would enable Coram Deo Academy to grow its population to 500 students.
- The subject property has two access points onto Elmore Circle, which extends to Elmore Avenue to the east and 53rd Street to the south. Since access to Elmore Avenue from Elmore Circle is regulated by a stop sign, it is anticipated that vehicles will utilize the traffic signal at the intersection of Elmore Circle and 53rd Street. The City installed two "Do Not Block Drive" signs with flashing lights at the entrance to Victoria Square in an effort to deter vehicles from blocking access to the shopping center while waiting at the traffic light. City staff believe there are adequate traffic measures in place to accommodate the traffic generated from a school. The City will continue to monitor traffic patterns and

respond with appropriate measures where needed.

- While the IC Institutional Campus District is not bound by the minimum off-street parking requirements outlined in the Zoning Ordinance, staff believe there is adequate parking and stacking space on the property to accommodate the traffic generated by the school. Per the Zoning Ordinance, the minimum off-street parking requirement for an elementary or junior high school is three stalls per classroom, plus three stalls per office. The parking requirement for a high school is six stalls per classroom, plus four per office. Staff believe the site's 578 parking stalls are sufficient.
- According to City records, the AT&T Call Center had a total of 548 employees in 2011. If Coram Deo Academy reaches its full capacity of 500 students, this will be comparable to the former use. However, schools typically generate less traffic due to carpooling and multiple student households. The City did not encounter any significant traffic concerns when the AT&T Call Center was open and operating at full capacity.
- Rezoning the property to establish a new school will have minimal impact on the regional transportation system given its proximity and access to Elmore Avenue, East 53rd Street, and Interstate-74. Relocating the school from the eastside of the interstate to the westside is a minor shift in vehicles already traveling through the commercial corridor.
- City staff analyzed crash data from 2020 to 2025 on Elmore Circle and at the intersections with Elmore Avenue and 53rd Street. There were a total of forty crashes over this period, with none resulting in serious injury or fatality.
- The following are the most recent annual average daily traffic counts, according to the Iowa Department of Transportation:
 - Elmore Circle: 100
 - 53rd Street, between Elmore Circle and Elmore Avenue: 26,100.
 - Elmore Avenue, north of 53rd Street: 15,100
- Staff does not anticipate the proposed zoning map amendment will impact the public health, safety, and welfare of the City.

5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

- Staff Response: The current C-3 General Commercial District is Davenport's highest intensity commercial zoning classification, meant to facilitate medium and large-scale development serving both local and regional markets. Uses may generate considerable traffic and generally require significant off-street parking. As a result, the C-3 District offers a broad range of commercial, residential, and civic land uses.
- Coram Deo currently operates its school, church, and offices in the same facility at 3800 East 53rd Street (zoned C-3 District). Due to the growth of the church and increasing enrollment of the school, the intent is to separate the two uses. Rezoning the subject property to IC Institutional Campus District will facilitate the redevelopment of the former call center into Coram Deo Academy's new campus. Coram Deo Bible Church will remain in its existing location, east of the interstate. This is part of a long-range plan by Coram Deo to reinvest in the Davenport market.
- The C-3 General Commercial District permits 'Places of Worship', 'Day Care

Center', 'Educational Facility-University or College', and 'Educational Facility-Vocational'. However, 'Educational Facility-Primary or Secondary' is only permitted in residential and institutional zoning districts. Locating public schools within existing neighborhoods is ideal when students reside within close proximity. This offers opportunities for walking, biking, and shorter commutes to schools. However, being a private kindergarten through twelfth grade school, Coram Deo Academy attracts students from throughout the Quad Cities Metropolitan Region. Students are currently commuting from Davenport, Bettendorf, LeClaire, Eldridge, Walcott, DeWitt, Princeton, Long Grove, Pleasant Valley, East Moline, Coal Valley, and Geneseo. Therefore, a prominent facility adjacent to the interstate and commercial thoroughfares is an ideal location for the new campus.

- It is staff's opinion that the C-3 General Commercial District offers a diverse range of commercial, residential, and civic land uses. However, the proposed zoning map amendment facilitates the adaptive reuse of a vacant building as an educational facility, aligning with the types of uses already permitted under the existing zoning classification.

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

- Staff Response: The IC Institutional Campus District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for the approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.
- The existing 10.72-acre parcel conforms with the IC District Dimensional standards for minimum lot area and width requirements. The subject property consists of the former AT&T Call Center, which was constructed in 2007 as part of a planned unit development. Subsequently, on April 20, 2011, the Zoning Board of Adjustment approved a Special Use Permit for the construction of the existing 160-foot-tall stealth wireless communications tower. The developed property conforms with the base district regulations for maximum impervious surface and setback requirements. The conversion of the office building into an educational facility, as well as maintaining the cellular tower, are both considered permitted uses in the IC Institutional Campus District.
- It is staff's opinion that rezoning the property to IC Institutional Campus District and redeveloping the site as outlined in the land use plan will not create any new nonconformities.

Public Input:

Letters were sent to property owners within 500 feet of the proposed request notifying them of the July 15th Plan and Zoning Commission Public Hearing. Due to the limited number of residential properties within the notification area, a neighborhood meeting was not held.

During the July 15th Plan and Zoning Commission public hearing, several members of the public spoke in opposition to the request. Topics of concern

included traffic impacts, public safety, hurdles for potential commercial tenants in obtaining a liquor license, overall site improvements, and compliance with the comprehensive plan. One member of the public spoke in favor of the petition. The individual was supportive of the adaptive reuse of a vacant commercial building and believed the traffic generated from the site would not be substantially different from the former AT&T Call Center.

To date, one written comment in opposition to the request has been received by an abutting property owner within the 500-foot notification area. Their concern related to the adverse effects that a school may have on the marketability of their vacant commercial property on Elmore Avenue. In particular, the potential for developing their site for a user that sells liquor.

Davenport has specific regulations regarding the distance between establishments selling liquor and schools or child care facilities. There must be at least a 600-foot separation, measured in a straight line between the closest points of the properties. This rule applies to both public and private elementary and secondary schools, as well as state-registered child development homes and state-licensed child care centers. However, there is a waiver process. Factors taken into consideration are geography or other physical buffers (in this case Pheasant Creek). The City does not regularly receive waiver requests, but with appropriate measures in place have been granted in the past.

Staff received a second inquiry from the property owner of Victoria Square Shopping Center. In addition to raising questions about the potential impacts of a liquor license application, the owner expressed concerns about traffic impacts. In particular, vehicles stacking near the traffic light at Elmore Circle and 53rd Street.

Following the public hearing, staff received several letters in support of the rezoning request. Statements in favor of the request generally cited community reinvestment, adaptive reuse of a vacant commercial building, economic impacts, and Coram Deo's track record as a good community partner.

Written public comments received as of Friday, August 1st have been attached to the staff report. Staff will apprise the Commission of any additional correspondence at the August 5th Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Coram Deo Academy Letter to the Commission
3. Coram Deo Academy-Student Residency Map
4. Maps
5. Iowa DOT Crash Analysis Report
6. Public Hearing Notice
7. Public Comments Received as of 8-4-25
8. Chapter 17.08 - Use Matrix
9. Iowa State University Extension and Outreach-Spot Zoning



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

APPLICANT INFORMATION	
Applicant Name Company Name Coram Deo Academy	
Address 3800 E 53rd St	
City State Zip Davenport, IA 52807	
Phone	
Secondary Phone	
E-Mail Address	

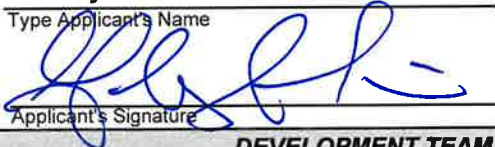
Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

Grady Adkins

Type Applicant's Name



05/07/2025
Date

DEVELOPMENT TEAM

Property Owner	
Dan Zatloukal, Telecommunications Springing, L.L.C	
Address PO Box 3666, Oak Brook, Illinois	
Phone	Secondary Phone
E-Mail Address	

Project Manager/Other

Address	
Phone	Secondary Phone
E-Mail Address	

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
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PROJECT TITLE

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION 5348 Elmore Circle, Davenport, IA 52807
--

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	C-3	IC	466,912

COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED

Concept/Development Plan ☐

Authorization to Act as Applicant* ☐
*only needed if the Applicant is different than the owner

Legal Description* (bearing & distance) ☐
* shall include a MS Word or Text file

Legal Description Dimensioned Sketch ☐

Application Fee* (REQUIRED) ☐
* (check payable to 'City of Davenport')

Rezoning Fee Schedule

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

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

PROJECT NARRATIVE: (submit separate sheet if needed)

Applicant, Coram Deo Academy (CDA), intends to use this facility for educational purposes. CDA, an accredited K-12 school established in 2020, desires to purchase this property and move their school to this new location.

The inside of the existing structure will be remodeled to include approximately 30 classrooms holding 500-600 students with 30 faculty and 5 staff/administration.

*See attached for continuation.

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

PROJECT NARRATIVE CONTINUED:

The property consists of 10.72 acres with 578 parking spaces.

Traffic impact will be minimal with drop off times being 8:15-8:30am M-F and pick up times being 2:45pm M-TH and 12:45pm on Fridays. There is currently no plan to utilize a bus system.

Coram Deo Academy will reface the signage both at the entrance to the building and on the building itself.

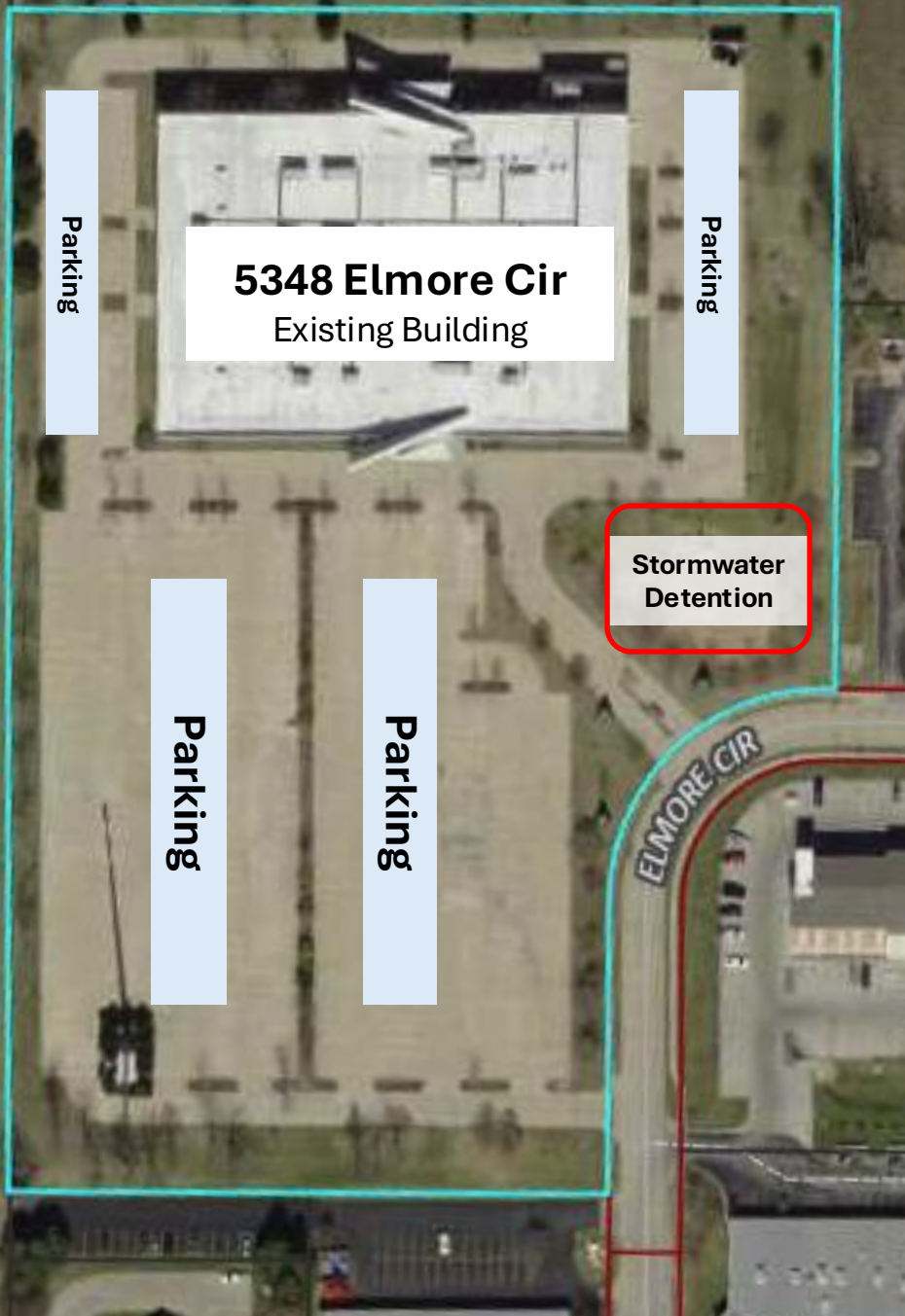
The property is currently zoned C-3. Coram Deo Academy is requesting this property to be rezoned to IC (Institutional Campus).

LEGAL DESCRIPTION:

The land referred to herein below is situated in the county of Scott, state of Iowa and is described as follows:

Lot 2 of the Final Plot of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa.

Assurance note: The above described land is the same as described within the Chicago Title Insurance Company Commitment File No. 100719284, with an effective date of November 27, 2007.

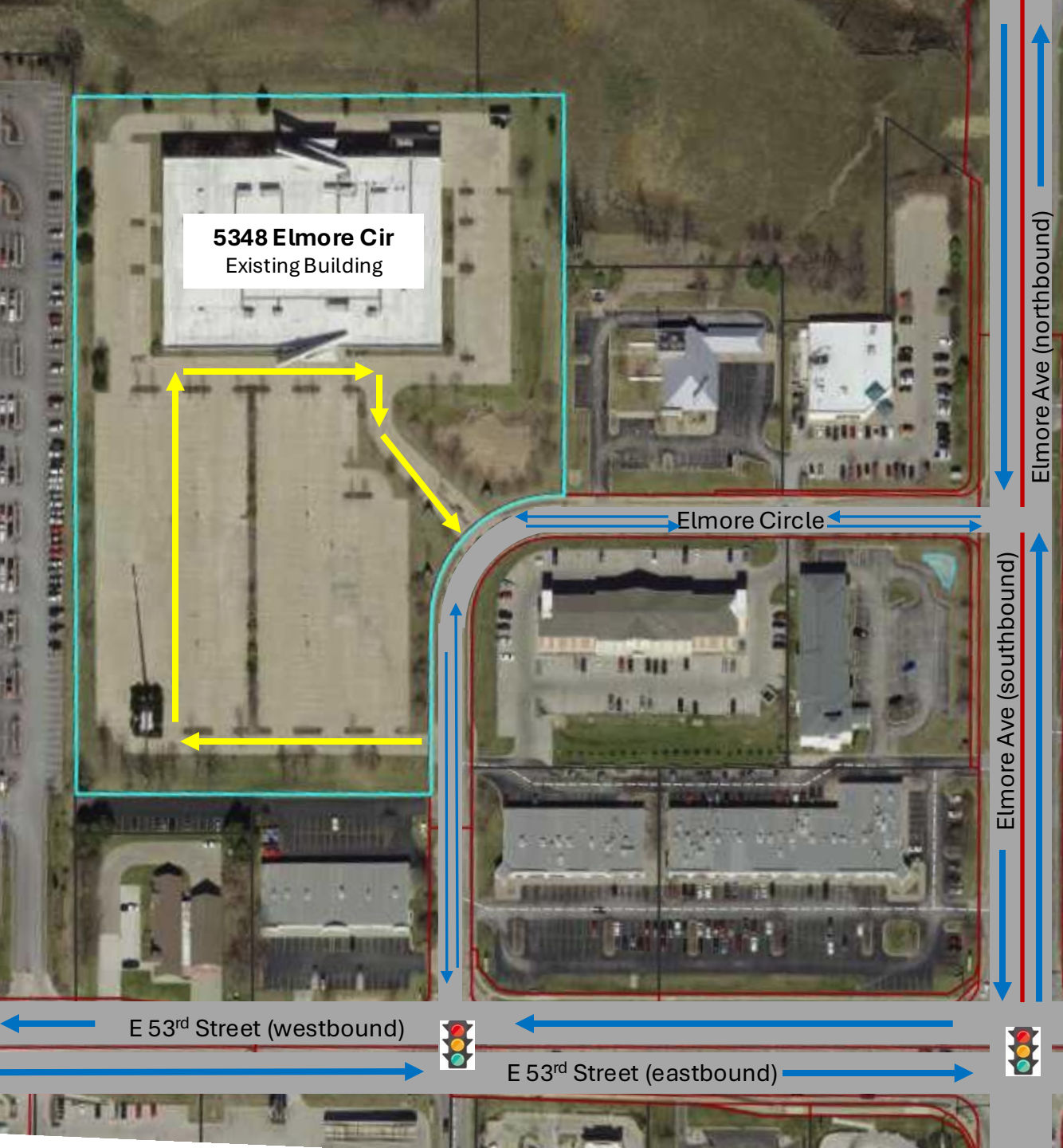


Existing Conditions:

- 10.72 Acres
- 75,728 Sq Ft Building
- 578 Parking Spaces

Proposed Changes:

- No footprint change to existing structure



Anticipated Traffic Patterns

- School Drop off
M-F 8:15-8:30am
- School Pick up
M-Th 2:45pm
Fri 12:45pm

Legend:

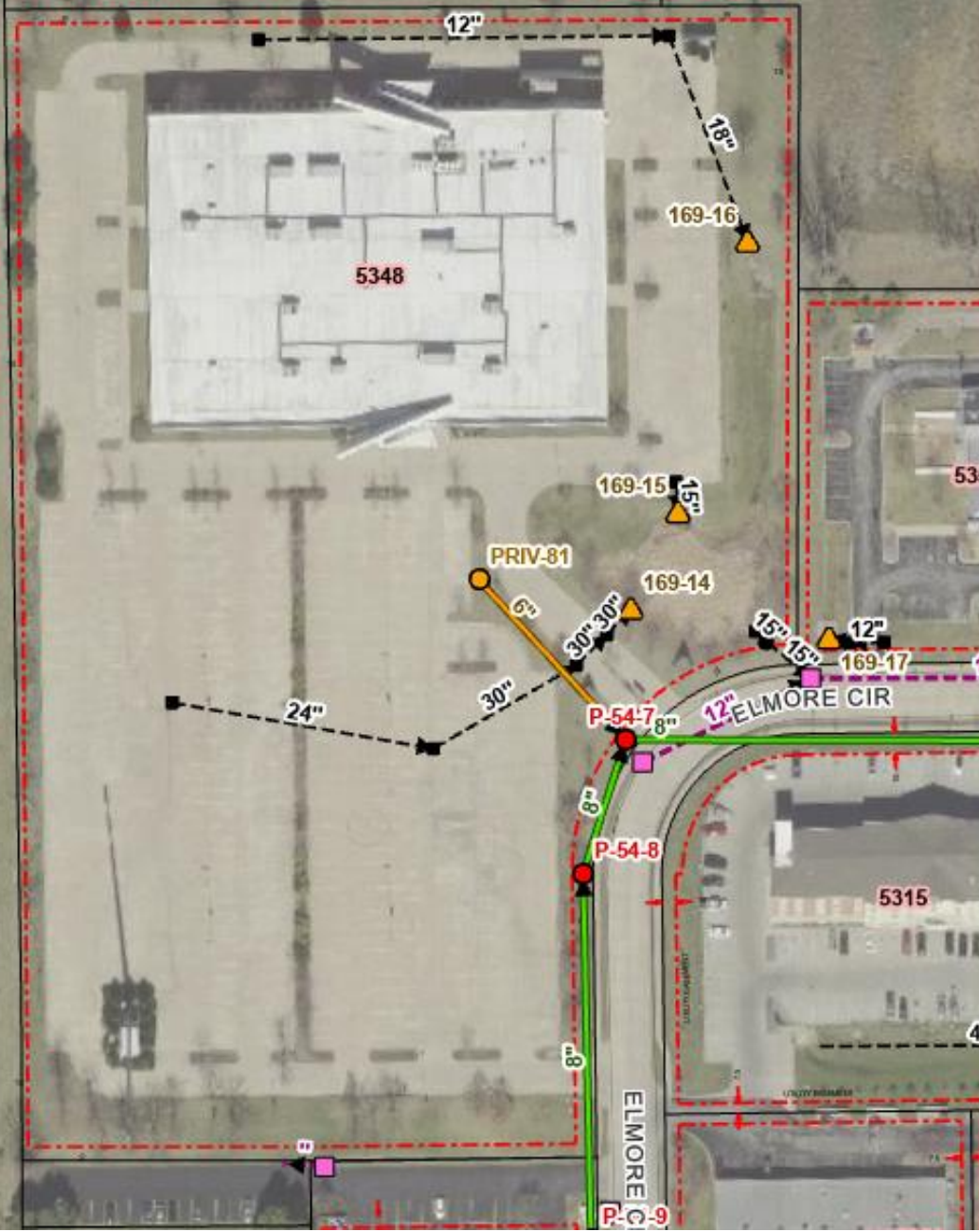
-  = main road traffic
-  = school traffic
-  = traffic light

Private Storm Sewer Locations:

Black Dotted Lines = storm sewer

Orange Lines = sanitary sewer lines

Storm Sewer flows into the detention pond located near main entrance.



LETTER OF AUTHORIZATION

June 26, 2025

Via E-Mail

CITY OF DAVENPORT

Development & Neighborhood Services - Planning

Email: planning@davenportiowa.com

RE: Purchaser's Proposed Re-Zoning for 5348 Elmore Circle, Davenport, Iowa 52807
(the "Property")

Dear Sir or Madam:

On June 25, 2025, Telecommunications Springing, L.L.C., a Delaware limited liability company ("Seller") and Coram Deo Academy, an Iowa nonprofit corporation (or its permitted assignee, the "Purchaser") entered into a Purchase and Sale Agreement (the "Purchase Agreement") with respect to the purchase/sale of the above-referenced Property. Prior to Closing on its purchase, Purchaser would like to apply for re-zoning of the Property for use as an educational facility. Seller hereby approves Purchaser submitting an Application for Rezoning with a submittal date of 6/19/25, and a third reading at the City Council Meeting at 5:00 p.m. on September 24, 2025, so long as the zoning change does not become effective until after Purchaser is the owner of the Property. If, for any reason, either party elects to terminate the Purchase Agreement pursuant to its rights thereunder, and either party notifies the City of Davenport of such termination, the application for re-zoning shall be immediately withdrawn/terminated.

Additionally, (a) until Purchaser owns the Property, Purchaser will not enter to any agreements regarding the Property which would bind Seller in the event of a termination of the Purchase Agreement or failure of one party to close, and (b) Purchaser shall not record any documents against the Property or which benefit or burden the Property prior to Closing; provided, however, this will not prevent Purchaser from pursuing the necessary applications for re-zoning as set forth above.

This letter may be relied on by the Plan & Zoning Commission for the City of Davenport to confirm Seller's authorization to allow Purchaser to apply for re-zoning, in accordance with the terms of the Purchase Agreement and this letter.

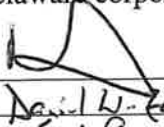
[Signature Pages to Follow]

Sincerely,

TELECOMMUNICATIONS SPRINGING, L.L.C.,
a Delaware limited liability company

By: Telecommunications Exchange Venture,
L.L.C., a Delaware limited liability
company, its manager

By: Inland Private Capital Corporation,
a Delaware corporation, its sole member

By: 
Name: Daniel W. Feltlorkel
Title: S.U.P.

Notarization:

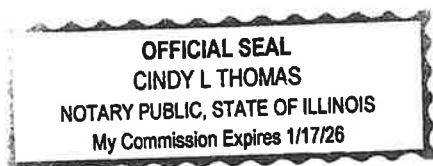
State of Illinois,
County of DuPage,

Sworn and subscribed before me
This 26th day of June, 2025.



Notary Public

My Commission Expires:



Agreed to by Purchaser:

CORAM DEO ACADEMY, an Iowa nonprofit
corporation

By: _____
Name: _____
Title: _____

Sincerely,

TELECOMMUNICATIONS SPRINGING, L.L.C.,
a Delaware limited liability company

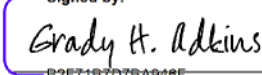
By: Telecommunications Exchange Venture,
L.L.C., a Delaware limited liability
company, its manager

By: Inland Private Capital Corporation,
a Delaware corporation, its sole member

By: _____
Name: _____
Title: _____

Agreed to by Purchaser:

CORAM DEO ACADEMY, an Iowa nonprofit
corporation

Signed by:
By: 
Name: Grady H. Adkins
Title: Head of School



To: Mayor Mike Matson
Davenport Planning and Zoning Commission

Regarding:
Rezoning of the AT&T Call Center
5348 Elmore Circle, Davenport, IA 52807

My name is Dr. Grady Adkins, and I am the Superintendent of Coram Deo Academy, a K-12 private school in Davenport, IA. We are a young school, just 5 years old, but we are a growing school. We have maxed out our current location at Coram Deo Bible Church and desire to expand outside of our church building and impact the local community in a positive way. This is why we are currently under contract to purchase the old AT&T Call Center located at 5348 Elmore Circle.

Coram Deo Academy has families in attendance from 12 of the cities within our area to include Davenport, Bettendorf, LeClaire, Eldridge, Walcott, DeWitt, Princeton, Long Grove, Pleasant Valley, East Moline, Coal valley, and Geneseo. The AT&T property provides a strategic and central location to service families all across the Quad City Area. Not only is it central, but it is also located very close to the I-74 and 53rd St. corridor creating an excellent location with the best option for minimal impact on traffic that would otherwise have to travel across a city for school.

What I am most excited about is that Coram Deo Academy would bring life to an area where there has been no life for almost 5 years. We also provide an excellent option to repurpose the building that will bring business to Davenport from families that might not otherwise venture into Davenport. Life in a community is a good thing and is what every city desires, and supports the comprehensive plan. Coram Deo Academy brings life with it.

I would ask that this commission and Mayor Matson put all politics and religion aside and grant rezoning for educational purposes and the good of the city. During the first P&Z Commission meeting the commission asked a question that was discriminatory in practice. The commission asked about the current property taxes of the AT&T call center.

This question has no bearing on whether a property should or should not be rezoned. In fact, it is quite discriminatory in two ways:

1. Discriminatory toward non-profit entities, to include private schools.
2. Discriminatory toward religious organizations, to include a Christian school.

Let me restate that property taxes have no bearing on the commission's rezoning decision and to do so is discriminatory in practice.

It is also noteworthy that the AT&T property is currently zoned appropriately for a church. Coram Deo is simply going through the rezoning process at the request of the city.

Coram Deo Bible Church has been a good member of Davenport for 20 years. Our history proves this. Coram Deo Academy is an extension of the church and will prove to be the same – a good member of Davenport that brings life to a dead property.

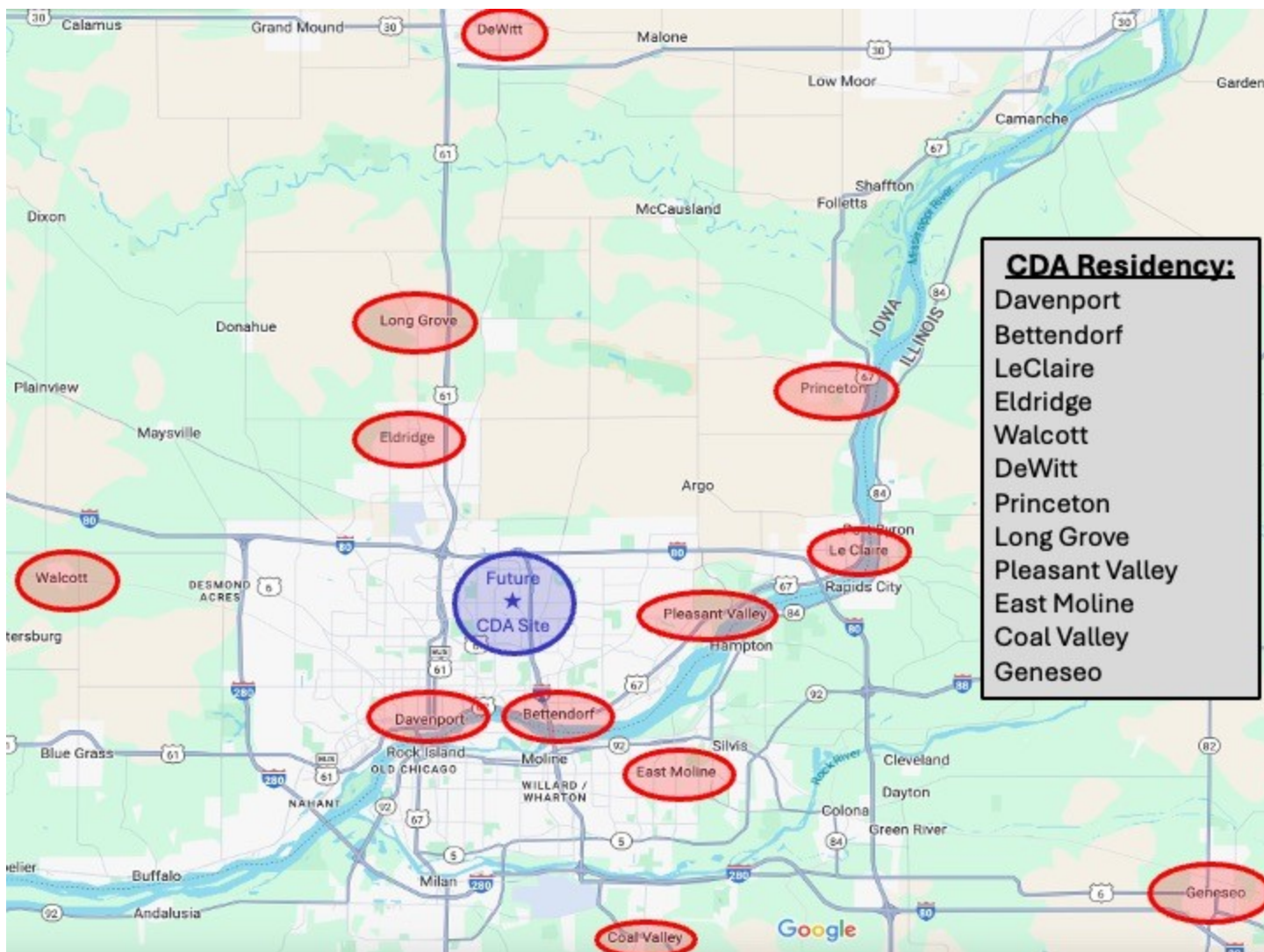
Thank you,

Dr. Grady Adkins, EdD | Executive Pastor & Superintendent

[CORAM DEO BIBLE CHURCH](#) | [CORAM DEO ACADEMY](#)

3800 E. 53rd Street | Davenport, IA 52807 | (563) 359-5333

In the presence of God | Under the authority of God | For the glory of God



Vicinity Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]



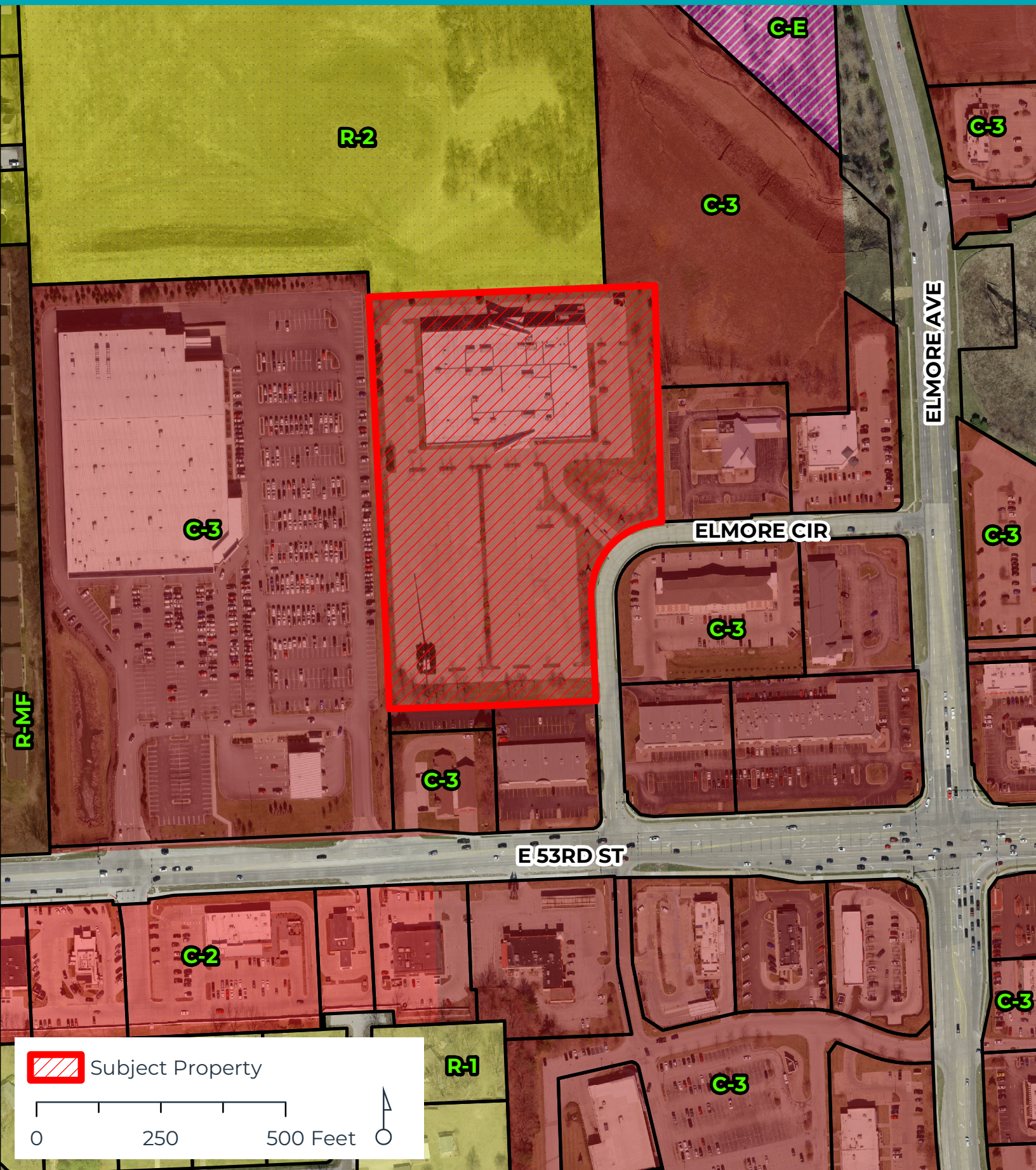
Subject Property

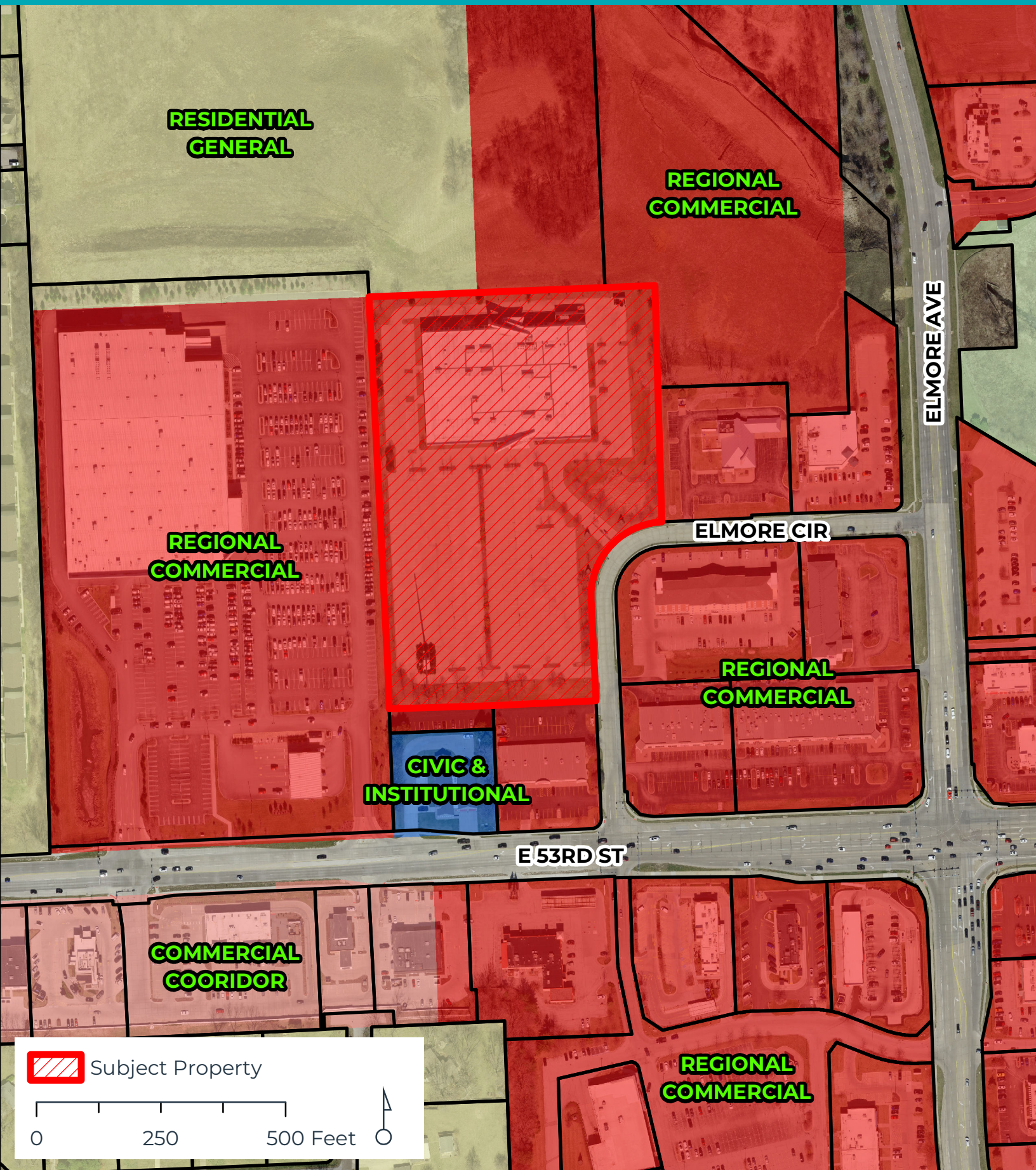
0 250 500 Feet



Zoning Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]







Registered Daycare & School Map | Case REZ25-04

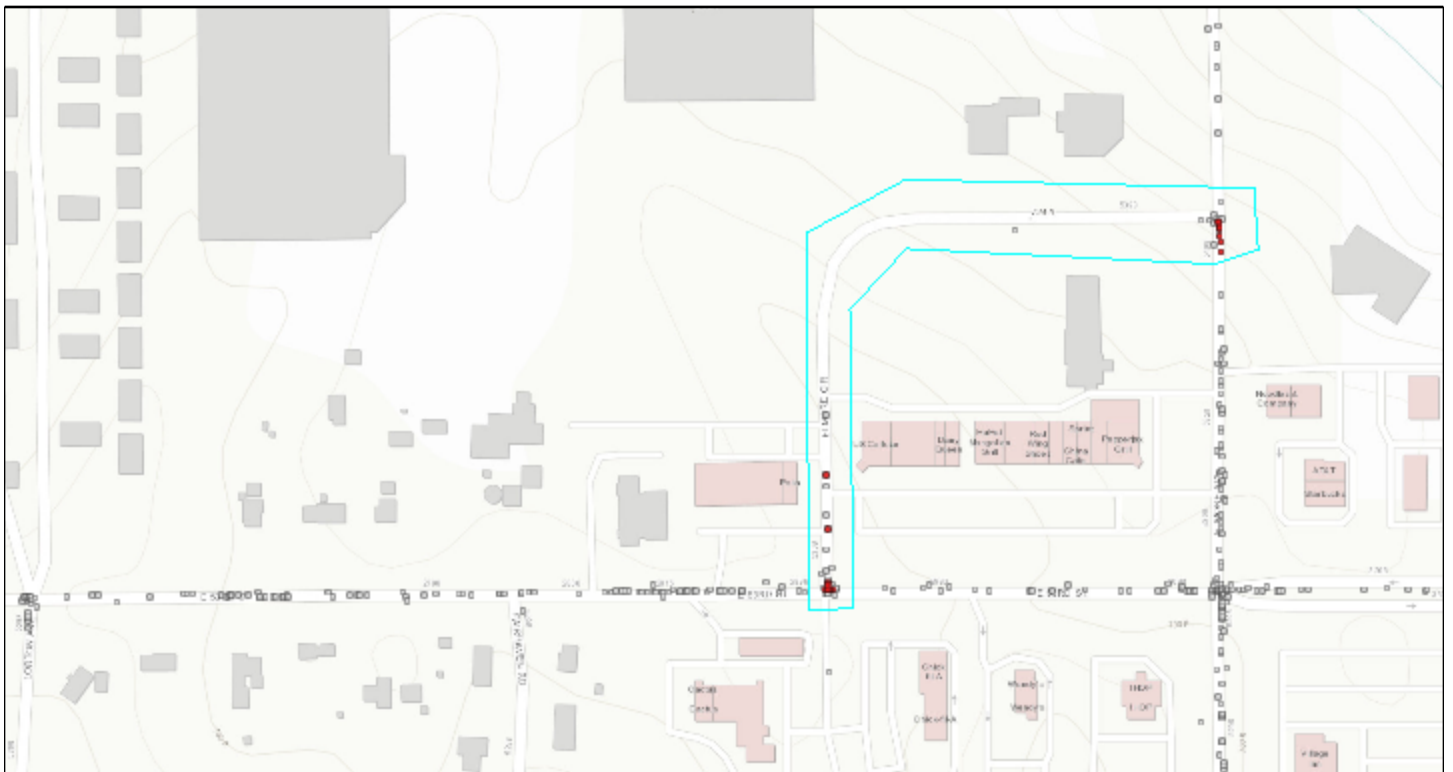
Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]





Injury Status Summary	30
Fatalities	0
Suspected serious/incapacitating	0
Suspected minor/non-incapacitating	7
Possible (complaint of pain/injury)	10
Uninjured	0
Unknown	1
Not Reported	12

Average Severity	
Fatalities/Fatal Crash:	0.00
Fatalities/Crash:	0.00
Injuries/Crash:	0.43
Major Injuries/Crash:	0.00
Minor Injuries/Crash:	0.18
Possible/Unknown Injuries/Crash:	0.25





Iowa Crash Analysis Tool
Quick Report
2020-2025

Major Cause		40
Animal	0	Ran traffic signal 2
Ran stop sign	0	Failed to yield to emergency vehicle 0
FTYROW: At uncontrolled intersection	0	FTYROW: Making right turn on red signal 1
FTYROW: From stop sign	1	FTYROW: From yield sign 0
FTYROW: Making left turn	9	FTYROW: From driveway 0
FTYROW: From parked position	0	FTYROW: To pedestrian 0
FTYROW: Other	3	Drove around RR grade crossing gates 0
Disregarded RR Signal	0	Crossed centerline (undivided) 0
Crossed median (divided)	0	Traveling wrong way or on wrong side of road 0
Aggressive driving/road rage	1	Driving too fast for conditions 1
Exceeded authorized speed	0	Improper or erratic lane changing 1
Operating vehicle in an reckless/erratic/care...	0	Followed too close 6
Passing: On wrong side	0	Passing: Where prohibited by signs/markings 0
Passing: With insufficient distance/inadequa...	0	Passing: Through/around barrier 0
Passing: Other passing	0	Made improper turn 3
Driver Distraction: Manual operation of an e...	0	Driver Distraction: Talking on a hand-held d... 0
Driver Distraction: Talking on a hands free ...	0	Driver Distraction: Adjusting devices (radio... 0
Driver Distraction: Other electronic device ...	1	Driver Distraction: Passenger 0
Driver Distraction: Unrestrained animal	0	Driver Distraction: Reaching for object(s)/f... 0
Driver Distraction: Inattentive/lost in thou...	0	Driver Distraction: Other interior distracti... 1
Driver Distraction: Exterior distraction	0	Ran off road - right 0
Ran off road - straight	0	Ran off road - left 0
Lost control	1	Swerving/Evasive Action 0
Over correcting/over steering	0	Failed to keep in proper lane 0
Failure to signal intentions	0	Traveling on prohibited traffic way 0
Vehicle stopped on railroad tracks	0	Other: Vision obstructed 0
Other: Improper operation	0	Other: Disregarded warning sign 0
Other: Disregarded signs/road markings	0	Other: Illegal off-road driving 0
Downhill runaway	0	Separation of units 0
Towing improperly	0	Cargo/equipment loss or shift 0
Equipment failure	0	Oversized load/vehicle 0
Other: Getting off/out of vehicle	0	Failure to dim lights/have lights on 0
Improper backing	0	Improper starting 0
Illegally parked/unattended	0	Driving less than the posted speed limit 0
Operator inexperience	0	Other 2
Unknown	6	Not reported 0
Other: No improper action	1	



**Iowa Crash Analysis Tool
Quick Report
2020-2025**

Time of Day/Day of Week														
Day of Week	12 AM to 2 AM	2 AM to 4 AM	4 AM to 6 AM	6 AM to 8 AM	8 AM to 10 AM	10 AM to Noon	Noon to 2 PM	2 PM to 4 PM	4 PM to 6 PM	6 PM to 8 PM	8 PM to 10 PM	10 PM to 12 AM	Not reported	Total
Sunday	0	0	0	0	1	0	1	0	1	2	0	1	0	6
Monday	0	0	0	0	0	0	1	1	0	2	0	0	0	4
Tuesday	0	0	0	0	0	0	0	1	2	0	1	1	0	5
Wednesday	0	0	0	0	1	1	0	2	1	0	0	0	0	5
Thursday	0	0	0	0	0	1	0	1	1	1	1	0	0	5
Friday	0	0	0	0	0	3	0	2	2	0	1	0	0	8
Saturday	0	0	0	0	0	1	2	0	1	2	1	0	0	7
Total	0	0	0	0	2	6	4	7	8	7	4	2	0	40

Manner of Crash Collision	40	Surface Conditions	40
Non-collision (single vehicle)	2	Dry	33
Head-on (front to front)	1	Wet	6
Rear-end (front to rear)	10	Ice/frost	0
Angle (oncoming left turn)	7	Snow	1
Broadside (front to side)	12	Slush	0
Sideswipe (same direction)	5	Mud/dirt	0
Sideswipe (opposite direction)	0	Water (standing or moving)	0
Rear to rear	1	Sand	0
Rear to side	0	Oil	0
Not reported	0	Gravel	0
Other	2	Not reported	0
Unknown	0	Other	0
		Unknown	0

Fixed Object Struck	78
Bridge overhead structure	0
Bridge/bridge rail parapet	0
Ditch	0
Ground	0
Guardrail - face	0
Concrete traffic barrier (median or right sid...	0
Cable barrier	0
Utility pole/light support	0
Traffic signal support	0
Fire hydrant	0
Tree	0
Snow bank	0
Wall	0
Other fixed object	0
Bridge pier or support	0
Curb/island/raised median	0
Embankment	0
Culvert/pipe opening	0
Guardrail - end	0
Other traffic barrier	0
Impact attenuator/crash cushion	0
Traffic sign support	1
Other post/pole/support	0
Mailbox	0
Landscape/shrubbery	0
Fence	0
Building	0
None (no fixed object struck)	77



Iowa Crash Analysis Tool
Quick Report
2020-2025

Driver Age/Driver Gender					
Driver Age - 5 year Bins	Female	Male	Not reported	Unknown	Total
< 14	0	0	0	0	0
= 14	0	0	0	0	0
= 15	0	0	0	0	0
= 16	0	3	0	0	3
= 17	1	2	0	0	3
= 18	4	2	0	0	6
= 19	1	0	0	0	1
= 20	1	0	0	0	1
>= 21 and <= 24	5	6	0	0	11
>= 25 and <= 29	3	7	0	0	10
>= 30 and <= 34	1	4	0	0	5
>= 35 and <= 39	1	2	0	0	3
>= 40 and <= 44	1	4	0	0	5
>= 45 and <= 49	3	4	0	0	7
>= 50 and <= 54	4	0	0	0	4
>= 55 and <= 59	1	0	0	0	1
>= 60 and <= 64	2	3	0	0	5
>= 65 and <= 69	1	1	0	0	2
>= 70 and <= 74	2	0	0	0	2
>= 75 and <= 79	0	2	0	0	2
>= 80 and <= 84	0	2	0	0	2
>= 85 and <= 89	0	0	0	0	0
>= 90 and <= 94	0	0	0	0	0
>= 95	0	0	0	0	0
Not reported	0	0	0	0	0
Unknown	0	0	5	0	5
Total	31	42	5	0	78

Alcohol Test Given	78
None	61
Blood	0
Urine	0
Breath	0
Vitreous	0
Refused	0
Not reported	17

Drug Test Given	78
None	61
Blood	0
Urine	0
Breath	0
Vitreous	0
Refused	0
Not reported	17

Drug Test Result	78
Negative	0
Cannabis	0
Central Nervous System depressants	0
Central Nervous System stimulants	0
Hallucinogens	0
Inhalants	0
Narcotic Analgesics	0
Dissociative Anesthetic (PCP)	0
Prescription Drug	0
Not reported	78
Other	0

Drug/Alcohol Related	40
Drug	0
Alcohol (< Statutory)	0
Alcohol (Statutory)	0
Drug and Alcohol (< Statutory)	0
Drug and Alcohol (Statutory)	0
Refused	0
Under Influence of Alcohol/Drugs/Medications	1
None Indicated	39

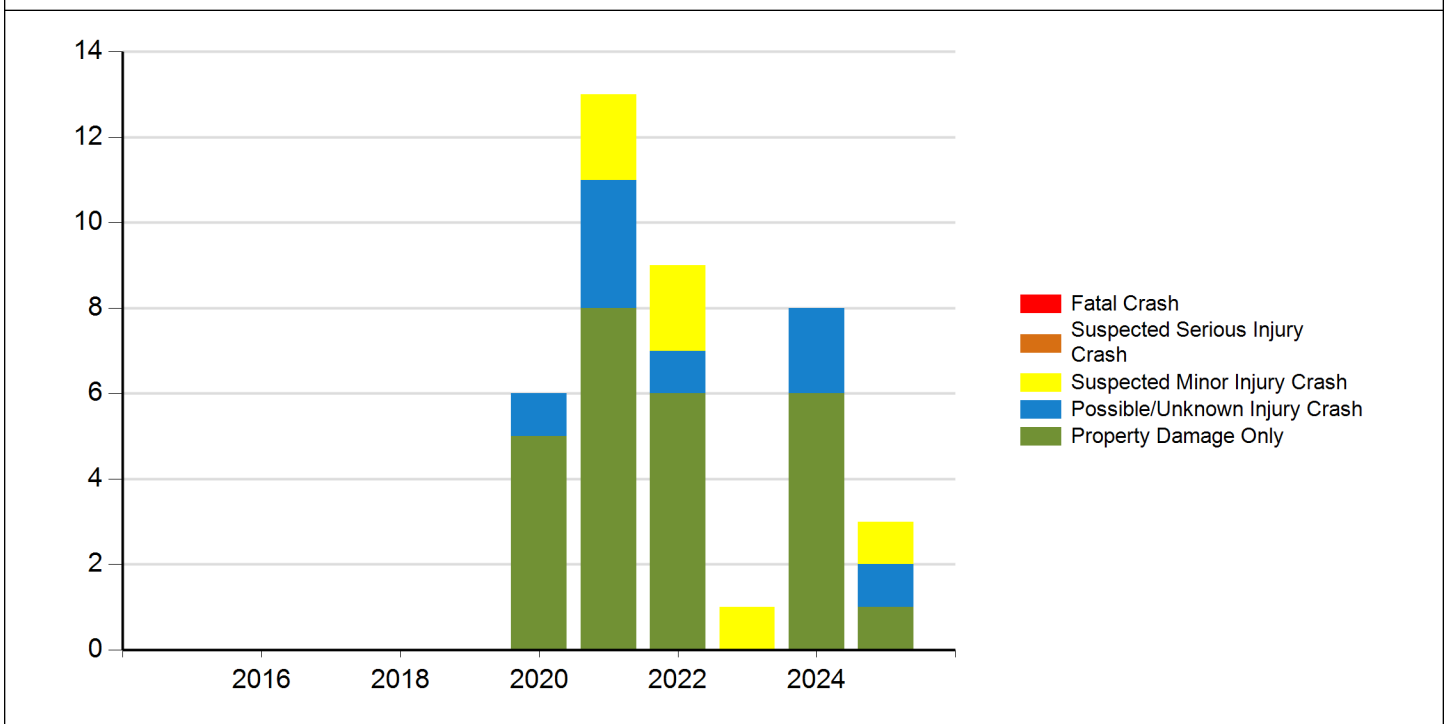


Iowa Crash Analysis Tool
Quick Report
2020-2025

Crash Severity - Annual

Crash Year	Fatal Crash	Suspected Serious Injury Crash	Suspected Minor Injury Crash	Possible/Unknown Injury Crash	Property Damage Only	Total
2015	0	0	0	0	0	0
2016	0	0	0	0	0	0
2017	0	0	0	0	0	0
2018	0	0	0	0	0	0
2019	0	0	0	0	0	0
2020	0	0	0	1	5	6
2021	0	0	2	3	8	13
2022	0	0	2	1	6	9
2023	0	0	1	0	0	1
2024	0	0	0	2	6	8
2025	0	0	1	1	1	3
Total	0	0	6	8	26	40

Severity/Year



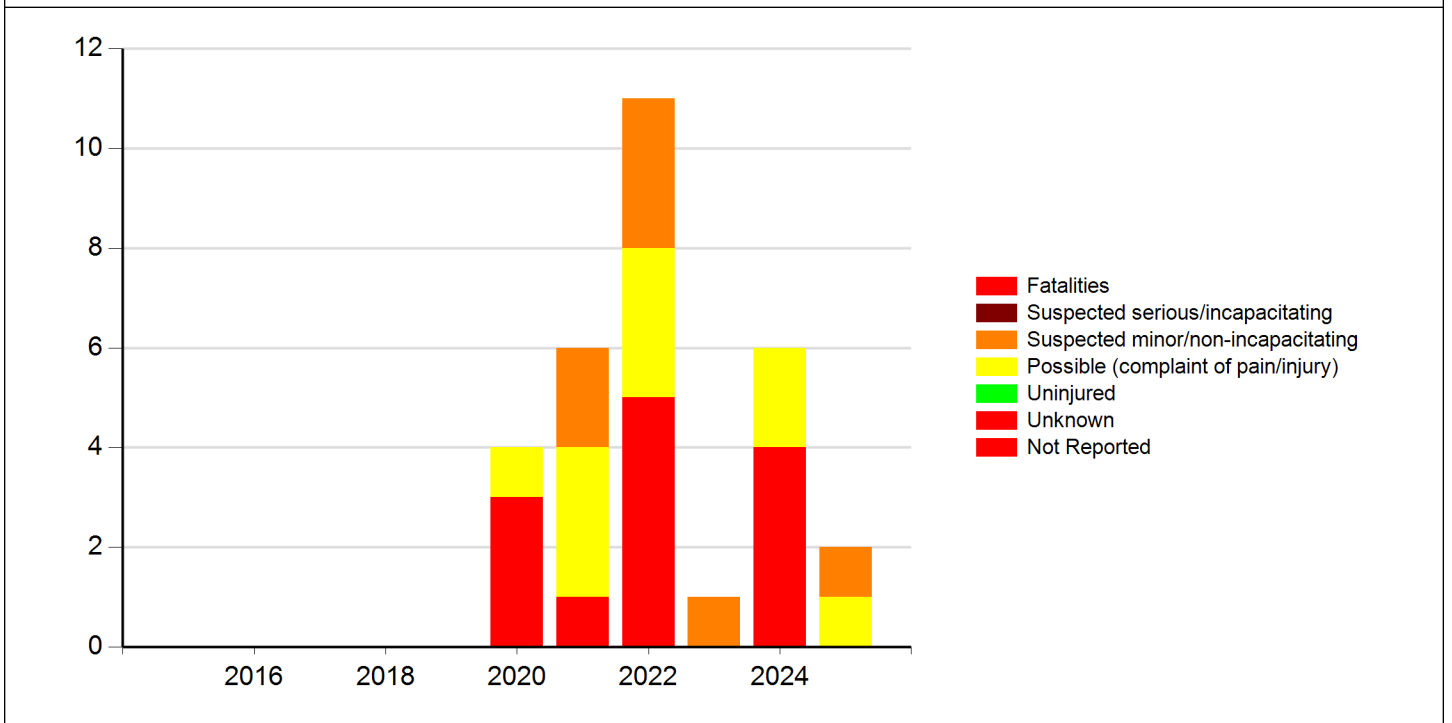


Iowa Crash Analysis Tool
Quick Report
2020-2025

Injury Status - Annual

Crash Year	Fatalities	Suspected serious/incapacitating	Suspected minor/non-incapacitating	Possible (complaint of pain/injury)	Uninjured	Unknown	Not Reported	Total
2015	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0
2020	0	0	0	1	0	0	3	4
2021	0	0	2	3	0	1	0	6
2022	0	0	3	3	0	0	5	11
2023	0	0	1	0	0	0	0	1
2024	0	0	0	2	0	0	4	6
2025	0	0	1	1	0	0	0	2
Total	0	0	7	10	0	1	12	30

Injury Status/Year





Iowa Crash Analysis Tool
Quick Report
2020-2025

Meeting the following criteria

Jurisdiction: Statewide
Year: 2020, 2021, 2022, 2023, 2024, 2025
Map Selection: Yes
Filter: None

Analyst Information



PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 500 feet of the subject property located at 5348 Elmore Circle.

Plan & Zoning Commission Public Hearing Meeting

Date: 7/15/2025

Time: 5:00 PM

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

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-3 General Commercial District. The request is to rezone the property to IC Institutional Campus District. The purpose is to redevelop the former AT&T Call Center Building into an educational facility for Coram Deo Academy.

Request/Case Description

Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]

What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on July 15, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on August 5, 2025. 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 planning@davenportiowa.com.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

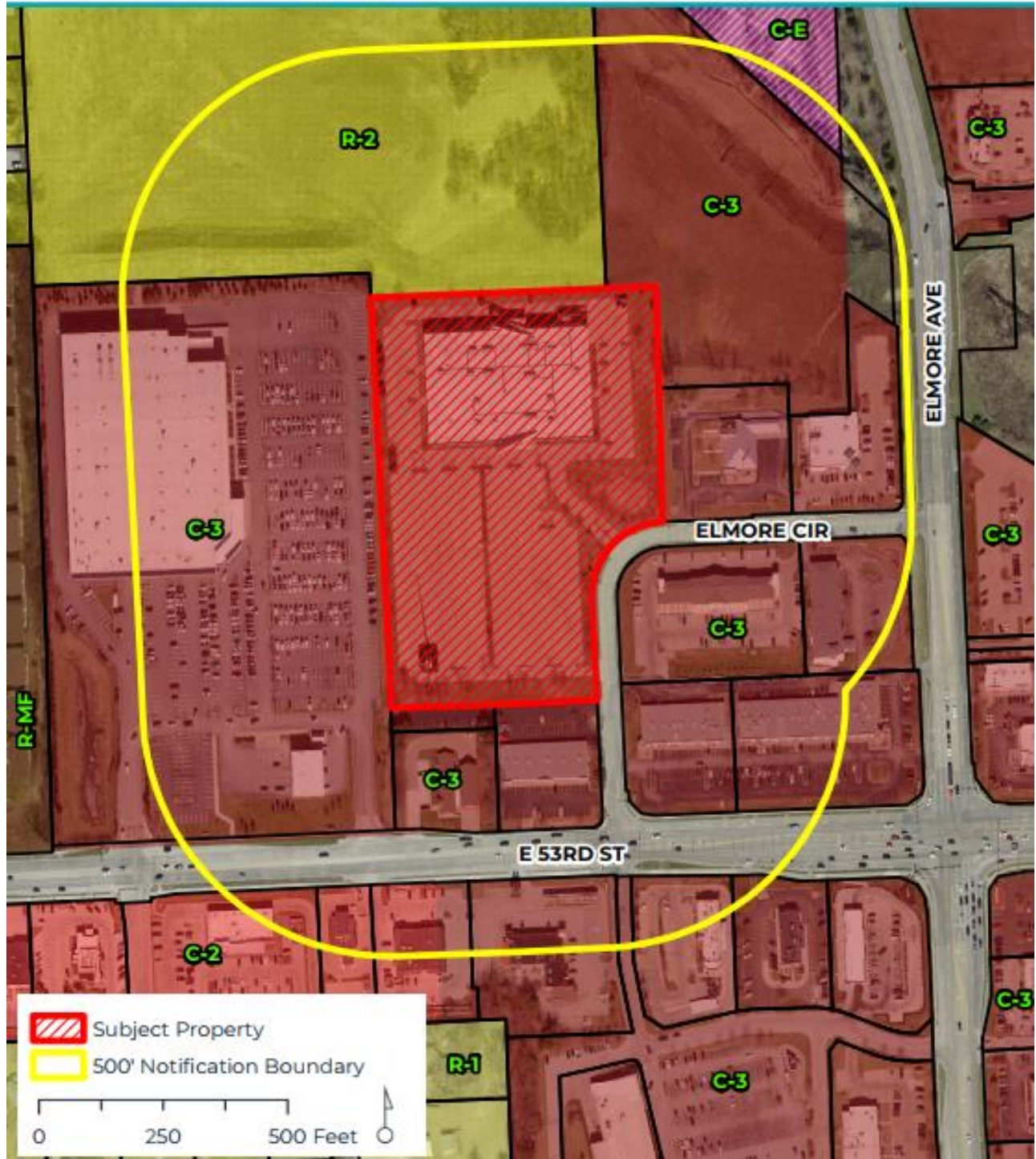
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.



Public Notice Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]



Davenport Plan and Zoning Commission

July 15, 2025

RE: Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle

Our Family owns the VTS Farm Parcel A LLC, which is within 500 feet of the proposed rezoning property. While we understand and support that the former AT&T Call Center Building be repurposed, we are opposed to this rezoning request. This rezoning could have adverse effects on our property for future sale and development due to the City of Davenport's 600-foot separation between establishments selling liquor and schools or child care facilities.

Our Family has worked with the Plan and Zoning Commission and the City Council for many years on various development projects along the 53rd Street and Elmore Corridor. We would like to engage in finding a potential solution. We are aware that there is a waiver process and one of the factors that could be taken into consideration is Pheasant Creek as it would provide a geographical buffer. However, we would propose that our property be exempt from this 600-foot restriction and that it be legally written and agreed to by Coram Deo Academy and the City of Davenport.

We will be attending the Public Hearing Meeting on July 15, 2025 to address any questions you might have.

Sincerely,

Carolyn Webber
Marilyn Schreiber
Operating Managers for VTS Farm Parcel A

Werderitch, Matt

From: Dr. Ryan Lee [REDACTED]
Sent: Thursday, July 31, 2025 8:06 AM
To: Berkley, Laura; Werderitch, Matt
Subject: [EXT] Coram Deo Academy

Categories: Green Category

ATTENTION: This is an external email.

Dear Ms. Berkley and Mr. Werderitch,

I'm writing to express my strong support for the rezoning of the former AT&T Call Center located at 5348 Elmore Circle for use by Coram Deo Academy.

As a member of this community and someone familiar with the positive influence of Coram Deo Bible Church and its affiliated school, I can confidently say that Coram Deo Academy would be a tremendous asset to the city of Davenport. The school has experienced steady growth over the past five years and now seeks a facility that can accommodate its expanding student body. This location provides an ideal solution — not only because of its accessibility, but because it restores valuable use to a property that has stood idle for years.

From a city planning perspective, this proposal offers a practical and purposeful reuse of a large facility that would otherwise require significant investment just to attract a potential buyer. Coram Deo Academy brings with it a clear vision and the means to carry it out — resulting in consistent activity, educational opportunity, and increased community engagement. Families from across the Quad Cities already attend the school and will now be more connected to Davenport through their daily presence and patronage of local businesses.

Concerns regarding traffic or property tax status should be weighed against the long-term benefits: a thriving, mission-driven school offers greater community return than an empty or speculative commercial property. It would be short-sighted to let a space like this go underused when a positive, prepared solution is ready to move forward.

I respectfully encourage the Commission and the City of Davenport to approve this rezoning request. Doing so would not only support education and families in our region, but would also reflect a forward-thinking approach to city revitalization and resource stewardship.

Sincerely,

Dr. Ryan Lee

Spring Park Oral and Maxillofacial Surgeons, PC, Davenport, IA

Coram Deo Bible Church Member

Father of two children attending Coram Deo Academy

July 31, 2025

Mayor Mike Matson
Davenport Planning and Zoning Commission

Regarding:

Rezoning of the AT&T Call Center
5348 Elmore Circle, Davenport, IA 52807

My name is Tim Millage and I am a lifelong resident of the Quad Cities. I am writing to express my sincere appreciation for your continued service and dedication to the thoughtful planning and development of our city. Your time, energy, and commitment do not go unnoticed, and I am grateful for your role in shaping our community's future.

I would also like to voice my strong support for the proposed rezoning of the AT&T building for Coram Deo Academy. This project represents a unique and timely opportunity to revitalize an underutilized space with a significant private investment—more than \$10 million—by a business ready to repurpose the building and bring it back to life.

While I understand that some concerns have been raised regarding this rezoning, I believe they can be reasonably addressed and there are many positives for granting this request.

- **Coram Deo Academy will be a tremendous neighbor.** The Academy is an extension of Coram Deo Bible Church, who has demonstrated over the past 20-years to be a growing, positive member of the Davenport and greater Quad Cities region. The Academy carries the tradition of excellence towards the community and will be a welcome neighbor, just like the church.
- **The repurposing of this space is the best and highest use.** This property is a step off main thoroughfares of 53rd Street and Elmore but does not directly connect to either. It is in the main part of town, however sitting right behind prime properties. The property includes a large deteriorating building on minimally maintained property that has been empty for years. I understand the city has a vision for that corridor, and repurposing this property should be seen as a positive step towards realizing the vision by revitalizing a large, existing, deteriorating facility and bringing life to a location that has been dormant for years.
- **Local buyers with a positive 20-year history in the community willing to spend +\$10 million on a revitalization project are exceptionally rare.** While some may feel this redevelopment is not fully in line with the city's long-term vision, I would respectfully remind the Commission that opportunities of this scale are rare. There are few businesses ready and willing to invest \$10+ million into existing infrastructure. With the Academy, not only do you have a willing buyer, but the buyer has a long history of being a positive community member. Supporting this rezoning is a practical step that moves us toward economic growth and adaptive reuse of available resources—key components of any vibrant city vision.

- **Traffic will increase if the city desires development.** The building currently includes over 500 parking spaces. Increased traffic should not be considered a new or unmanageable issue. Any reoccupation of the property—regardless of the rezoning request—will naturally bring additional traffic. If the city’s goal is to see this site actively used, increased activity is an expected and positive indicator of growth.

I serve as a chief financial officer for a media company headquartered in Davenport. We have real estate all over the county in prime locations in mid-sized communities, like Davenport, and in a few instances, we are looking to sell property. In my experience, unique properties, like the AT&T building, take a long time to sell – oftentimes years to market and years to close, if you find the right buyer.

As an example, last week the company I work for closed on a property in Greensboro, NC that was listed in 2017 and have actively marketed ever since. This property was a major strain on the community for years. I have had similar experience with properties in the heart of downtown Billings, MT, St Louis, MO, Buffalo, NY, Orangeburg, SC and others with many of them still on the market today. Buyers of these properties are rare, and good buyers that have long standing relationships with the community are exceptionally rare. I believe the city has found an exceptionally rare buyer for the AT&T building in Coram Deo Academy.

I urge you to consider the long-term value this project can bring to our community. As a business that has proudly operated in this city for over 20 years, we have consistently demonstrated our commitment to being a respectful and responsible neighbor. We have built strong relationships within the community, contributed to the local economy, and upheld the values that make this city a desirable place to live and work. This rezoning proposal is a continuation of that commitment. It represents not just an investment in a building, but an investment in the city’s future—a future that honors its past while embracing new opportunities. We respectfully ask for your support in making this next chapter possible.

Respectfully,

Tim Millage

Chief Financial Officer LEE ENTERPRISES

4600 E 53rd Street Davenport, IA, 52807

Werderitch, Matt

From: David Nelson [REDACTED]
Sent: Wednesday, July 30, 2025 5:24 PM
To: Berkley, Laura; Werderitch, Matt
Subject: [EXT] Support for Coram Deo Academy Re-zoning

Categories: Green Category

ATTENTION: This is an external email.

Laura & Matt -

As a parent and resident of Le Claire, I'm writing in full support of Coram Deo Academy's proposed rezoning at 5348 Elmore Circle. I believe this project is an economic and civic win for Davenport.

The CDA vehicle traffic of only ~200 vehicles even at full capacity is a drop in the bucket compared to the ~40,000 daily average on 53rd Street. Yet, the families behind those cars are consistent patrons who stop for gas, lunch and retail shopping—five days a week, twice a day. That's a quiet but reliable economic activity for nearby businesses in the corridor.

With respect to Elmore Circle specifically, it is virtually empty at the morning drop off times, as most all immediately adjacent businesses do not open until after 9am. Pickup time falls during the dining lull between lunch and dinner and is also a relatively quiet time on Elmore Circle.

As you are aware, in today's climate, few are interested in taking on a multi-million dollar project and all that it entails. Abandoned retail and office space is abound, and this initiative is the most realistic option to breathe new life into this parcel to maintain and build upon efforts that support the broader comprehensive plan.

Approving this is not just about education—it's about revitalization, smart land reuse, and community growth. Please support the rezoning. Davenport stands to gain far more than it gives up.

Thanks for reading.

Sincerely,
David Nelson
Le Claire, IA

Werderitch, Matt

From: Palmer, Ben [REDACTED]
Sent: Wednesday, July 30, 2025 4:27 PM
To: Berkley, Laura; Werderitch, Matt
Subject: [EXT] Support for Rezoning – 5348 Elmore Circle

Categories: Green Category

ATTENTION: This is an external email.

Dear Laura and Matt,

I'm writing to express my strong support for the rezoning of the former AT&T Call Center at 5348 Elmore Circle to allow Coram Deo Academy (CDA) to relocate and expand its educational mission.

CDA has a proven track record of contributing positively to the community and would bring renewed vitality to a property that has sat idle for years. The location is ideal—central to the Quad Cities and well-positioned near major corridors, minimizing traffic impact.

Beyond its educational value for our future professionals, this project represents a significant economic opportunity. The building requires an estimated \$6–10 million in improvements—investment that will stimulate local construction, services, and long-term economic activity in Davenport.

This is a timely opportunity to repurpose a large, underutilized facility in a way that benefits families, supports local business, and aligns with the city's long-term development goals. I encourage you to approve the rezoning request and help bring new life to this part of Davenport. Thank you for your time and consideration in this matter.



Ben Palmer

Vice President Procurement and Logistics | Tri-City Group

6225 N Brady St Davenport, IA 52806
www.tricitygroup.com



The information contained in this communication is confidential, private, or otherwise privileged and is intended for the use of the addressee. Unauthorized use, disclosure or copying is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately at 563.322.7181.

Letter of Support for Rezoning 5348 Elmore Circle

To Mayor Mike Matson and the Planning and Zoning Committee

Dear Mayor Matson and Members of the Planning and Zoning Committee,

I am writing as a dedicated member of the Davenport business community, the owner of several commercial properties—including Total Solutions, Inc. and Fred's Towing—and, most personally, as a parent of two students at Coram Deo Academy. My wife is also a committed teacher at CDA, giving our family a deep and daily investment in the school's mission and success.

The benefits of allowing Coram Deo Academy to establish itself at 5348 Elmore Circle are significant. Students will come from all over the Quad Cities, ensuring that this site continues to provide access and opportunity for Davenport residents while serving the broader region. Increased activity in the area will benefit neighboring businesses, as families dropping off and picking up students will likely support local shops and services. This renewed energy will help revitalize a part of town that has, in recent times, faced challenges such as squatters occupying the parking lot.

Supporting educational initiatives like Coram Deo Academy not only enriches our community, but also stimulates growth and vibrancy throughout the surrounding area. An institution devoted to high-quality education attracts families, generates jobs, and fosters a sense of civic pride, while making the most of Davenport's existing resources.

This proposed rezoning reflects my vision for a dynamic and forward-thinking Davenport. I am confident that Coram Deo Academy will continue to serve as a valuable asset to our city, offering exceptional educational opportunities and strengthening our neighborhoods. As both a business owner and a parent, I have seen firsthand the positive economic and social impact that a thriving school can bring to a community.

I respectfully urge you to approve the rezoning of 5348 Elmore Circle in support of Coram Deo Academy's mission and our shared vision for a thriving Davenport.

Thank you for your time and for your dedication to the future of our community.

Sincerely,

Aaron Tennant

Owner, Total Solutions, Inc. & Fred's Towing

Parent of CDA students

Spouse of a CDA teacher

Davenport, IA

Werderitch, Matt

From: Jeremy Tatman [REDACTED]
Sent: Monday, August 4, 2025 12:16 PM
To: Berkley, Laura; Werderitch, Matt
Cc: Grady Adkins
Subject: [EXT] Coram Deo Academy

ATTENTION: This is an external email.

To Whom It may Concern,

My name is Jeremy Tatman. I own the Chick-fil-A on 53rd and Elmore. I hoped to be at the rezoning commission meeting tomorrow, but I will be out of town and will not arrive in time.

I still wanted to share my thoughts, specifically around traffic. Having been at this location for over 17 years and gone through the last street repairs in front of my business, I wanted to share that I do not have any concerns for additional traffic caused by the school. The time school starts may even bring additional business to me and other businesses in the area. Similarly, the time school ends is before the normal traffic increase we see around 4pm. I do not have any concerns that the school will make our busy intersection worse. I have driven through the lot a few times and feel very comfortable with the additional traffic.

Additionally, I think the school will add to our Davenport community! This building has been empty for the last 5 years. I would love to see another great organization bringing life and traffic to the area.

Thanks for considering and please let me know if you have any questions. I can be reached anytime at 832-640-7642.

Jeremy Tatman

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD	
Adult Use																S	S					Sec. 17.08.030.A	
Agriculture																			P				
Amusement Facility - Indoor									P	P	P		P	P	P	P		P					
Amusement Facility - Outdoor										S	S				S	P		S					
Animal Care Facility - Large Animal																			P				
Animal Care Facility - Small Animal							S	S	P	P	P		S	S	P	P		P	P			Sec. 17.08.030.B	
Animal Breeder																			P			Sec. 17.08.030.B	
Art Gallery							P	P	P	P	P		P	P	P			P					
Arts and Fitness Studio							P	P	P	P	P		P	P	P			P					
Bar									P	P	P		P	P	P			P					
Bar – Neighborhood								P														Sec. 17.08.030.C	
Bed and Breakfast	S	S	S	S	S		S												P			Sec. 17.08.030.D	
Billboard									P	P							P	P				Sec. 17.08.030.E	
Body Modification Establishment								P	P	P	P		P		P			P					
Broadcasting Facility TV/Radio								P	P	P		P	P	P	P	P	P	P			P		
Campground																			S	P		Sec. 17.08.030.F	
Car Wash									P	P					S			P				Sec. 17.08.030.G	
Casino															P								
Cemetery																				P			
Children's Home					P				P	P					P			S			P	Sec. 17.08.030.H	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD	
Community Center	P	P	P	P	P		P	P	P	P	P		P	P	P			P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.I	
Conservation Area																			P	P			
Country Club																				P			
Cultural Facility							P	P	P	P	P		P	P	P			P		P	P		
Day Care Center					P		P	P	P	P	P	P	P	P	P	S		P			P	Sec. 17.08.030.J	
Day Care Home	P	P	P	P	P														P			Sec. 17.08.030.J	
Drive-Through Facility									P	P	S		S		P	P	P					Sec. 17.08.030.K	
Drug/Alcohol Treatment Facility, Residential									S	S					S			S			S	Sec. 17.08.030.L	
Drug Treatment Clinic									S	S					S			S			S	Sec. 17.08.030.L	
Domestic Violence Shelter					P			P	P	P					P			P			P	Sec. 17.08.030.H	
Dwelling - Accessory Dwelling Unit	P	P	P	P																		Sec. 17.08.030.M	
Dwelling - Manufactured Home						P													S			Sec. 17.08.030.N	

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TABLE 17.08-1: USE MATRIX																							
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Dwelling - Multi-Family					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.O	
Dwelling - Townhouse					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.P	
Dwelling - Single-Family	P	P	P	P	P		P	P	P					P								Sec. 17.08.030.P	
Dwelling - Single-Family Semi-detached		P	P	P	P		P	P	P		S			P								Sec. 17.08.030.P	
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P		S			P								Sec. 17.08.030.P	
Dwelling - Two-Family (Conversion)					P		P	P	P					P								Sec. 17.08.030.P	
Educational Facility - Primary or Secondary	P	P	P	P	P																P		
Educational Facility - University or College										P	P	P	P		P						P		
Educational Facility - Vocational							S	S	S	P	P	P	P	S	P	P	P	P			P		
Equine Keeping/Equestrian Facility	P																		P			Sec. 17.08.030.Q	
Fairground																			S	S	P		
Financial Institution							P	P	P	P	P	P	P	P	P			P					
Financial Institution, Alternative									S	S					S			P				Sec. 17.08.030.R	
Food Bank																P	P	P					
Food Pantry									P	S					S			S					
Funeral Home							S	S	S	P					P			P					
Gas Station								S	P	P	S				P	P	P	P				Sec. 17.08.030.S	
Golf Course/Driving Range																				P			
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P	P		P	P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD	
Greenhouse/Nursery - Retail										P					P			P	S				
Group Home	P	P	P	P	P																	Sec. 17.08.030.T	
Halfway House									S	S					S			S			S	Sec. 17.08.030.L	
Healthcare Institution																					P		
Heavy Rental and Service																P		P					
Heavy Retail										S					S	P		P					
Homeless Shelter									S	S					S			S			S	Sec. 17.08.030.L	
Hotel									P	P	P	P	P	S	P			P					
Industrial - General																	P						
Industrial - Light												P				P	P	P					
Industrial Design								P	P	P		P	P		P	P	P	P					
Live Performance Venue										P	P		P	P	P	P		P					

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Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.U	
Manufactured Home Park						P																	
Medical/Dental Office							P	P	P	P	P	P	P	P	P			P			P		
Micro-Brewery/Distillery/Winery									P	P	P		P	P	P	P		P					
Neighborhood Commercial Establishment		S	S	S	S																	Sec. 17.08.030.V	
Office							P	P	P	P	P	P	P	P	P	P	P	P			P		
Outdoor Dining							P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 17.08.030.W	
Parking Lot (Principal Use)								S	S	S	S	S	S	S	S	P	S	S			P	Chapter 17.10	
Parking Structure (Principal Use)								S	S	P	P	P	S	S	P			P			P	Chapter 17.10	
Personal Service Establishment							P	P	P	P	P	P	P	P	P	P		P			P		
Place of Worship	P	P	P	P	P		S	S	P	P	P		P	P	P	P			P		P		
Private Recreation Facility								P	P	P	P	P	P	P	P	P		P			P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public Works Facility												P					P	P	P	P		P	
Reception Facility	S	S	S	S			S	S	S	P	P		S	S	P			P	S			Sec. 17.08.030.X	
Recreational Vehicle (RV) Park																			S	S		Sec. 17.08.030.F	
Research and Development												P					P	P	P		P		
Residential Care Facility					P		P	P	P	P	P	P	P		P	P		P			P	Sec. 17.08.030.Y	
Restaurant								P	P	P	P	P	P	P	P	P	P	P		P	P		
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P	P			P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD	
Retail Alcohol Sales									P	P	S		S		P	P							
Retail Sales of Fireworks																P	P					Sec. 17.08.030.Z	
Salvage Yard																	S						
Self-Storage Facility: Enclosed									S	S					P	P	P	P				Sec. 17.08.030.AA	
Self-Storage Facility: Outdoor																P	P	S				Sec. 17.08.030.AA	
Social Service Center									P	P					P			P			P		
Solar Farm												P				P	P		S		P	Sec. 17.08.030.BB	
Specialty Food Service								P	P	P	P		P	P	P	P		P					
Storage Yard - Outdoor																P	P					Sec. 17.08.030.CC	
Truck Stop																P	P						
Vehicle Dealership - Enclosed										P		S	P		P	S		P					
Vehicle Dealership - With Outdoor Storage/Display										S					S	S		P					

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD	
Vehicle Operation Facility																P	P				P		
Vehicle Rental - Enclosed										P		S	P		P	S		P					
Vehicle Rental - With Outdoor Storage/Display										S					S	S		P					
Vehicle Repair/Service - Major										S						P	P	S				Sec. 17.08.030.DD	
Vehicle Repair/Service - Minor									P	P					P	P	P	S				Sec. 17.08.030.DD	
Warehouse																P	P						
Wholesale Establishment																P	P	S					
Wind Energy System												S				S	S		S		S	Sec. 17.08.030.EE	
Wine Bar								S	P	P	P		P	P	P			P					
Winery																			S				
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF	
Wireless Telecommunications - Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF	
Wireless Telecommunications - DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF	
Wireless Telecommunications - DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF	
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD	
Farmers' Market					T		T	T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A	
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B	
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C	
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D	
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E	
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F	
Temporary Outdoor Sales - Fireworks Stand Only																T	T					Sec. 17.08.040.G	
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H	

Spot Zoning

Spot zoning is when a rezoning decision results in a single parcel, or small island of property, with restrictions on its use different from those imposed on the surrounding property. Spot zoning can be valid if there is a reasonable basis to treat the spot-zoned property differently from the surrounding property. For example, a parcel or two designated as neighborhood commercial in a residential area is perfectly appropriate if it provides needed retail services to residents. However, zoning is not appropriate if it is for the financial benefit of an individual property owner but detrimental to the surrounding area. According to the Iowa courts, the factor of primary importance is whether the rezoned tract has a peculiar adaptability to the new classification as compared to the surrounding property. Spot zoning for the sole benefit of the landowner and contrary to the comprehensive plan is unreasonable.

The case for creating these “spot zones” is best made through the comprehensive planning process, where the community can explain the benefits that such differential treatment brings to the area.