

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, August 19, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
 - 1. Consideration of the August 5, 2025 meeting minutes.
- IV. Report of the Comprehensive Plan Committee
- V. Zoning Activity
 - A. Old Business
 - B. 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]
- VI. Subdivision Activity
 - A. Old Business
 - B. New Business
 - 1. Case F25-10: Request of River Cities Development LLC for a Final Plat of Northwest Bank Retail Addition. The 2-lot subdivision is located at 100 East Kimberly Road, on 4.3 acres. [Ward 7]
- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn

City of Davenport

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

Action / Date
8/19/2025

Subject:
Consideration of the August 5, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The August 5, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 8-5-25

MINUTES
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. Roll Call

Present: Eikleberry, Hepner, Tallman, Inghram, Maness, Garrington, Schneider

Excused: Dunlop, Johnson, Schilling, Thomas

Staff: Berkley, Werderitch, Huff

II. New Business

- A. 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]

Commissioner Eikleberry abstained from the public hearing.

Staff presented a summary of the 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. Staff summarized the August 4th neighborhood meeting.

Christopher Waugh and Courtney Berg, representatives of St. Ambrose University, were in attendance to explain the revisions to the Campus Master Plan and answer questions.

No members of the public spoke on this item.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Eikleberry, Hepner, Tallman, Inghram, Maness, Garrington, Schneider

Excused: Dunlop, Johnson, Schilling, Thomas

Staff: Berkely, Werderitch, Huff

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 15, 2025 meeting minutes.

Motion by Tallman, second by Hepner, to approve the July 15, 2025 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

IV. Report of the Comprehensive Plan Committee

V. 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]

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.

Staff recommended 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.

Commissioners inquired about the compliance with the comprehensive plan, future alterations to the land use plan, expansion of the school facility, traffic impacts, and zoning ramifications if the school closes.

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.

Several members of the public spoke in favor of the petition. Topics of support included the adaptive reuse of a vacant commercial building, community reinvestment, economic impacts, and Coram Deo's track record as a good community partner.

Two members of the public voiced concerns about the project, including traffic impacts on adjacent commercial businesses and expansion of the school into the adjacent property to the north.

Motion by Garrington, second by Maness, to forward Case REZ25-04 to City Council with a recommendation for approval in accordance with the listed findings. Motion to approve was unanimous by a roll call vote (6-0).

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Eikleberry, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (6-0).

The meeting adjourned at 5:58 pm.

City of Davenport

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

Action / Date
8/19/2025

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:

Staff recommends Case ORD25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan, which identifies the property as Civic and Institutional.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

Conditions:

1. The fencing plan shall replicate the brick pillars and black ornamental fencing currently in place along Harrison Street and shall incorporate robust landscaping to delineate the campus from adjoining neighborhoods.
2. No net loss of off-street parking spaces shall occur as a result of development unless supported by documentation demonstrating a reduction in parking demand.

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.

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).

Approval Standards for Map Amendments (Chapter 17.14.040)

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

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

- Staff Response: The campus, bounded by Harrison Street, Lombard Street, Brown Street, and Locust Street, is designated as Civic and Institutional in the Davenport +2035 Land Use Plan. This land use category facilitates the growth and development of large educational institutions, such as St. Ambrose University. The applicant submitted a revised campus master plan that remains within the confines of the Civic and Institutional boundaries identified on the Future Land Use Map. Major modifications to the existing campus include a new academic building north of McMullen Hall, an improved campus entrance at Rogalski Drive, outdoor recreational facilities, expanded parking areas, and enhanced greenspaces. These alterations are consistent with the land uses needed to support the on-campus student population as well as faculty and visitors traveling from throughout the Quad Cities metropolitan area.
- It is staff's opinion that the proposed land use plan 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 about St. Ambrose University:
 - North: R-4C Single-Family & Two-Family Central Residential District
 - South: R-4C Single-Family & Two-Family Central Residential District, C-T Commercial Transitional District, and C-1 Neighborhood Commercial District
 - East: R-4C Single-Family & Two-Family Central Residential District and C-1 Neighborhood Commercial District
 - West: R-4C Single-Family & Two-Family Central Residential District

- The approximately 53.2-acre campus is situated at the intersection of two major thoroughfares in the City. The properties surrounding the intersection of Harrison Street and Locust Street are predominantly zoned C-1 Neighborhood Commercial District. Principal land uses in this area include retail goods establishments, restaurants, gas stations, financial institutions, and the offices for the Davenport Community School District.
- However, the college campus is largely bordered by established residential neighborhoods. The R-4C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's dense and centrally located housing stock. The purpose of the land use plan is to ensure that any new development is sympathetic and complementary to the character of the surrounding neighborhood.
- The IC Institutional Campus District is intended to permit institutional growth within the district while minimizing adverse impacts on the adjacent areas. The City recognizes that universities 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.
- It is staff's opinion that the proposed land use plan amendment is appropriate for an 'Educational Facility-University or College'.

3. The compatibility with established neighborhood character.

- Staff Response: Davenport's Zoning Ordinance requires the applicant to submit a land use plan amendment when there are major modifications in land use, project scale, recreational area, setbacks, and height. This provides an additional level of oversight to ensure consistency with the surrounding land uses. Once approved, the land use plan is effective for a period of ten years. 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.
- The submitted land use plan offers several beautification projects that will enhance the image of the university. St. Ambrose intends to reconfigure West Rogalski Drive to create a main gateway to the campus. An entrance monument will welcome visitors and prospective students that enter the campus from Harrison Street. In addition, several student amenities throughout the grounds will offer opportunities for recreation and socializing. This includes outdoor fire pits, a seated study area north of Christ the King Chapel, new outdoor recreational courts next to the wellness center, and expanded greenspaces throughout campus.
- The campus boundaries will be better defined by the proposed fencing plan. Staff recommend this treatment replicate the brick pillars and black ornamental aluminum fencing already in place on Harrison Street. Incorporating robust landscaping into the design will help better delineate the campus from the abutting neighborhoods. Furthermore, staff believe strategic tree plantings and landscape improvements will strengthen the visual definition of campus edges and enhance the overall aesthetic appeal.
- Significant changes east of Gaines Street include the planned demolition of Davis Hall—constructed in 1927 as the university's first residence hall—to make way for a new academic facility. The decision to raze Davis Hall, which can house over 100 students, is due to its age, overall deterioration, and limited capacity for

renovation. The future 24,800-square-foot building will occupy the same footprint as Davis Hall, maintaining the established building line along the east side of Gaines Street and reinforcing the definition of the campus's interior pedestrian spaces.

- The most significant impact on the neighborhood's character will result from proposed changes within the two blocks between Gaines Street and Brown Street. These blocks contain approximately twenty-one single-family homes, five of which remain in private ownership outside the university's holdings. These lots can continue to be utilized as residences until development occurs. The land use plan does not force the sale of property to the university, rather provides a plan in the event that St. Ambrose does obtain ownership of the properties. The ten-year plan is to acquire the remaining properties and construct an expanded parking lot for students, staff, and visitors. While the removal of established housing may adversely affect neighborhood character, the University anticipates that the additional parking facilities will help alleviate the number of students parking within the adjacent neighborhoods. Furthermore, the university hopes the large greenspace on Gaines Street, south of High Street, will help to soften the visual impact of the expanded parking areas.
- Overall, this plan seeks to enhance the campus's character through the addition of gateway features, clearer campus boundaries, and improved outdoor recreational opportunities. While the demolition of Davis Hall will alter a historic element of the campus, the new academic building provides an opportunity to strengthen the campus's character and contribute to a more vibrant and modern built environment.
- Staff find that the proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood, representing a notable change to the surrounding context.

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

1. Staff Response: 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.
2. During the neighborhood meeting, concerns were raised regarding the proposed outdoor recreational amenities and its impact on the neighbors directly north of Lombard Street. St. Ambrose indicated that the sports courts are only available to students, not the public. Therefore, the university can better manage the hours and behaviors occurring on-site. The campus is also monitored by twenty-four-hour security and has enforcement procedures in place to address any nuisance activity. The courts will be enclosed with a fence and access can be restricted outside regulated quiet hours.
3. Throughout the planning process, the public has expressed concerns regarding the location, accessibility, and quantity of on-campus parking. The existing campus provides 1,695 parking stalls. Under the proposed land use plan, the majority of spaces will be retained in their current locations and configurations, with any loss supplemented by new facilities between Gaines Street and Brown

Street. Upon full implementation, the plan will result in a net gain of 160 stalls, for a total of 1,758. Property owners north of Lombard Street have reported that students frequently park in the surrounding neighborhood rather than on campus. To address this issue, St. Ambrose University has assured that no existing parking will be removed until an equivalent number of new stalls has been constructed.

4. Homeowners within the IC Institutional Campus Zoning District expressed concern over the scale of the proposed parking lot west of Gaines Street, particularly the portions shown over their existing property. The university clarified that the western parking facility is part of a long-term plan to acquire the remaining lots as they become available, emphasizing that it does not intend to displace residents. Instead, the institution will approach property owners when they choose to sell. Once the two blocks are fully acquired, existing structures will be removed to allow for the development of the parking lots.
 5. 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 on the campus to accommodate the change in traffic patterns. Per the Zoning Ordinance, the minimum off-street parking requirement for a university is two stalls per classroom, plus two stalls per office, plus one stall per four students at maximum enrollment. Given the current enrollment of 2,518 students, staff believe the site's 1,758 parking stalls are sufficient.
 6. Staff believe the proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. **The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.**
- Staff Response: The boundaries of the land use plan are presently zoned IC Institutional Campus District. Davenport's Zoning Ordinance permits the following proposed principal uses in the IC District: 'Educational Facility - University or College', 'Office', 'Parking Lot (Principal Use)', and 'Private Recreation Facility'.
 - 'Educational Facility - University or College' is defined as "a facility for post-secondary higher learning that grants associate or bachelor degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. Educational facilities – university or college include ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses."
 - The City Council's adoption of the land use plan provides St. Ambrose University with the flexibility to pursue development that aligns with adopted land use policies. Staff believe the proposed land use plan alternative is well-suited to accommodate the principal uses permitted within the IC Institutional Campus District.
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 53.2-acre campus conforms with the IC District Dimensional standards for minimum lot area and width requirements. The developed property conforms with the base district regulations for maximum impervious surface and setback requirements. The development of a new academic building, outdoor recreational area, and expanded parking lot are considered permitted uses in the IC Institutional Campus District.
- It is staff's opinion that redeveloping the site as outlined in the land use plan will not create any new nonconformities.

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.

Since St. Ambrose University made amendments to the land use plan, a second neighborhood meeting was held on August 4th in the Rogalski Center Ballroom. The purpose of the meeting was to outline the proposed revisions to the campus plan to abutting property owners. Those in attendance included the applicant, planning staff, Chair of the Plan and Zoning Commission, ward alderperson and approximately 10 members of the public. The following are topics of conversation discussed at the neighborhood meeting:

1. Removal of the Performing Arts Center.
2. Retention of parking on the eastside of campus.

3. Outdoor recreational amenities (quiet hours, security, access, noise mitigation)
4. Parking extending into the abutting neighborhood.
5. Stormwater management.
6. Impact on existing homeowners west of Gaines Street.
7. Improving Gaines Street pavement and cross walks.
8. Lighting plan and impacts on the surrounding neighborhood.

Staff will apprise the Commission of any additional correspondence at the August 19th Plan and Zoning Commission meeting.

Attachments:

1. Application & Campus Master Plan
2. Maps
3. P&Z Public Hearing and Neighborhood Meeting Notice-August 5, 2025
4. Neighborhood Meeting Sign-In Sheet 8-4-25
5. P&Z Public Hearing and Neighborhood Meeting Notice-March 18, 2025
6. Neighborhood Meeting Sign-In Sheet 3-6-25
7. 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

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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

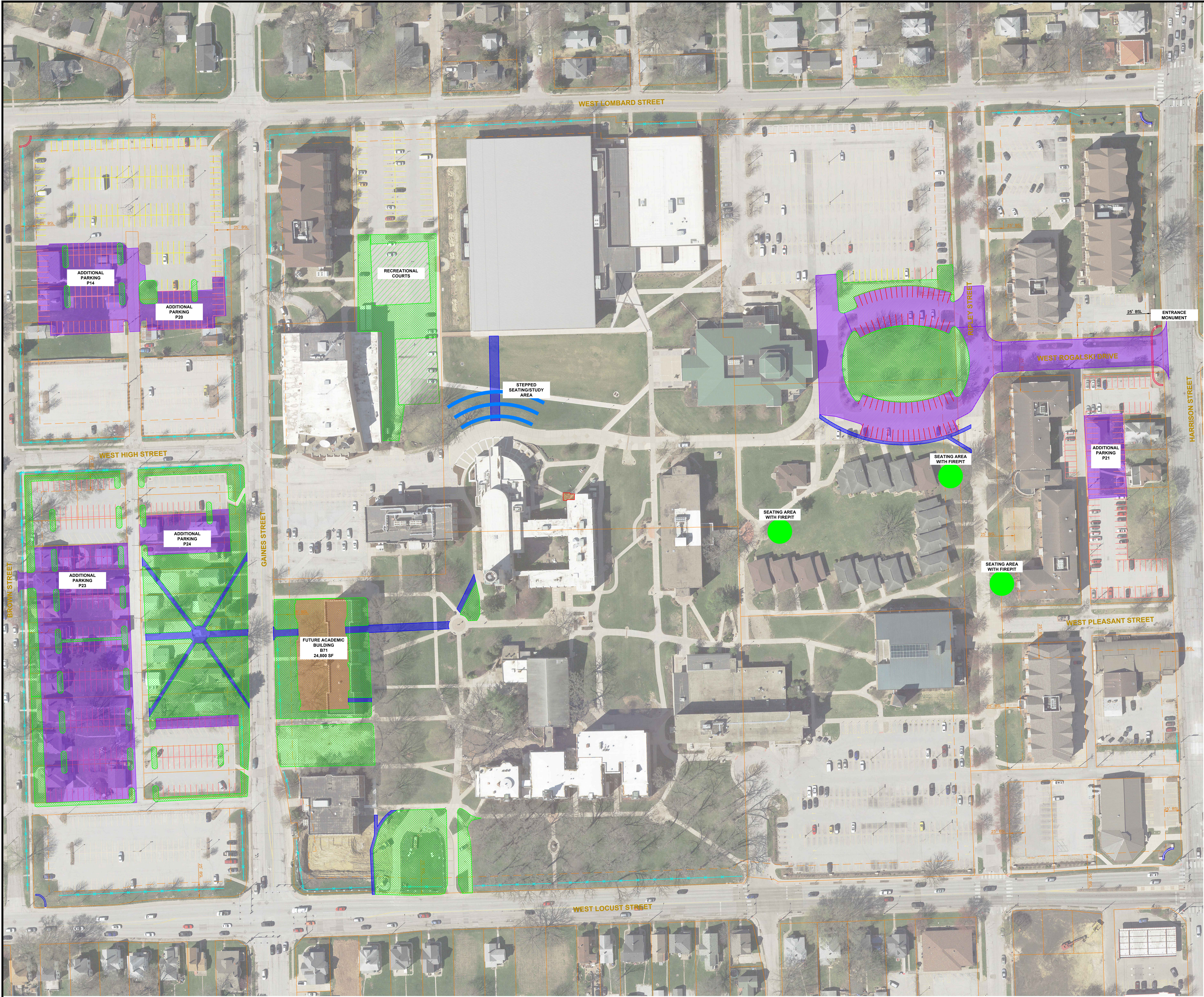
Location: SAM Rogalski Ctr

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



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.

ST. AMBROSE UNIVERSITY IC
DAVENPORT, IOWA
LAND USE PLAN

IMEG

PH: 319.355.4410
SUITE 201
PLASTER, AZ 86001
www.imegcorp.com

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

REVISIONS

DATE

DESCRIPTION

No.

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:

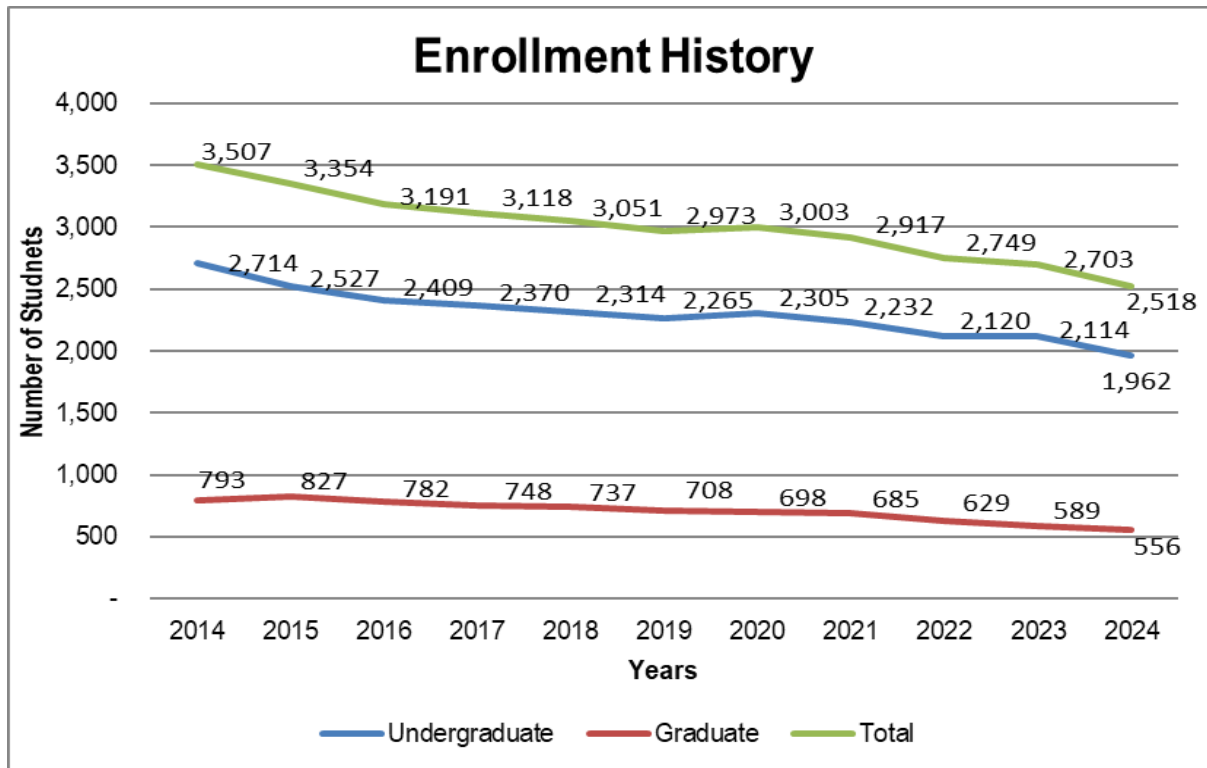
- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Higgins Hall – Classrooms and faculty offices.
- McMullen Hall – Classrooms and faculty offices.
- Davis Hall – Single room residence hall (119 beds) with some offices in the basement.
- Lewis Hall – Science classrooms, labs and 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.

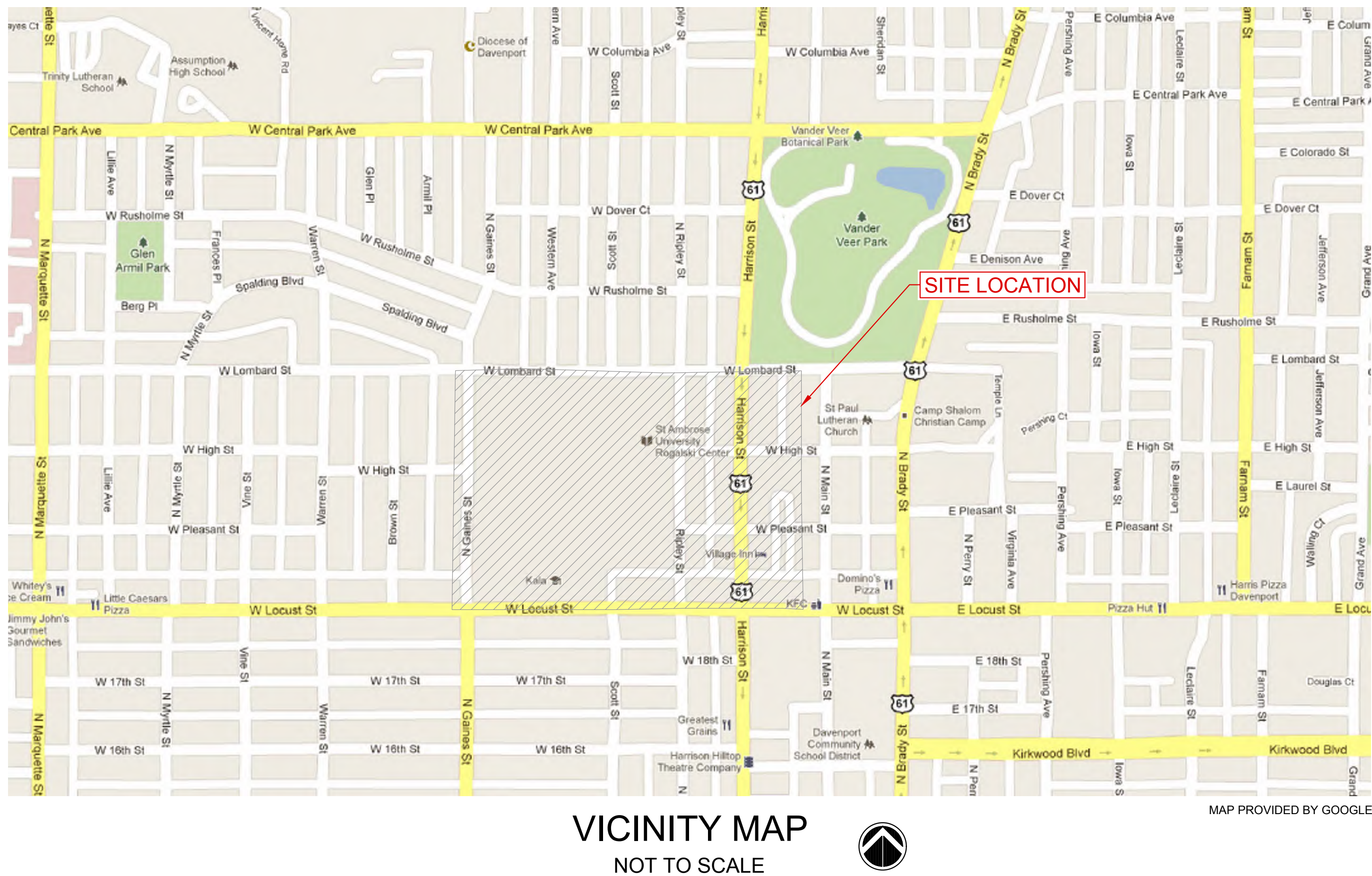
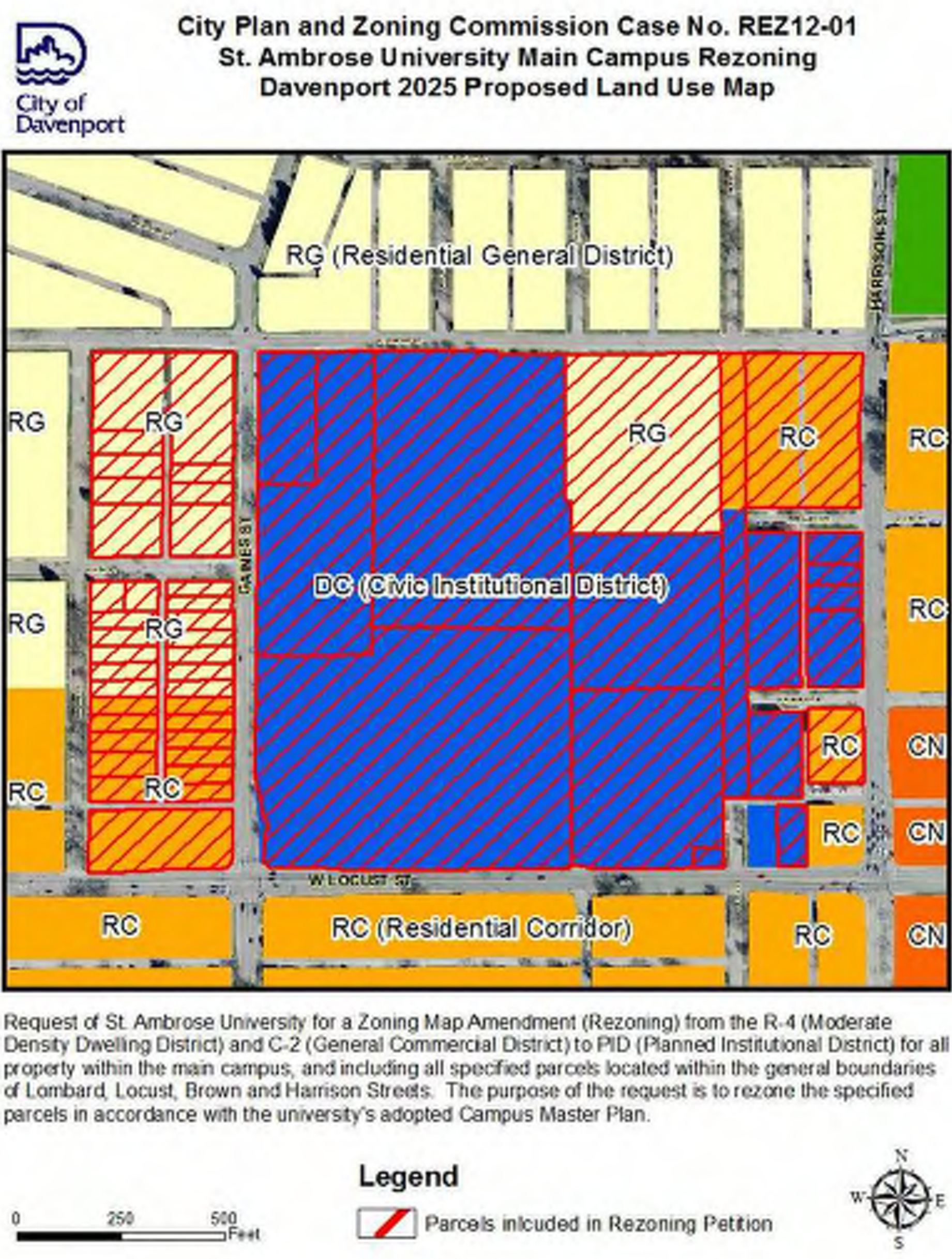
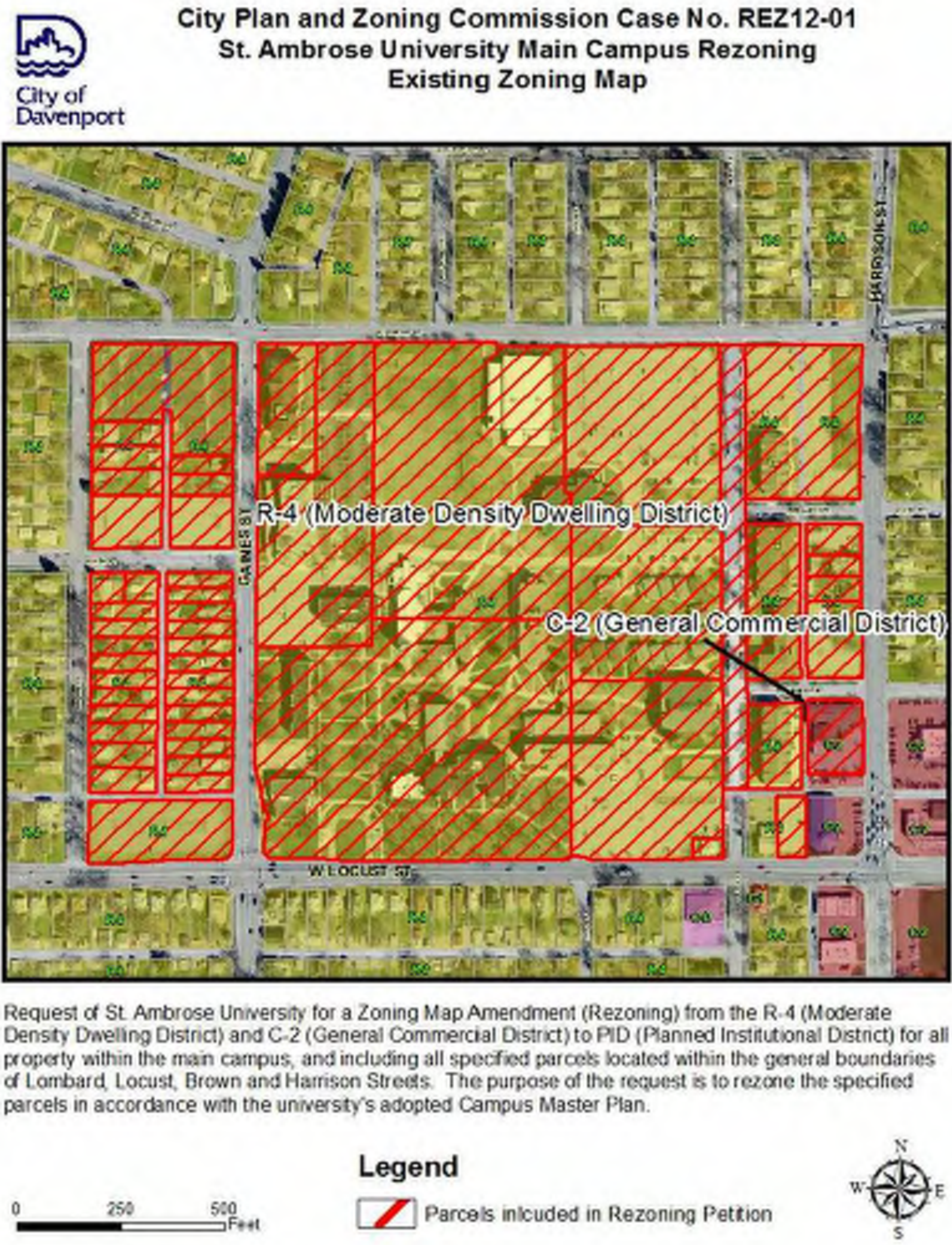
The University will develop a relationship with the neighborhood groups around campus and will use these groups to identify neighbor concerns. The addition of more parking will improve the lighting, noise and parking issues in the neighborhood. The University currently has adequate access to major thoroughfares 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



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

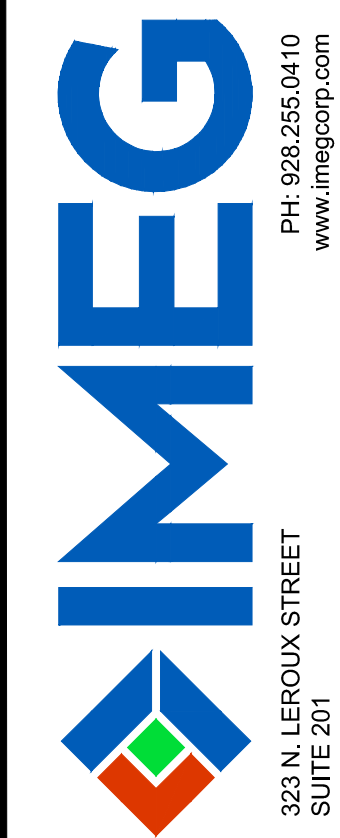
SOILS DATA

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

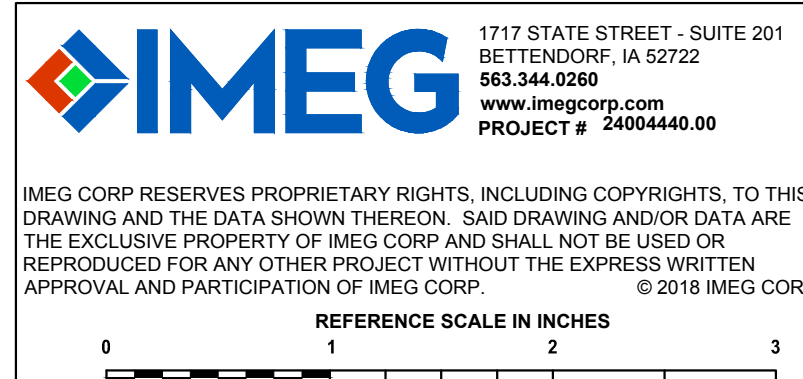
THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS 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.



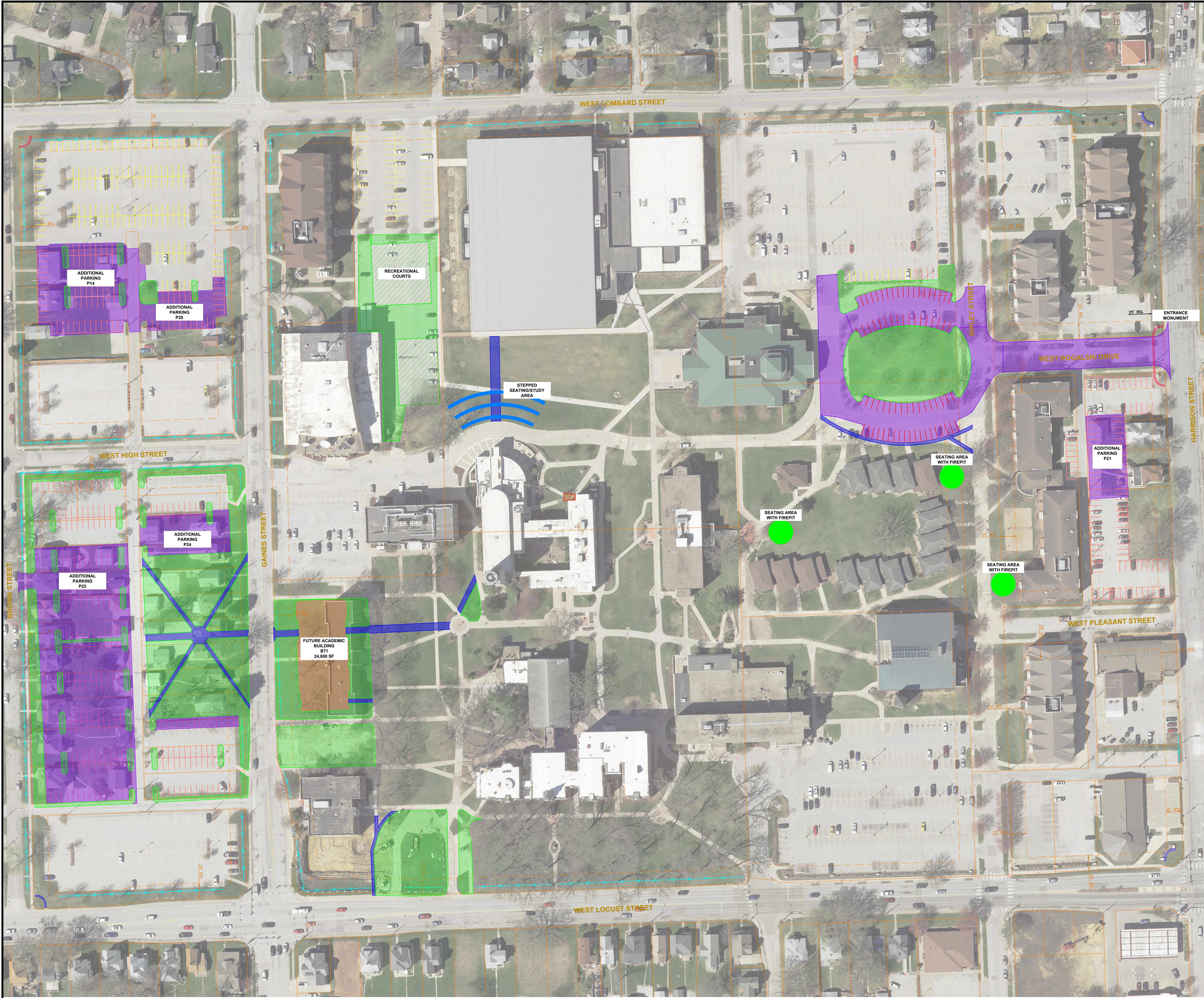
ST. AMBROSE UNIVERSITY IC
DAVENPORT, IOWA
COVER SHEET

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

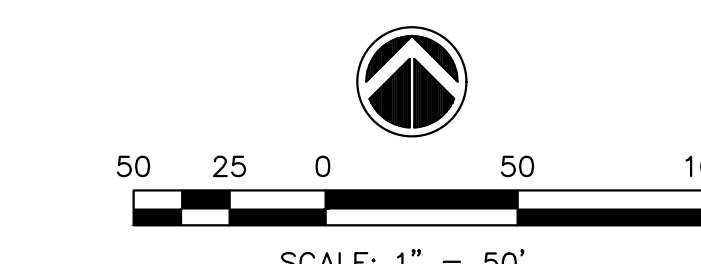
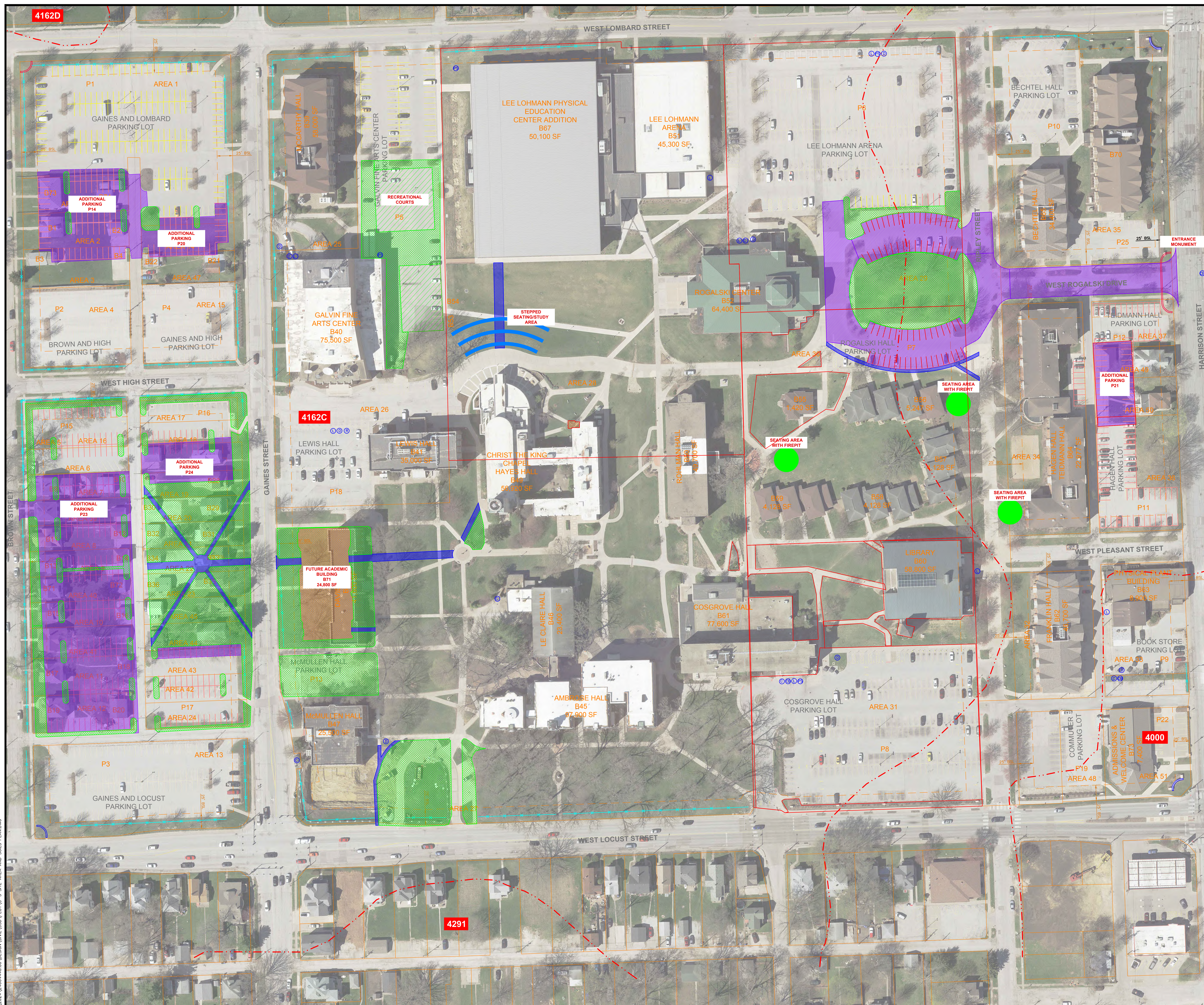
C-1

Sheet 2 of 8

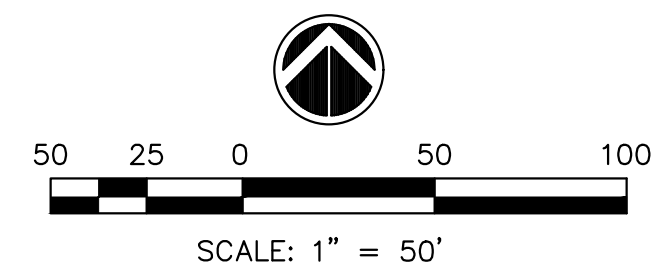
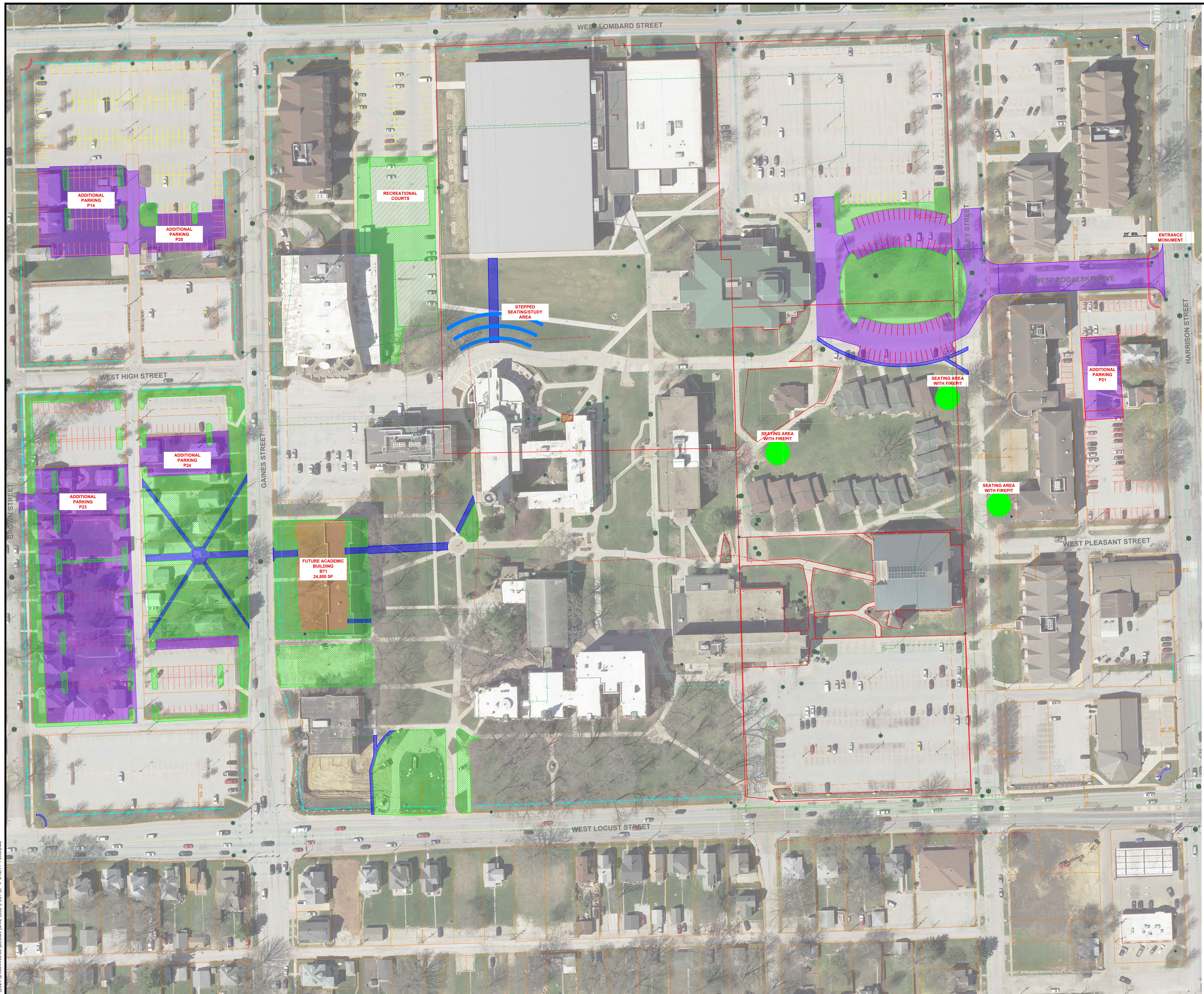
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ST. AMBROSE UNIVERSITY IC DAVENPORT, IOWA		IMEG Project No: 240004440.00		REVISIONS		DATE
				DESCRIPTION		
SITE AREA AND SOILS PLAN				No.		
File Name:		C-3 SITE AREA AND SOILS PLAN				
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Field Book No. ###						
Drawn By: KCK						
Checked By: AEK						
Date: 7/24/2025						
C-3						
Sheet 4 of 4						



LEGEND

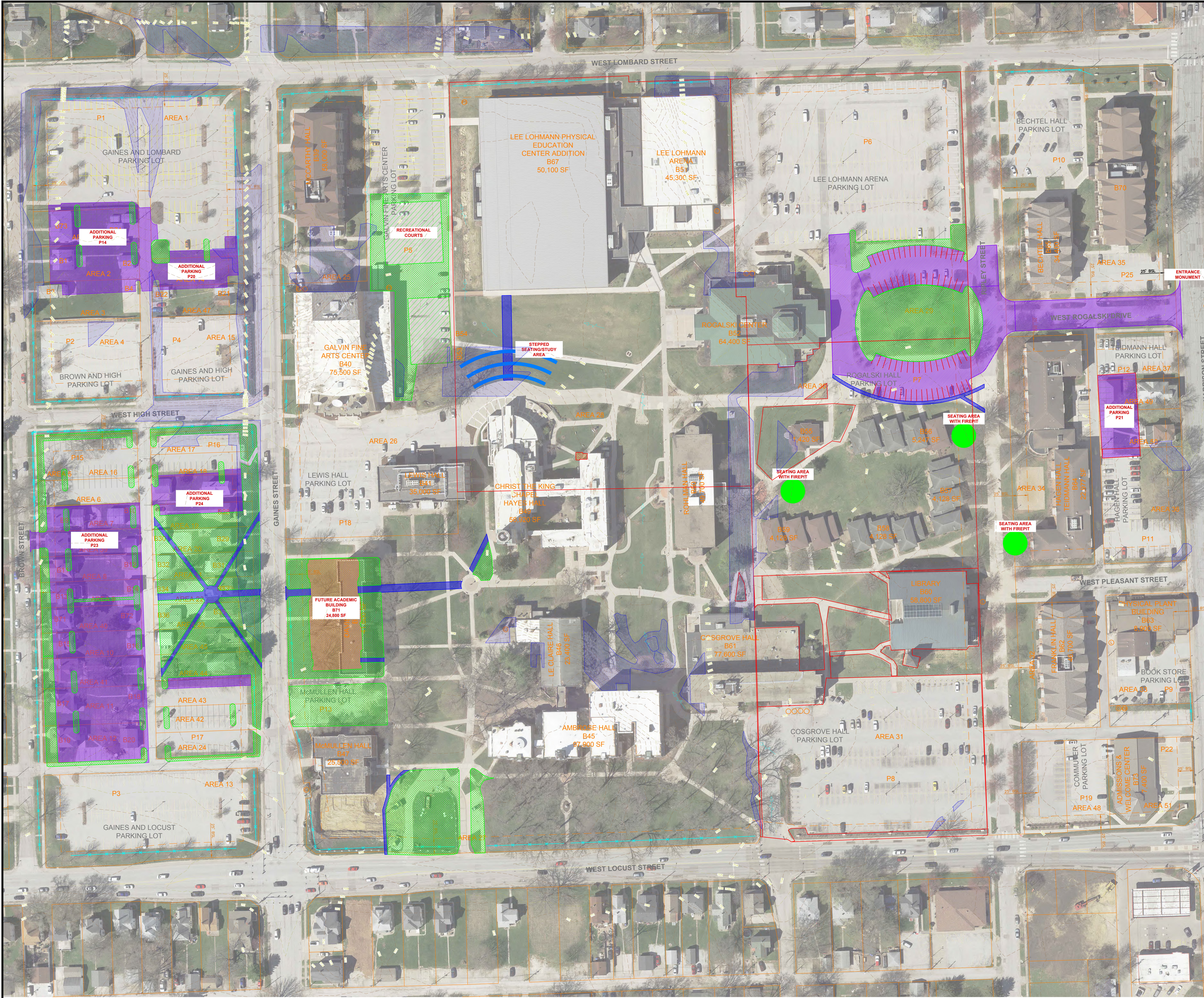
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ST. AMBROSE UNIVERSITY IC
DAVENPORT, IOWA

UTILITY PLAN

C-4
Sheet 6 of 8

Sunday, July 13, 2025 5:51:32 PM
C:\2024\24004440\DESIGN\DWG\CD\PTC-C-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.			

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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:####

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Date: 7/24/2025

C-5

Sheet 6 of 8

Assessment Required

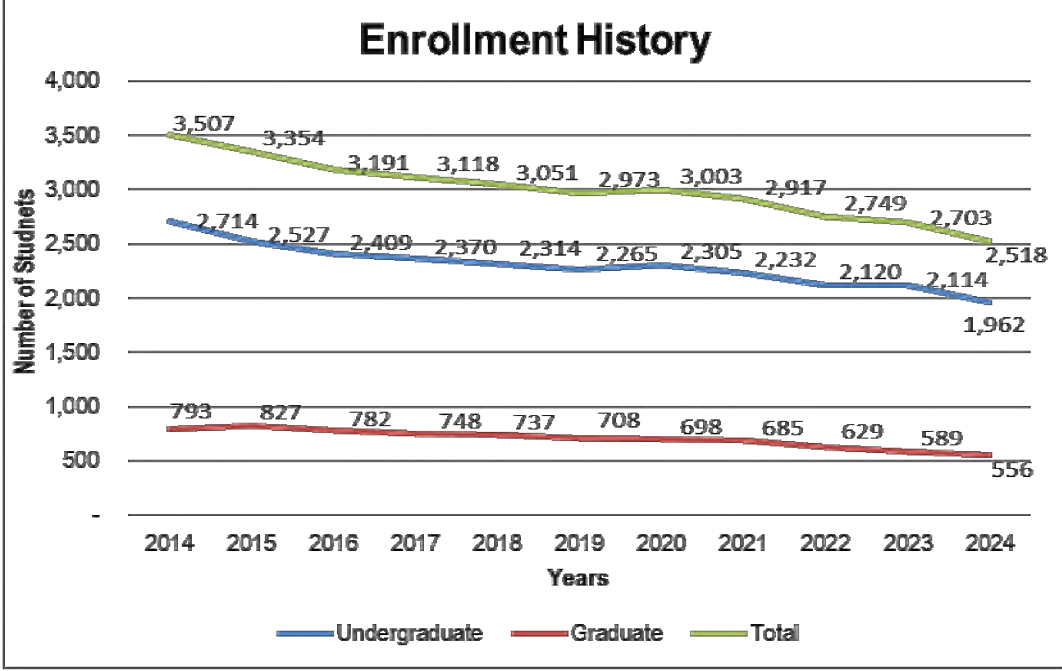
To ensure St. Ambrose University (The University) is providing the best facilities to meet the current and future needs of its student population, the University commissioned an Updated Campus Master Plan in 2023. After reviewing the recommendations from the study with its Board of Trustees, faculty 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.
- Cogrove 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.
- Rothenman 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 Less (new recreation courts)	(75)
3	Elimination of McMullen Hall Lots	(77)
4	NewParking 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 .96 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 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	Gross Floor Area (sq ft)	Build/ Renowned	
Ambrose Hall	75.00	4.0	48	24,390	Classroom, offices	1982/2194
Higgins Hall	23.40	3.0	40	12,822	Offices, classrooms	1935/1987
McMullen Hall	42.10	9.0	38	141,316	Classroom/Offices	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/Offices	1962/1981
Galvin Fine Arts Center	75.00	3.0	40	29,520	Auditorium, classrooms	1969/2003
Christ the King Chapel/Hayes Hall	34.00	5.0	36	15,300	Chapel/Offices	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	85,253	Competition arena, fitness	1969/2003
Wellness and Recreation Center	60.00	3.0	40	85,253	Competition arena, fitness	1969/2003
Rogalski Center	60.00	3.0	40	85,253	Competition arena, fitness	1969/2003
Tiedemann/Hagen Hall	34.00	4.0	40	7,500	Residence Hall	2004
Franklin Hall	46.00	4.0	40	12,444	Residence Hall	2004
Physical Plant	46.00	3.0	36	15,329	Physical Plant Shop	2002/2007
Library	36.00	3.0	36	15,329	Library	1996
University Townhouses	60.00	2.0	24	17,613	Residence Hall	2004
North Hall	34.00	4.0	40	14,000	Residence Hall	2002
Admissions and Welcome Center	24.00	2.0	24	7,400	Offices	2004
Total	1,110.38			390,332		

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.

The University’s planned growth into campus, 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 and attend 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 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, 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 Cogrove Hall.
- Renovate the 11 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 Rothenman 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 Locust Street.

There is no part of the main campus that is included in a flood plain or floodway. However, there is a drainageway through the storm water detention area north of Ambrose Hall, between Rothenman 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 at Appendix II, sheet 6 of 8.

Soil conditions can be found in Appendix II, 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 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 (Harrison Hall) and English (Tutor Gothic) (Davis Hall, Lewis Hall, and McMullen Hall) with stone bases and corner accents, 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 (Robison, Cogrove 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 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 foot 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 railbus system.

In 2009 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 our 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	Stories	Gross Floor Area	Description	Name	Building Height	Parcel Size(1)	Coverage Type - Initial		Coverage Type - Proposed	
									Impervious(2)	PerVIOUS	Impervious(2)	PerVIOUS
1	P1	(SF)	--	(SF)	Parking Lot	Gaines and Lombard Parking	--	1.80	1.39	0.41	1.39	0.37
	P14	21048	--	21048	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	0.00	0.04	--
2	B1	1284	1.5	2172	Residential	--	--	0.23	0.00	0.17	0.22	0.01
	P14	21048	--	21048	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	0.00	0.00	--
3	B2	440	1	440	Garage	--	--	--	0.03	0.00	0.00	--
	B3	1062	1	1704	Residential	--	--	0.25	0.03	0.19	0.00	0.19
4	B4	576	1	576	Garage	--	--	--	0.00	0.00	0.00	--
	P14	21048	--	21048	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	0.00	0.00	--
5	P2	19100	--	19100	Parking Lot	Brown and High Parking	--	0.50	0.44	0.06	0.44	0.06
	B5	1096	1	1792	Residential	--	--	--	0.03	--	--	--
6	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	--
7	B7	1008	1	1620	Residential	--	--	--	0.02	0.12	0.00	--
	B8	400	1	400	Garage	--	--	0.15	0.01	0.00	--	0.02
8	P16	15800	1	15800	Parking Lot	Brown and High Parking - Addition	--	--	0.00	0.00	0.13	--
	B9	1352	2	2164	Residential	--	--	--	0.03	--	0.00	--
9	B10	216	1	216	Garage	--	--	0.15	0.00	0.12	0.00	0.10
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.00	--
10	B11	840	1.5	1344	Residential	--	--	--	0.02	--	0.00	--
	B12	400	1	400	Garage	--	--	0.15	0.00	0.12	0.00	0.03
11	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.12	--
	B13	1282	2	2321	Residential	--	--	--	0.03	--	0.00	--
12	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	0.00	--	--
13	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
14	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.12	--
	B17	1090	2	2370	Residential	--	--	--	0.03	--	0.00	--
15	B18	1448	2	3024	Residential	--	--	0.22	0.02	0.17	0.00	0.02
	B20	720	1	720	Garage	--	--	--	0.00	0.00	0.20	--
16	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.00	--
	P3	32200	--	32200	Parking Lot	Gaines and Locust Parking	--	1.16	0.74	0.42	0.74	0.42
17	B81	24800	2	24800	School/Aud	--	40	--	0.00	--	0.00	--
	P20	8070	--	8070	Parking Lot	--	--	--	0.01	--	0.14	--
18	B21	900	1	1698	Residential	--	--	0.15	0.02	0.12	0.00	0.01
	B22	400	1	400	Garage	--	--	--	0.01	--	0.00	--
19	P4	16700	--	16700	Parking Lot	Gaines and High Parking	--	0.44	0.38	0.06	0.38	0.06
	B23	852	1.5	1560	Residential	--	--	--	0.02	0.11	0.00	0.00
20	B24	280	1	280	Garage	--	--	0.14	0.01	0.00	--	--
	P15	15800	--	15800	Parking Lot	Brown and High Parking - Addition	--	--	0.00	0.00	0.09	0.08
21	B25	1183	1	1682	Residential	--	--	--	0.03	0.10	0.00	0.03
	P16	17200	--	17200	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	--	0.00	--
22	B26	814	1	1406	Residential	--	--	--	0.02	--	0.00	--
	B27	400	1	400	Garage	--	--	0.13	0.00	0.10	0.00	0.03
23	P24	9190	--	9190	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	--	0.09	--
	B28	1125	1.5	2159	Residential	Gaines and Lombard Parking - Addition	--	--	0.00	0.01	--	--
24	P24	9190	--	9190	Parking Lot	Gaines and Lombard Parking - Addition	--	--	0.00	--	0.01	--
	B29	829	1.5	2016	Residential	--	--	0.15	0.03	0.12	0.00	0.10
25	B30	400	1	400	Garage	--	--	0.15	0.02	0.12	0.02	0.19
	B31	900	1.5	2256	Residential	--	--	--	0.01	--	0.14	--
26	B32	528	1	528	Garage	--	--	--	0.15	0.02	0.12	0.02
	B33	1378	2	2884	Residential	--	--	--	0.01	0.11	0.05	0.13
27	B34	440	1	440	Garage	--	--	0.15	0.03	--	--	--
	B35	901	2	2309	Residential	--	--	--	0.02	--	0.00	--
28	B36	432	1	432	Garage	--	--	0.15	0.01	0.12	0.02	0.13
	B37	1644	1	2762	Residential	--	--	--	0.04	0.11	0.00	0.00
29	B38	440	1	440	Garage	--	--	0.16	0.01	0.00	--	--
	P17	21650	1	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.11	0.05
30	B39	11620	4	8000	School/Dormitory	McCarthy Hall	40	1.02	0.27	0.75	0.27	0.75
	B40	29615	3	75500	School/Aud	Galvin Fine Arts Center	60	--	0.68	--	0.71	--
31	B41	8021	3.5	30000	School	Lewis Hall	46	--	0.20	--	0.20	--
	B66	14500	3	43700	School	Galvin Fine Arts Addition	36	3.68	0.00	1.55	0.30	1.59
32	P6	37140	--	37140	Parking Lot	Galvin Fine Arts Center Parking	--	--	0.85	--	0.48	--
	P18	17600	--	17600	Parking Lot	Lewis Hall Parking	--	--	0.40	--	0.40	--
33	B45	24580	4	97900	School	Armstrong Hall	48	--	1.20	--	1.20	--
	B46	12822	2	23400	School/Aud	LeClair Hall	40	--	0.42	--	0.42	--
34	B47	8146	2	25500	Office	McMullen Hall	24	--	0.58	--	0.43	--
	B47A	6030	3	14657	School	McMullen Hall Addition	36	--	0.00	--	0.14	--
35	B48	7524	4	41600	Dormitory	Devil Hall	40	--	0.06	--	0.00	--
	B49	19150	1	59920	Church	Christ the King Chapel/Hayes Hall	40	0.63	0.00	5.25	0.00	5.27
36	B50	11100	4	49700	Dormitory	Rohmann Hall	40	--	0.36	--	0.36	--
	P13	8940	--	8940	Parking Lot	McMullen Hall Parking	--	--	0.28	--	0.00	--
37	B51	20470	5	77600	Dormitory	Cogswore Hall	50	--	0.46	--	0.46	--
	B71	12400	2	24800	School	Future Academic Building	41	--	0.07	--	0.03	--
38	B49	19150	1	59920	Church	Christ the King Chapel/Hayes Hall	36	--	0.86	--	0.86	--
	B50	11100	4	49700	Dormitory	Rohmann Hall	40	--	0.34	--	0.34	--
39	B51	31844	2	45300	Gym	Lee Lohmann Arena	40	--	0.89	--	1.85	--
	B52	22033	2	61400	Student Services	Rogalski Center	36	7.12	0.31	4.69	0.01	1.95
40	B53	685	1	685	Utility	--	--	--	0.02	--	0.02	--
	B54	540	1	540	Utility	--	--	--	0.01	--	0.01	--
41	B57	66013	2	82521	Gymnasium	Lee Lohmann PE Center - Addition	40	--	0.00	--	1.58	--
	B52	22033	2	61400	Student Services	--	--	3.77	0.73	0.08	0.03	0.45
42	P6	128800	--	128800	Parking Lot	Lee Lohmann Arena Parking	--	--	2.48	0.58	2.59	--
	B55	1420	1	1420	Office	--	--	--	0.03	--	0.03	--
43	B56	5427	2	15150	University Townhouse	--	24	--	0.12	--	0.12	--
	B57	4128	2	15150	University Townhouse	--	24	3.05	0.09	1.75	0.09	1.81
44	B58	4128	2	15150	University Townhouse	--	24	--	0.09	--	0.09	--
	B59	4128	2	15150	University Townhouse	--	24	--	0.09	--	0.09	--
45	P7	22500	--	22500	Parking Lot	Rogalski Hall Parking	--	--	0.86	--	0.82	--
	B60	15129	3	68800	Library	--	36	--	0.46	--	0.46	--
46	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	--
47	B62	12444	4	46700	Dormitory	Franklin Hall	40	0.61	0.44	0.17	0.44	0.17
	B63	9174	1	8903	Equipment Storage	Physical Plant Building	16	--	0.66	0.28	0.28	0.06
48	P9	8440	--	8440	Parking Lot	Physical Plant Building Parking	--	--	0.32	--	0.32	--
	B64	22977	4	87600	Dormitory	Hagen/Teidmann Hall	40	1.11	0.69	0.49	0.69	0.42
49	B65	8004	4	34400	Dormitory	Bechtel Hall	40	--	0.21	--	0.21	--
	B70	13652	4	54200	Dormitory	North Hall	40	2.38	0.12	0.50	0.12	0.50
50	P10	48900	--	48900	Parking Lot	Bechtel Parking	--	--	1.12	--	1.23	--
	P25	8816	--	8816	Parking Lot	--	--	--	0.23	--	0.23	--
51	P11	15000	--	15000	Parking Lot	Hagen Hall Parking	--	--	0.34	--	0.34	--
	P21	--	--	8526	Additional Parking - Harrison	--	--	0.57	0.00	--	0.00	0.21
52	P12	7400	--	7400	Parking Lot	Teidmann Hall Parking	--	--	0.17	--	0.17	--
	P21	8526	--	8526	Additional Parking - Harrison	--	--	0.23	0.00	0.06	0.01	0.05
53	B73	1607	1	1607	Campus Expansion Property	Campus Expansion Property	--	--	0.04	--	0.00	--
	B74	607	1	607	Campus Expansion Property	Campus Expansion Property	--	--	0.23	0.01	0.18	0.01
54	P14	21048	--	21048	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	--	0.19	--
	n/a	1227	--	n/a	Campus Expansion Property	Campus Expansion Property	--	--	0.03	--	0.00	0.03
55	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	--	0.12	0.00
	B81	1025	2	2010	Residential	--	--	--	0.00	--	0.00	--
56	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	--
57	n/a	2657	--	n/a	Campus Expansion Property	Campus Expansion Property	--	--	0.07	--	0.11	0.00
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	0.18	0.07	--	0.00	0.02
58	n/a	2710	--	n/a	Campus Expansion Property	Campus Expansion Property	--	--	0.06	--	0.00	--
	P17	19380	--	19380	Parking Lot	Gaines and High Parking - Addition	--	0.16	0.00	0.10	0.00	0.01
59	n/a	2090	--	n/a	Campus Expansion Property	Campus Expansion Property	--	--	0.05	--	0.00	0.02
	P17	19380	--	19380	Parking Lot	Gaines and High Parking - Addition	--	0.16	0.00	0.11	0.00	0.02
60	n/a	1980	--	n/a	Campus Expansion Property	Campus Expansion Property	--	--	0.00	--	0.14	--
	P17	19380	--	19380	Parking Lot	Gaines and High Parking - Addition	--	0.16	0.00	0.12	0.02	0.14
61	n/a	1450	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.15	0.03	0.12	0.03	0.12
	n/a	1485	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.17	0.03	0.14	0.00	0.02
62	P24	9190	--	9190	Parking Lot	Gaines and Lombard Parking - Addition	--	--	0.00	--	0.00	--
	n/a	1700	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.17	0.04	0.13	0.00	0.10
63	P20	3100	--	3100	Parking Lot	Additional Parking - Locust	--	--	0.00	--	0.01	



BROWN STREET & LOCUST STREET



HARRISON STREET & LOMBARD STREET

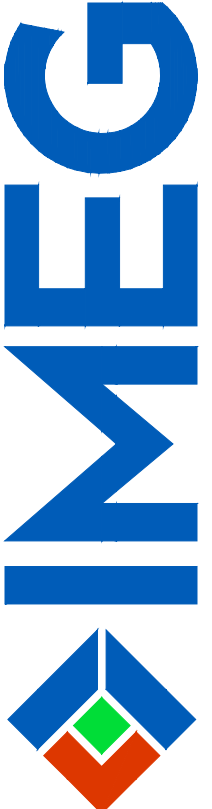


HARRISON STREET & LOCUST STREET

EXISTING CAMPUS
MONUMENT SIGNS



CAMPUS EDGE EXAMPLES

REVISIONS		DATE
No.	DESCRIPTION	
 3231 N. LEROUX STREET FLAUGSTAD, AZ 86001 PH: 520.250.0410 www.imeg.com		
ST. AMBROSE UNIVERSITY IC DAVENPORT, IOWA		LANDSCAPE DETAIL 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		
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.

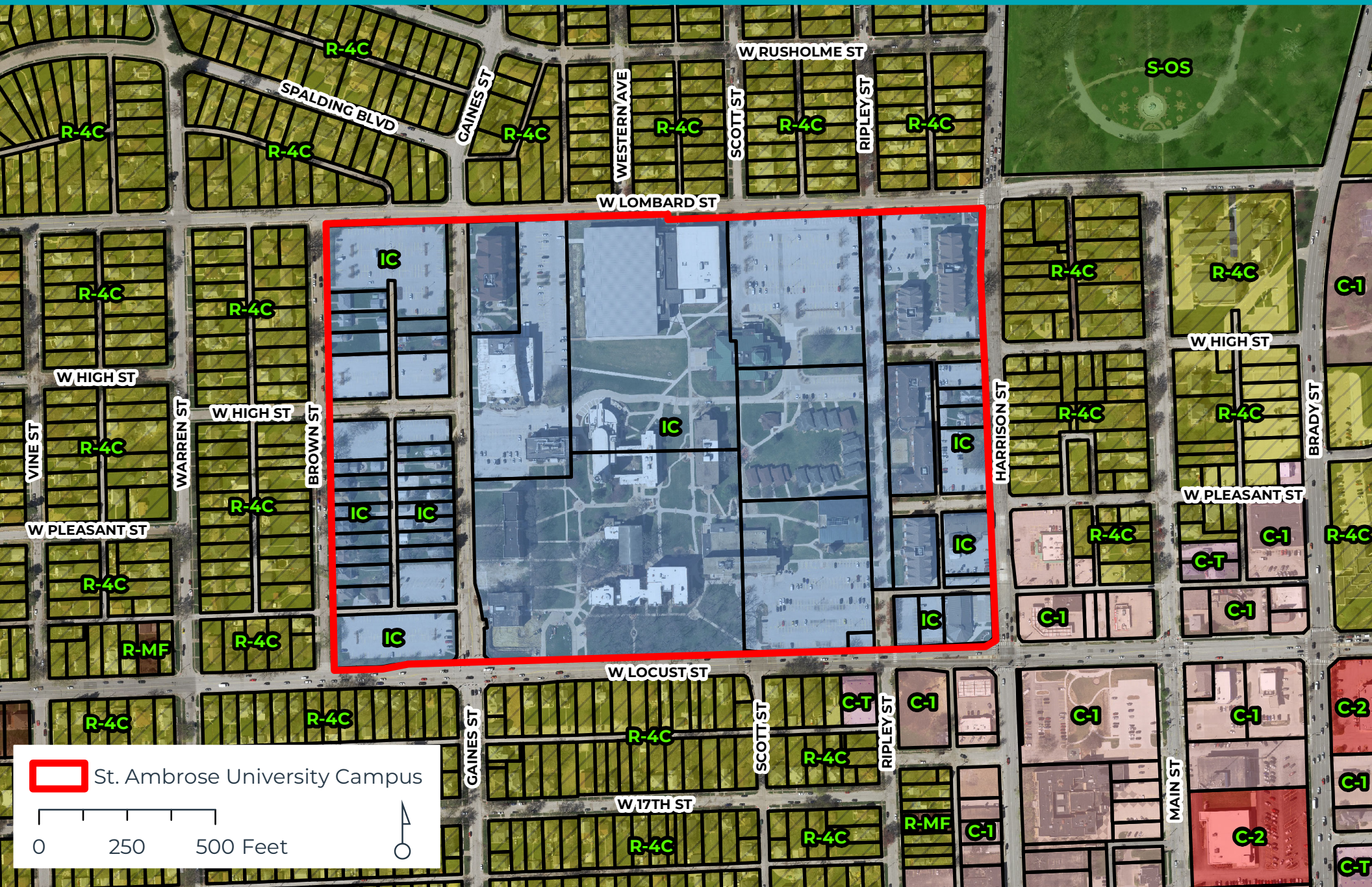
Proposed Building B71

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.



Zoning 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

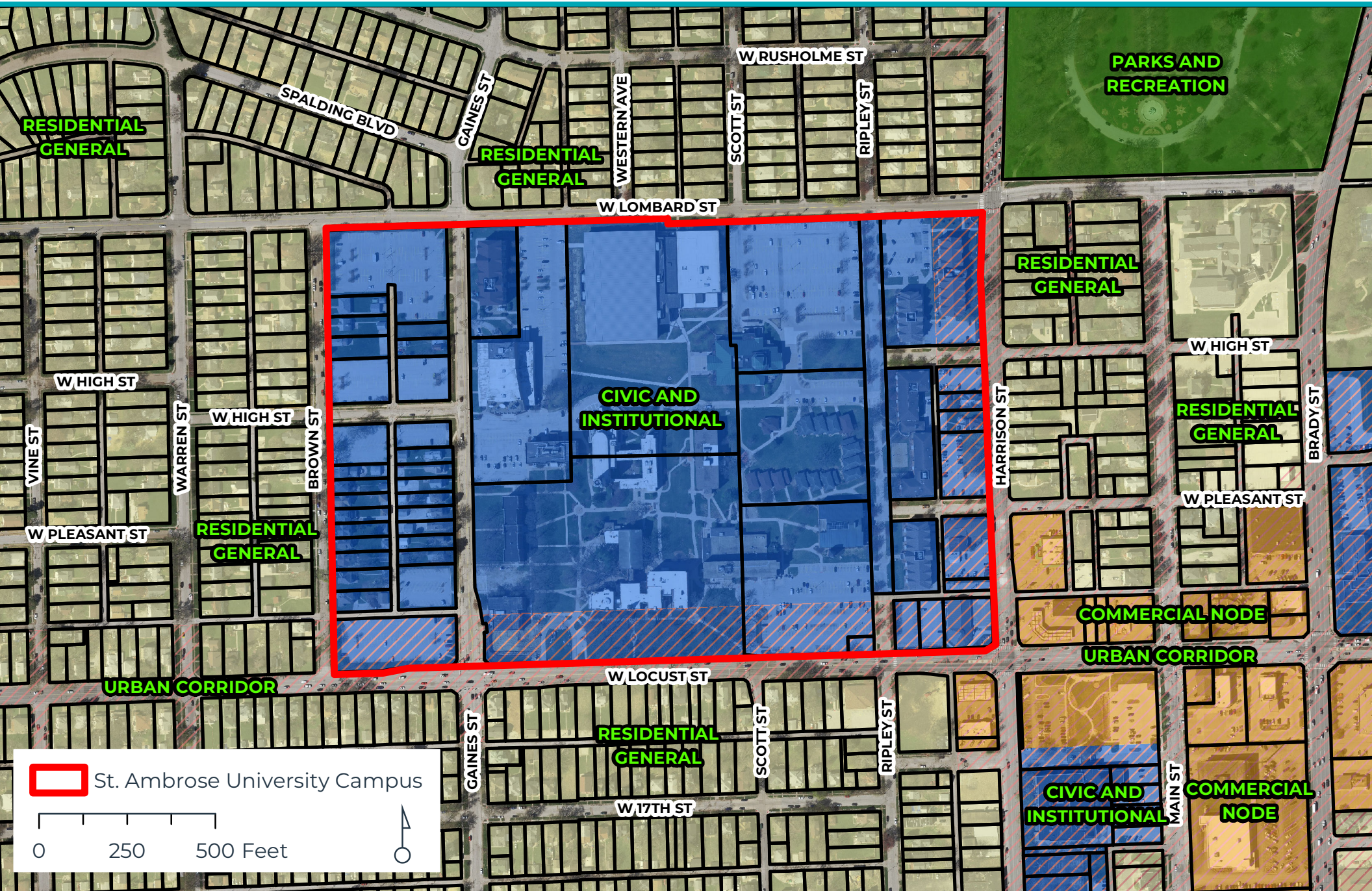
0 250 500 Feet





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

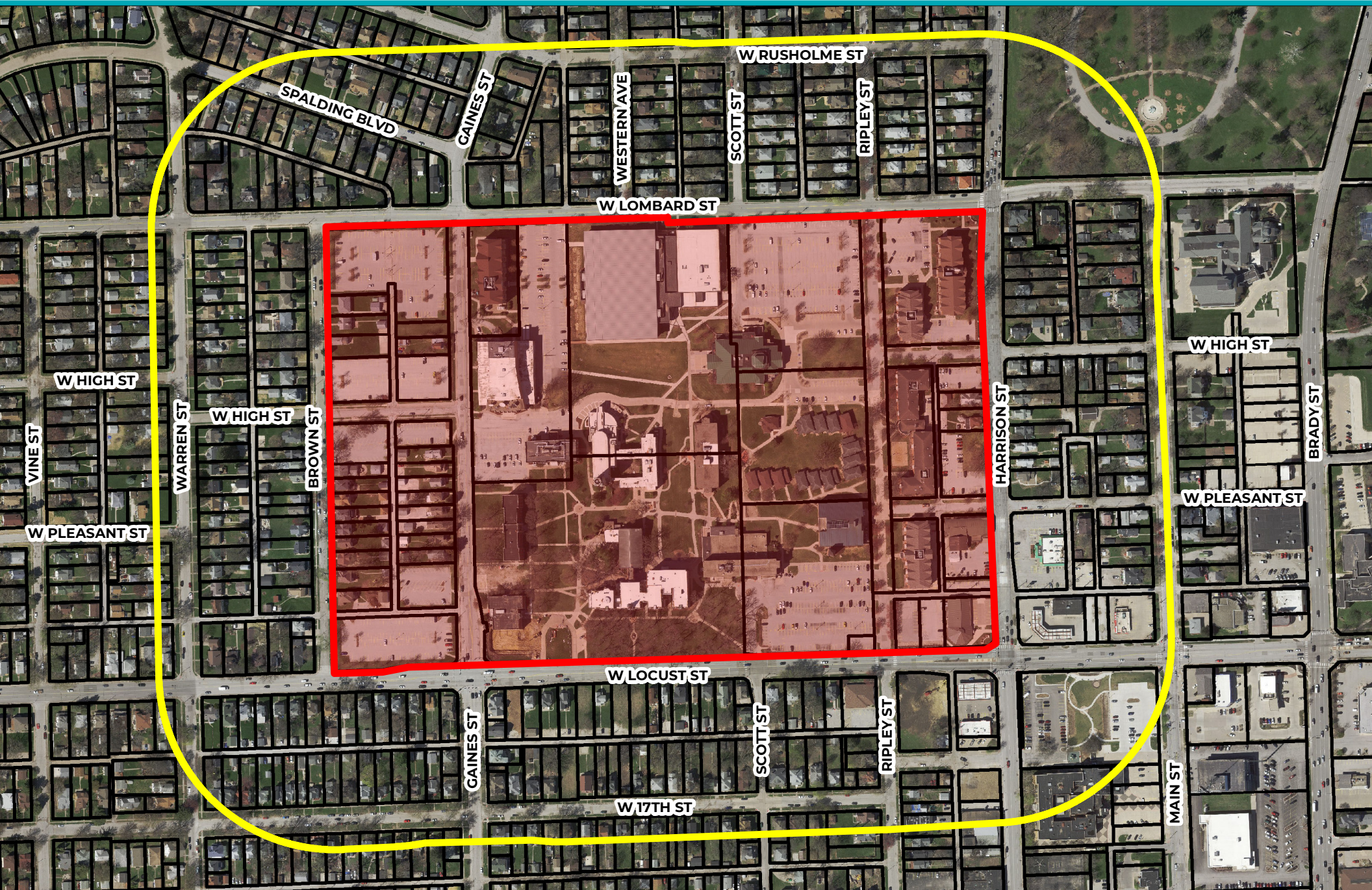
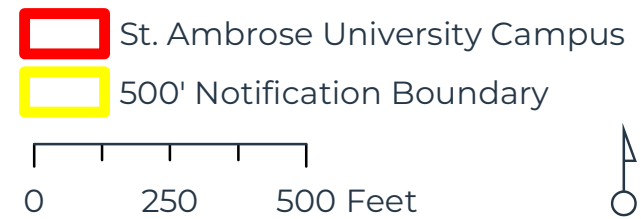
0 250 500 Feet





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?

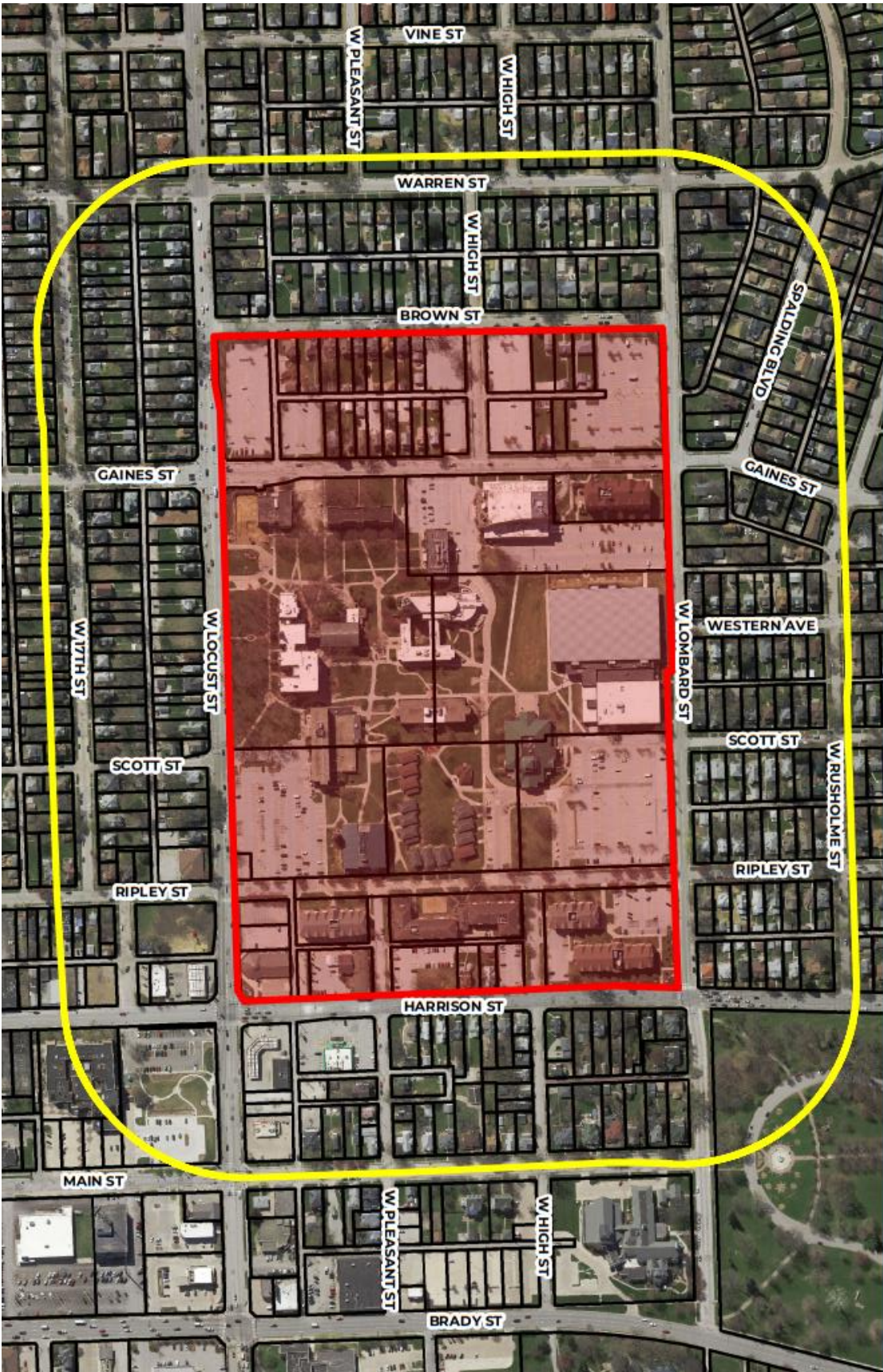
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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



Neighborhood Meeting Attendance List

Date: 08/04/2025

Time: 6:30 pm

Location: Rogalski Center Ballroom

Case:

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	Jayne Hildebrand			1925 Brown St
2	David Kisner			2011 Warren St.
3	Nathan Truninger	nathan.truninger@gmail.com		818 W 17th St
4	DON + FRAN EISENTRAGEN			609 W 17th St
5	Linda + Steve Fish			2303 Western Ave.
6	Karen + Myles Metzger			2230 Western Ave
7	BRIAN KRAMER	BRIAN@HILLTOPCAMPUSVILLE.ORG		
8	Bob Ingram PEZ			37210 W 60th St DAD
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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.

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?

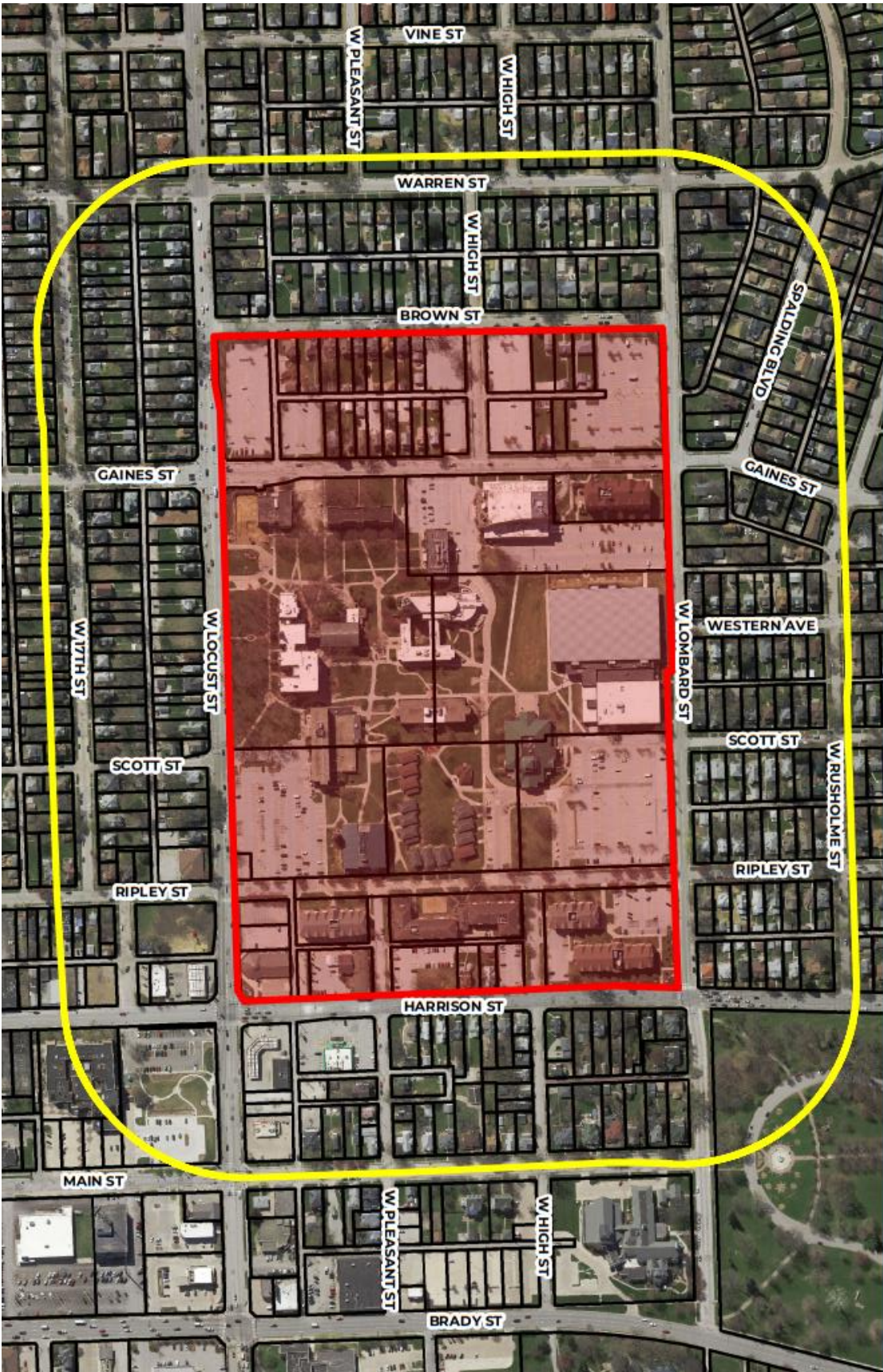
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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



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	VeronicaFayre90@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
8/19/2025

Subject:

Case F25-10: Request of River Cities Development LLC for a Final Plat of Northwest Bank Retail Addition. The 2-lot subdivision is located at 100 East Kimberly Road, on 4.3 acres. [Ward 7]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F25-10 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. Revise the zoning classification to C-C City Centre District.
4. Remove building setback lines.
5. Include a note stating, "Stormwater detention and water quality treatment will not be required for this subdivision, but will be required upon further development of the property."
6. Add a note stating, "The existing southern driveway on Lot 2 shall be a right-turn only from Fair Avenue.."

Background:

The subject property consists of the 9-story Northwest Bank Tower and surrounding parking lot. Developed in 1974, the site contains two shared driveways with NorthPark Mall and the adjacent restaurant onto East Kimberly Road. The purpose of the subdivision is to develop a stand-alone commercial building on the southwest corner of the property.

Comprehensive Plan:

Within Existing Urban Service Area: Yes
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.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning:

1. **C-C City Centre District:** This zoning district is intended to position the central part of the city for revitalization oriented toward a regional mix of commercial, high-density residential, and entertainment that encourages compatible development and redevelopment while promoting local reinvestment.

Technical Review:

1. Zoning: The two-lot subdivision complies with the City-Centre District dimensional standards. The existing office tower remains in compliance with building setback and off-street parking requirements.
2. Streets: The subdivision maintains street frontage on East Kimberly Road for both lots. No additional right-of-way is dedicated with this final plat. An Ingress/Egress & Parking Easement allows for shared vehicular access between both lots and the existing driveways onto Kimberly Road.
3. Stormwater: Stormwater detention and water quality treatment will be required upon further development of the property. Candlelight Creek flows through an underground pipe directly west of the property.
4. Sanitary Sewer: There is an existing 24-inch public sanitary sewer extending north-south through the NorthPark Mall parking lot drive aisle directly west of the subject property. The sewer line is contained within a 30' Sanitary Sewer Easement.
5. Storm Sewer: There is a 96-inch storm sewer line spanning the length of the west property line, on a parcel owned by the shopping mall.
6. Other Utilities: Normal utility services are available on this site.
7. Parks/Open Space: There are no impacts to parks/open space.

Public Input:

Public notification is not required for a Final Plat.

Attachments:

1. Application

2. Final Plat of Northwest Bank Retail Addition
3. Maps



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

APPLICANT INFORMATION

Applicant Name | Company Name

River Cities Development LLC

Address

100 East Kimberly Road Suite 801

City | State | Zip

Davenport, Iowa, 52806

Phone

(563) 296-9268

Secondary Phone

(563) 271-8809

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 all development review costs, including but not limited to a traffic study.

Bobbie Slavens

Print Applicant's Name

08/12/2025

Date

SUBDIVISION NAME (& PRJ-NUMBER if assigned)

NORTHWEST BANK RETAIL ADDITION

LOCATION DESCRIPTION

LOT 1 IN NORTHWEST BANK TOWER ASSOCIATES 2ND ADD.

SUBMITTED

NUMBER OF LOTS BY USE TYPE

2

ACRES

4.30

STREETS ADDED

SELECT PLAT TYPE SUBMITTED:

PRELIMINARY PLAT: §16.16 Requirements ☐

FINAL PLAT: §16.20 Requirements ☐

PRELIMINARY PLAT REQUIREMENTS:

Preliminary Plat ☐

Contours (2') & Infrastructure (pre/post) ☐

FINAL PLAT REQUIREMENTS:

Platting Certificates per §354.11 State Code ☐

Final Plat ☐

GENERAL REQUIREMENTS:

Authorization to Act as Applicant, if needed ☐

Application Fee (REQUIRED) ☐

Subdivision Platting Fee Schedule

Number of Lots	Fee
1 lot to 10 lots	\$400 plus \$25/lot
11 to 25 lots	\$700 plus \$25/lot
26 or more lots	\$1,000 plus \$25/lot

Submit this form, and any questions, to DNS Planning Division at
planning@davenportiowa.com.

DEVELOPMENT TEAM

Developer / Project Manager

Address

Phone

Secondary Phone

E-Mail Address

Engineer

Address

Phone

Secondary Phone

E-Mail Address

Owner

RIVER CITIES DEVELOPMENT LLC

Address

100 E. KIMBERLY ROAD, DAVENPORT, IA 52806

Phone

(563) 296-9268

Secondary Phone

(563) 271-8809

E-Mail Address

Attorney

313 W. Third Street

Address

313 W. Third Street

Phone

(563) 323-7737

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

I/We, River Cities Development LLC
[as property owner(s)]

authorize Bobbie Slavens
[the above person(s)]

to act as applicant, representing me/us before the City Plan & Zoning Commission

for the property located at LOT 1 IN NORTHWEST BANK TOWER ASSOCIATES 2ND ADD.

[Signature]
Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization: _____

08/12/2025
Date

State of IA,

County of Scott,

Sworn and subscribed before me

this 12 day of August, 2025.

Notary
[identification type]

[Signature]
Notary Public

My Commission Expires:



NORTHWEST BANK RETAIL ADDITION

THE FOLLOWING AS LISTED HAVE
REVIEWED AND APPROVED THIS FINAL
PLAT AND FOUND THAT SAID PLAT DOES
MEET ALL THE MINIMUM UTILITY
REQUIREMENTS.

A RE-PLAT OF LOT 1 IN NORTHWEST BANK TOWER ASSOCIATES 2ND ADDITION
AND
PART OF U.S. HWY. 6 (KIMBERLY ROAD) AS SHOWN IN IOWA DEPARTMENT OF
TRANSPORTATION EXCESS LAND PLAT, RECORDED AS DOC. NO. 2022-00023154 AT THE SCOTT
COUNTY LAND RECORDS OFFICE, SCOTT COUNTY, IOWA

INDEX LEGEND
LOCATION: LOT 1 NORTHWEST
BANK TOWER ASSOCIATES
2ND ADD.
REQUESTOR: RIVER CITIES
DEVELOPMENT LLC
PROPRIETOR: RIVER CITIES
DEVELOPMENT LLC
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY &
DEVELOPMENT, PLLC
826 16TH AVENUE
EAST MOLINE, IL 61244
309-755-9003
RETURN TO: JAMES ABBITT, PER
ABOVE ADDRESS

ZONING & LOT INFORMATION
CURRENT ZONING: C3 GENERAL COMMERCIAL
PROPOSED ZONING: C3 GENERAL COMMERCIAL
TOTAL NUMBER OF LOTS: 2
TOTAL ACREAGE OF LOTS: 4.30
TOTAL R.O.W. ACREAGE: 0.00
TOTAL SITE ACREAGE: 4.30
FRONT YARD BUILDING SETBACK: 25'

OWNER:
RIVER CITIES DEVELOPMENT LLC
100 E. KIMBERLY ROAD
DAVENPORT, IA 52806

NOTES:
1. PLAT NOTES ESTABLISH
REQUIREMENTS FOR HOW A
SUBDIVISION WILL DEVELOP.
HOWEVER, THE CITY RESERVES
THE RIGHT IN ITS SOLE DISCRETION
TO ALTER OR AMEND ANY PLAT
NOTE, OR TO SELL OR VACATE ANY
RIGHT OF WAY OR UTILITY
DEDICATED WITHIN THE PLAT.
FURTHER, THE CITY RESERVES THE
RIGHT UPON REQUEST OF THE
OWNER TO RELOCATE ANY
EASEMENT, ALTER LOT
BOUNDARIES OR ALLOW GROUND
TO BE REPLATTED.

2. CHANGES IN THE PLAT WHICH
AFFECT THE PLACEMENT OF
UTILITY FACILITIES ARE TO BE
REVIEWED AND APPROVED BY THE
AFFECTED UTILITIES AND ANY
CHANGES WHICH RESULT IN THE
RELOCATION OF UTILITY FACILITIES
SHALL BE AT THE EXPENSE OF THE
PARTY REQUESTING THE CHANGE.

3. ANY AND ALL CHANGES TO
BOUNDARIES AND EASEMENTS
SHALL BE IN ACCORDANCE WITH
RELATIVE CHAPTERS OF THE IOWA
ADMINISTRATIVE CODE, THE CODE
OF IOWA AND THE CITY CODE OF
DAVENPORT.

4. LOT 1 AND LOT 2 OF
NORTHWEST BANK RETAIL
ADDITION HAVE A RECIPROCAL
INGRESS/EGRESS AND PARKING
EASEMENT

LEGEND	
	FOUND CUT "X"
	FOUND IRON ROD (AS NOTED)
	SET MAG SPIKE
	SET 5/8" REBAR W/ GREEN PLASTIC CAP #18465
	BOUNDARY LINE
	LOT LINE OR ROW LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	DEED OR PLATTED
	MEASURED

CENTURYLINK / LUMEN

MIDAMERICAN ENERGY COMPANY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

IOWA-AMERICAN WATER COMPANY

METRONET

MEDIACOM

APPROVED BY THE DAVENPORT PLANNING AND ZONING COMMISSION OF
DAVENPORT, IOWA, BY RECOMMENDATION # _____
DATED THE _____ DAY OF _____ 2025

PLAN & ZONE CHAIRPERSON

ATTEST:

DEPUTY CLERK

APPROVED BY THE CITY COUNCIL OF DAVENPORT, IOWA BY RESOLUTION #
DATED THE _____ DAY OF _____ 2025 (BE IT FURTHER NOTED THAT THIS
APPROVAL EXPIRES FORTY -FIVE (45) DAYS FROM THIS DATE, UNLESS RECORDED
PRIOR TO THAT TIME WITH THE SCOTT COUNTY RECORDER'S OFFICE).

ATTEST:

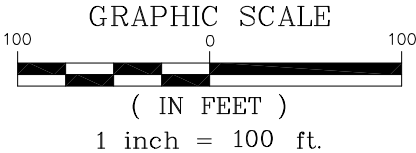
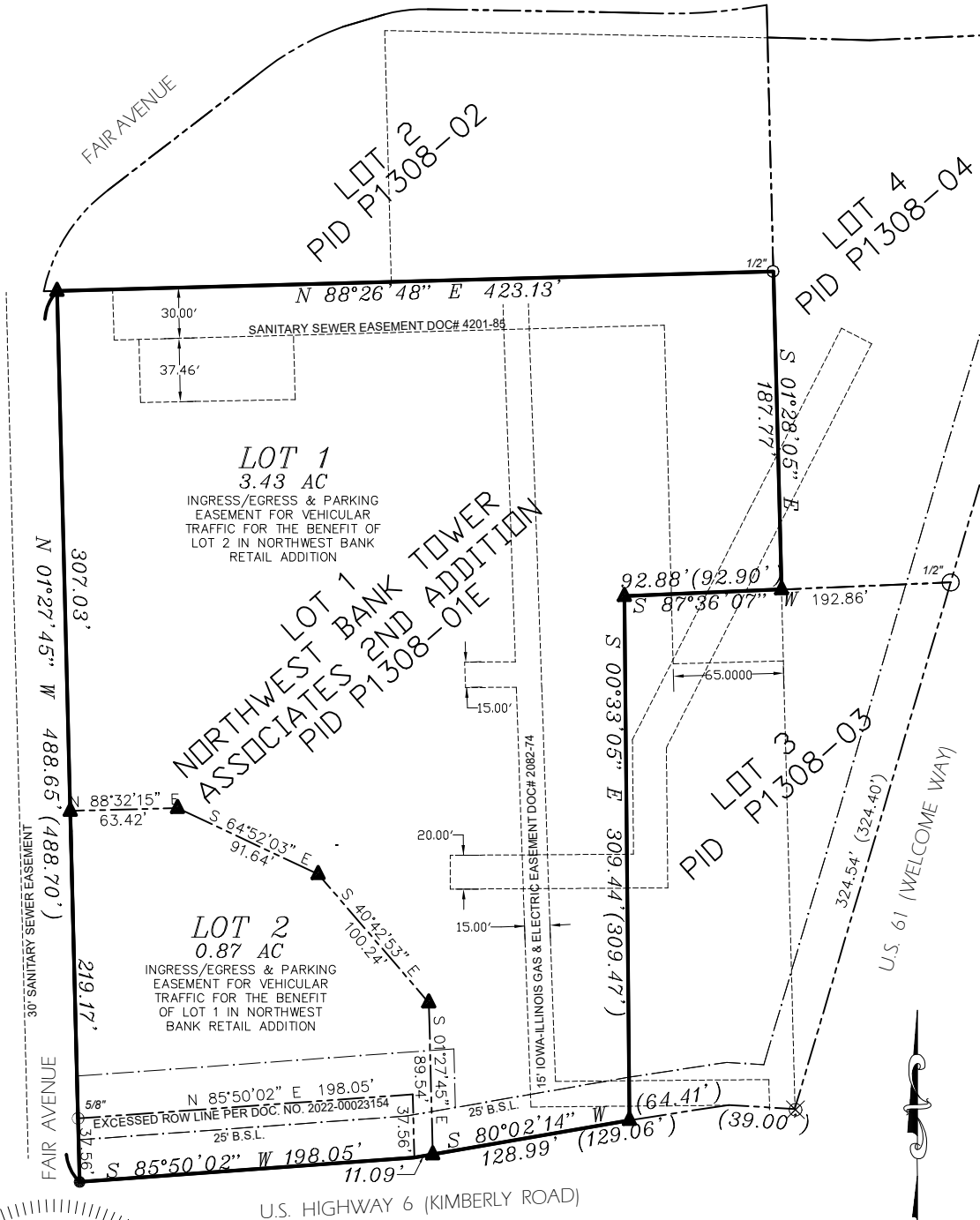
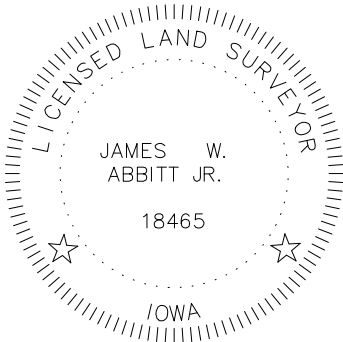
MAYOR

CITY CLERK

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED
AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY
DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JAMES W. ABBITT, JR.
REG. NO. 18465
MY LICENSE EXPIRES DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

DATE



Abbitt
Survey & Development, PLLC

ABBITT SURVEY & DEVELOPMENT, PLLC.
826 16TH AVE
EAST MOLINE, ILLINOIS 61244
PH. 309-755-9003

DATE: 07-18-2025	SCALE: 1" = 100'	DRAWN BY: JADB	CHECKED BY: JWA
PREPARED FOR: RIVER CITES DEVELOPMENT LLC ATTN: BOBBY SLAVENS 100 E. KIMBERLY ROAD DAVENPORT, IA 52806			PAGE: 1 OF 1
DRAWING TITLE: PLAT OF SUBDIVISION			JOB No.: 25-233-IADA-B-RIVER CITIES



THE CITY OF DAVENPORT IOWA | USA

Vicinity Map | Case F25-10

Request of River Cities Development LLC for a Final Plat of Northwest Bank Retail Addition. The 2-lot subdivision is located at 100 East Kimberly Road, on 4.3 acres. [Ward 7]



 Subject Property

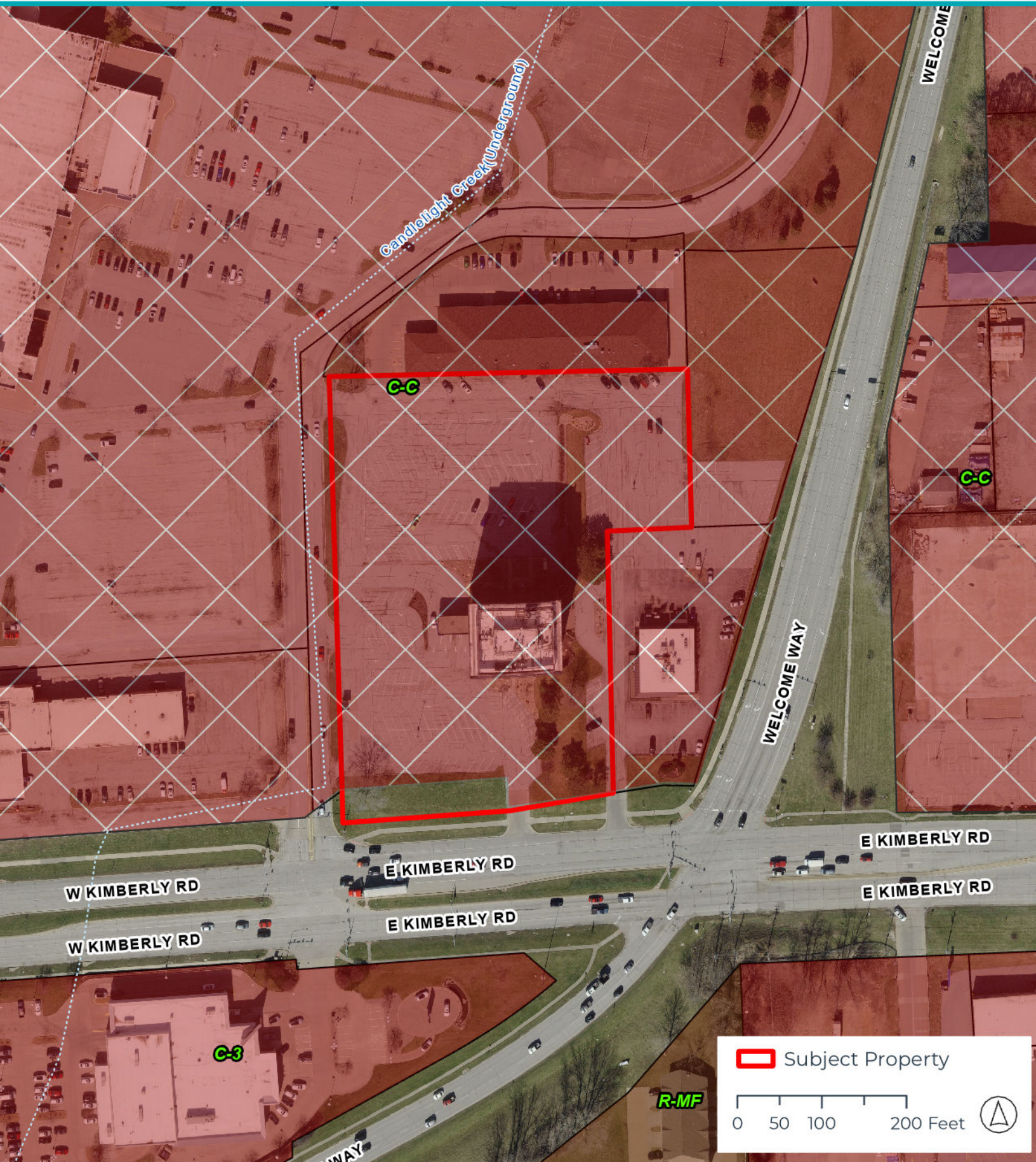
0 50 100 200 Feet





Zoning Map | Case F25-10

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Future Land Use Map | Case F25-10

Request of River Cities Development LLC for a Final Plat of Northwest Bank Retail Addition. The 2-lot subdivision is located at 100 East Kimberly Road, on 4.3 acres. [Ward 7]

