PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, February 3, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

1. Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]

2. Case REZ26-01: Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]

3. Case ROW26-01: Request of Palmer College of Chiropractic to vacate Palmer Drive, between Brady Street and Perry Street, and the southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition. [Ward 3]

4. Case ROW26-02: Request of Palmer College of Chiropractic to vacate East 10th Street, between Perry Street and Pershing Avenue, and the adjacent public alley rights-of-way located north and south of East 10th Street in Outlots 30 and 31 of LeClaire's 2nd Addition. [Ward 3]

REGULAR MEETING AGENDA

II. Roll Call

III. Report of the City Council Activity

IV. Secretary's Report

1. Consideration of the November 4, 2025 meeting minutes.

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

VII. Subdivision Activity

A. Old Business

B. New Business

VIII. Future Business

IX. Communications

X. Other Business

XI. Adjourn

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/3/2026**

Subject:
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]

Recommendation:
Hold the public hearing.

A formal staff recommendation will be provided at the February 17, 2026 Plan and Zoning Commission meeting.

Background:
Palmer College of Chiropractic is undergoing a comprehensive planning effort for their campus, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. This request amends the Campus Land Use Plan adopted in 2021, which focused on improvements to the northeast corner of campus. This included the construction of VanDuyne Hall for student housing, the outdoor turf recreational field, and the conversion of 11 Street into a pedestrian corridor. Since these items have been implemented, the institution is identifying future projects to be completed over the next ten years.

2026 Campus Master Plan Amendments:
The proposed updates include improvements to the main campus entrance off Brady Street, plans for a new academic facility, enhancements to off-street parking lots, expanded green space, and potential sites for future student housing. The plan also prioritizes improved traffic safety, particularly along Perry Street. In addition, the amendment updates the Institutional Campus District boundaries to reflect recent property acquisitions.

Collectively, the proposed changes are intended to enhance campus access, safety, and overall functionality while supporting the institution's long-term growth. Additional details are provided in the attached Campus Master Plan.

Zoning:
Palmer College of Chiropractic 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 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.

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.

Palmer College of Chiropractic's previous Campus Master Plan was approved in 2021. Since that time, the college 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:
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Future Land Use Designations:
The college campus spans the following land use categories identified 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).
2. **Downtown**: the original center of the City, marked by historical buildings, regional cultural attractions, large scale single-purpose or mixed-use developments, government or institutional centers. Development in DT shall be governed by detailed design guidelines marked by high quality design and building materials, set in an environment that is supportive of all transportation modes, including pedestrian.
3. **Residential General**: Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.
4. **Urban Corridor**: Generally established corridors along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly.

Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.

Public Input:
The IC Institutional Campus District requires organizations to make a good faith effort to notify all City recognized neighborhoods located within 500 feet of the campus at least 60 days prior to submission of a formal application. Palmer College held this meeting on December 9, 2025 for the purpose of sharing the details of the petition, answering questions, and receiving feedback. A representative of the Hilltop Campus Village was in attendance to learn more about the project.

Letters were then sent to property owners within 500 feet of the campus boundary notifying the community of the January 27th neighborhood meeting and the February 3rd Plan and Zoning Commission Public Hearing. A notice of the public hearing was also published in the Quad City Times.

The January 27th neighborhood meeting was held on campus in the Palmer Welcome Center Conference Room. Those in attendance included the applicant (Chancellor and CEO of Palmer College, IMEG, and Studio 483), Chair of the Plan & Zoning Commission, At-Large Alderperson, Community Development Chair, Ward Alderman, planning staff, and approximately 10 members of the public. After the Chancellor presented an overview of the Campus Master Plan, rezoning, and right-of-way vacations, there was a question-and-answer session. Discussion topics included:

1. Project timeline and anticipated phasing of development.
2. Delineation of campus boundaries to prevent encroachment into adjacent residential neighborhoods.
3. Potential traffic-calming measures along Perry Street.
4. Strategies to enhance walkability and pedestrian safety, particularly along Perry Street and Brady Street.
5. Planned improvements to the pedestrian environment, including lighting, wayfinding, campus branding, and general site beautification.
6. Emergency vehicle access and circulation following the proposed right-of-way vacations.
7. Anticipated need for additional student housing.
8. Location and total number of proposed parking spaces.

City Staff will apprise the Commission of any additional correspondence with the public at the February 17, 2025 Plan & Zoning Commission meeting.

Attachments:
1. Application
2. Maps
3. Public Notice

4. Applicant Presentation at Neighborhood Meeting
5. Palmer Community Organization Communication Timeline
6. Public Comment in Opposition-1129 Brady Street

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
Palmer College of Chiropractic Institutional Campus

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
1000 N Brady St, Davenport, IA 52803

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	IC	IC	38.3 AC

APPLICANT INFORMATION

Applicant Name | Company Name
Palmer College of Chiropractic

Address
1000 N Brady Street

City | State | Zip
Davenport, IA 52803

Phone
(563) 884-5294

Secondary Phone

E-Mail Address

Acceptance of Applicant

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

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

Jennifer Randazzo
Type Applicant's Name

Jennifer Randazzo
Applicant's Signature

12/26/2025
Date

DEVELOPMENT TEAM

Property Owner
Palmer College of Chiropractic

Address
1000 N Brady Street , Davenport, IA, 52803

Phone
(563) 884-5294

Secondary Phone

E-Mail Address

Project Manager/Other
Alex Krist

Address
1717 State Street, Suite 201

Phone
(563) 514-4392

Secondary Phone

E-Mail Address

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

Rezoning Fee Schedule

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

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

***PROJECT NARRATIVE*:** (submit separate sheet if needed)

See Submitted:
Addendum 1 - Palmer College IC - Amendment Summary
Addendum 2 - Palmer College of Chiropractic IC Application Narrative
Addendum 3 - Palmer IC Sheet Set
Addendum 4 - IC Boundary
Addendum 5 - Existing and Proposed Building Data Summary
Addendum 6 - Parking Summary
These documents provide a narrative for the changes to the campus master plan as well as a description of the overall campus.

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.

Palmer College of Chiropractic
IC Institutional Campus District
Major Amendment Description
December 26th, 2025

Reason for Major Modification to IC

As part of Palmer College's mission to continue to provide a world-class education to the chiropractors of the future, we are constantly evaluating our campus to try to provide the best facilities possible for our students, staff, and patients. During the most recent round of the campus reviews, several areas of focus were identified for improvement in the campus footprint. These updates include improvements to the main campus entrance off Brady Street, plans for a new academic facility called the Palmer Forum, enhancements to parking, improved traffic flow and wayfinding, and expanded green space and outdoor study areas. The plan also prioritizes improved traffic safety along Perry Street and identifies potential sites for future student housing. Together, these changes will strengthen the campus experience for students, staff, and visitors alike.

The major amendments included in this submittal are:

1. The addition of properties to the campus footprint.
    a. Proposed changes to the campus boundary incorporate properties adjacent to the current boundary that have been acquired by Palmer College since the last Campus Master Plan was approved in 2021. Properties that are being incorporated into the IC footprint include:
        i. 1111 Perry Street
        ii. 208 E 11th Street
        iii. 822 Pershing Ave
        iv. 739 Perry Street (The Roslyn)
        v. 727 Perry Street
        vi. 725 Perry Street

2. The removal of the previously proposed mixed-use development east of Brady Street, North of Palmer Drive.
    a. The latest approved IC included a mixed-use development in the northern vicinity of the campus. When evaluating the plans for the development of the campus over the next 10 years, this property was not a priority. Palmer is removing the proposed development and showing the underlying properties as they currently exist in the future campus plan.

3. Vacation of Palmer Drive Right of Way and the revisions to the layout and use of the previous Palmer Drive Right of Way.
    a. One of the main focuses to come out of the review of the campus plan was the desire to develop a well-defined main campus entrance off Brady Street at the existing Palmer Drive location. The currently approved IC includes the closure of the east half of Palmer Drive with traffic being directed to the north to the alleyway between Brady Street and Perry Street. The updated campus plan proposes a similar layout, with some key changes. The east half of the vacated Palmer Drive will be changed to a pedestrian corridor, similar to the pedestrian corridor that was constructed on 11th Street. This pedestrian area will be designed to allow emergency services access through the area if necessary. The west half of Palmer Drive will be converted from a one-way road to a campus entrance. This entrance will allow drop-off near the campus center, have a roundabout to maintain access to the alleyway north of the road, and will have a new drive from the Palmer campus back onto Brady Street. This proposed layout has received preliminary approval from the Iowa DOT, and the drive will also be designed for emergency services access. Palmer would also like to use bricks that are salvaged from under the existing Palmer Drive Right of Way in the design of the new drive and walkway pavement sections.

4. Adding the Palmer Forum and associated outdoor plaza area.
    a. Another area of emphasis that came out of the latest campus review was the need for an academic space that could also act as a gathering space for large presentations or celebrations. Multiple areas of campus were investigated to find the most appropriate location for this space, and it was ultimately determined that a central campus location north of the Bechtel center was the best fit. This new building, the Palmer Forum, is intended to be flexible enough to host large and small classes, as well as graduation and speaker presentations. Adjacent to the proposed Palmer Forum, the new campus master plan includes an enhanced greenspace and outdoor study area. This area will be similar to other outdoor study spaces on campus such as the Keller Terrace, the Clinic Gardens, and the VanDuyne Hall courtyard.

5. Removing the previously approved closure of the west half of 9th street between Perry Street and Pershing Street.
    a. After evaluating traffic circulation patterns throughout the campus and discussing access with city emergency services personnel, it was determined that the benefits from the closure of this portion of 9th street would be outweighed by the impact on emergency access to the surrounding community. Because of this, Palmer is removing this proposed closure from the campus master plan.

6. Improved traffic safety features along Perry Street between 12th street and 9th Street.
    a. As part of the new campus master plan, Palmer is anticipating an increase in the pedestrian circulation in the center of campus. This area generally includes the 11th street pedestrian corridor, the VanDuyne Student housing courtyard, the proposed Palmer Drive pedestrian corridor, and the proposed Palmer Forum outdoor plaza. Though these areas are close in proximity, they are generally bisected by the Perry Street Right of Way. In order to encourage safe vehicular / pedestrian interactions in this area and to minimize the risk of any accidents occurring, Palmer is proposing three traffic calming bump outs along Perry Street between 12th street and 9th street. These bump outs would help consolidate pedestrian crossings on Perry Street while also slowing traffic as it passes through the center of the Palmer Campus.

7. Removing the previously approved partial closure of 8th Street between Main Street and Brady Street.
    a. With the addition of the proposed student housing and parking lots south of 8th street, the college determined that it would be more beneficial to have increased accessibility between Main Street and Brady Street than to continue the plan to close the west half of 8th Street. Because of this, the college is removing the proposed closure of 8th street from their campus master plan.

8. Adding sites for future student housing buildings east of Main Street.
    a. Due to the success of the VanDuyne student housing building, Palmer college determined that there is a sufficient desire for additional student housing within the campus footprint. To meet this demand, two student housing buildings as well as associated parking lots are being shown in the empty lot east of Main Street. These structures were shown in previous versions of the campus master plan but were removed with the latest approved IC when VanDuyne hall was added. The college believes that within the next 10 years there will be sufficient demand for on-campus housing to support the additional proposed units.

9. Removing the partial closure of 7th street between Main Street and Brady Street.
    a. With the addition of the proposed student housing and parking lots north of 7th street, the college determined that it would be more beneficial to have increased accessibility between Main Street and Brady Street than to continue the plan for the partial closures at both ends of 7th street. Because of this, the college is removing the proposed closure of 7th street from the campus master plan.

Palmer College of Chiropractic
IC Institutional Campus District
Application Narrative
December 26th, 2025

Outline of Submittals and Narrative

Section G - Land Use Plan

1.) **A completed application, with a narrative of intent and description of compatibility with the surrounding area.**

A completed application is included with the submittal. Please see Palmer IC – Rezoning Application Packet. A narrative of the intent and description of compatibility with the surrounding area can be seen in Section 5 of this outline.

2.) **Boundary Survey**

Due to the irregular shape of the Palmer Campus, the internal property that is not included in the IC, and the numerous individual properties that make up the Palmer Campus, a full legal description of the campus was not completed for the IC. Instead, a general description of the IC boundary can be seen in the document titled Addendum 4 - IC Boundary, of the submittal. Additionally, the overall IC Boundary can be seen on each of the drawings included in the submittal. These drawings are to scale, with the scale of each sheet identified on that sheet.

3.) **Set of Drawings supporting the IC Major Amendment Submittal**

a. *Proposed Name or Title of the project*

Palmer College of Chiropractic - Institutional Campus

b. *North arrow, vicinity map, plan scale, date of plan preparation.*

North arrow, plan scale, and date of plan preparation can be seen on each sheet of the submittal. The vicinity map of the project can be seen on the Cover Sheet of the plan set.

c. Tabulated Site Data

i.) Number of Gross Acres

The gross Acres included in the IC can be seen in the Table on sheet C-4 - Overall Land Use Plan.

ii.) *Existing and proposed lot coverage*

A summary of the existing and proposed lot coverage can be seen in the table on sheet C-4 - Overall Land Use Plan. These overall areas are further broken down by each individual lot on sheet C-14 - Data Sheet.

iii.) *Existing and proposed total square footage and floor area ratio of buildings*

A summary of the total square footage and floor areas of the buildings can be seen in Addendum 5 - Existing and Proposed Building Data Summary. The actual footprints of the buildings indicated in Addendum 5 can be seen on sheets C-4 - Overall Land Use Plan, C-5 - Land Use Plan - North, and C-6 - Land Use Plan - South.

iv.) *Existing and Proposed number of parking stalls*

The existing areas available for parking throughout campus can be seen on sheet C-7 - Existing Campus Parking Data. All existing Palmer Campus parking lots, supplemental parking areas, and on street parking areas are labeled on the drawing. The tables on the right side of the sheet identify how many stalls are available in each of the areas.

The proposed areas for parking throughout the camps can be seen on sheet C-8 - Proposed Campus Parking Data. All proposed Palmer Campus parking lots, supplemental parking areas, and on street parking areas are labeled on the drawing. The tables on the right side of the sheet identify how many stalls are available in each of the areas.

Addendum 6 - Parking Summary, provides a general explanation of the existing and proposed parking conditions, identifies which lots will be removed, which are added, and compares the proposed parking design to the requirements laid out in the city zoning ordinance.

v.) *Parking ratio determined*

A summary of the existing and proposed parking ratios can be seen in Addendum 6 - Parking Summary.

d. *Existing land use and zoning surrounding the proposed development and the distance from the subject property line to the nearest structure on all abutting properties within 200 feet of the perimeter of the site.*

Existing Land use zoning is shown on the Cover Sheet of the plan set. Due to the high number of existing structures within 200' of the IC boarder, exact dimensions were not provided on these plans. All structures within 200' of the IC can be seen on sheets C-4 - Overall Existing Conditions, C-5 - Existing Conditions North, and C-6 - Existing Conditions South. These sheets are all to the scale indicated on the sheet, and dimensions can be measured as needed.

e. *The location of the existing and proposed services including water, sanitary, storm, electric, gas, streets, capacity of those services and the service requirements for the developments.*

Existing utilities were located using a combination of city GIS, information supplied from the utility providers, and in some areas topographic surveying techniques. The location and size of the identified utilities can be seen on sheet C-10 - Site Utilities - North, and C-11 - Site Utilities - South.

f. *Site constraints*

i.) Slopes in excess of 10%

Slopes in excess of 10% are identified on sheets C-12- Grading & Drainage - North and C-13 Grading and Drainage - South.

ii.) Drainage ways that carry water from abutting properties, drainage ways that drain areas on the site in excess of one acre and any area designated as a floodplain or floodway.

In general, the Palmer Campus drains from North to South. Existing Campus Drainage ways are identified on sheets C-12 - Grading & Drainage - North and C-13 - Grading and Drainage - South. There are no areas within the campus footprint that are designated as a floodplain or floodway.

iii.) Soils that are unsuitable or require special treatment to support urban development as determined by the Soil Conservation Services Soil Survey.

Site Soils are identified on sheet C-9 - S-IC Area and Soils. A table summarizing the characteristics of the identified soils Is located on the right side of the sheet.

g. *Existing and proposed grade changes on a two-foot interval topographic map on a scale basis.*

Existing Contours were developed using Scott County LIDAR Data. These contours are shown at 2' interval on sheets C-12- Grading & Drainage - North and C-13 - Grading and Drainage - South. Proposed grades have not been determined at this time. The intent of the campus plan for final conditions to imitate existing site slopes and drainage patterns, with some modifications being made for accessibility and usability.

h. *Existing and proposed building pad locations with proposed building area, number of stories, overall height, a list of the proposed uses in the structure and its gross floor area.*

Existing building pad locations can be seen on Sheets C-1 - Overall Existing Conditions, C-2 - Existing Conditions - North, and C-3 - Existing Conditions - South. Proposed building pad locations can be seen on sheets C-4 - Overall Land Use Plan, C-5 - Land Use Plan - North, and C-6 - Land Use Plan - South. A table of the requested information about the proposed building can be seen in Addendum 5 - Existing and Proposed Building Data Summary.

i. *The location of existing and proposed parking areas including the extent of paving, proposed circulation, and number of parking spaces.*

The existing parking areas can be seen on sheet C-7 - Existing Campus Parking Data. This sheet shows the circulation of the lots, and the stalls in each lot are listed in various tables on the right side of the sheet. The proposed parking areas can be seen on sheet C-8- Proposed Campus Parking Data. This sheet shows the circulation of the lots, and the stalls in each lot are listed in various tables on the right side of the sheet. The total paved area of the parking lots can be seen on sheet C-14 - Data Sheet.

j. *Location of existing and proposed loading docks, receiving areas, trash pick-up areas, and other areas requiring screening.*

Existing loading docks, receiving areas, and trash pick-up areas can be seen on sheets C-2 - Existing Conditions - North, and C-3 - Existing Conditions - South. Proposed loading docks, receiving areas, and trash pick-up areas can be seen on sheets C-9 – IC Areas and Soils.

k. *The location of existing and proposed landscaping and buffering to be developed in the project. Massing and density of plant and other screening materials must be indicated.*

Existing Landscape screening areas can be seen on sheets C-1 - Overall Existing Conditions, C-2 - Existing Conditions - North, and C-3 - Existing Conditions - South. Proposed landscaping and buffering can be seen on sheets C-4 - Overall Land Use Plan, C-5 - Land Use Plan - North, and C-6 - Land Use Plan - South.

l. *Location and configuration of all existing and proposed access points within public streets and a pedestrian / bicycle circulation plan.*

All existing access points to campus can be seen on sheets C-1 - Overall Existing Conditions, C-2 - Existing Conditions - North, and C-3 - Existing Conditions - South. All proposed access points can be seen on sheets C-4 - Overall Land Use Plan, C-5 - Land Use Plan - North, and C-6 - Land Use Plan - South. Proposed road closures can be seen on the sheets showing the final campus layout. To help enhance the pedestrian and bicycle circulation through the center of Campus, the proposed plan includes the conversion of the east half of Palmer Drive to an enhanced pedestrian corridor. This pedestrian corridor will be designed in a way to maintain emergency service access through the existing Palmer Drive R.O.W. In addition to this, Palmer is proposing three traffic calming bump outs along Perry Street between 9th street and 12th street. These bump outs will allow for safter Pedestrian circulation between the center of campus where the Palmer Forum will be located and the east end of campus where the VanDuyne student housing and turf recreation field is located.

m. *Storm water management plan.*

Currently there is very limited public storm sewer in any area of the Palmer Campus. As part of the construction of the VanDuyne Student housing building, a 15” diameter storm outlet was extended from the intersection of Iowa Street and 10th Street to the intersection of 11th Street and Perry. For the proposed projects on campus, Palmer will treat and detain site stormwater in areas of improvement to meet the requirements of the City of Davenport Stormwater Ordinance. After meeting the requirements, the stormwater will be outlet to the previously installed 15” diameter sewer which will then drain to the city system. The existing extension of the storm sewer can be seen on sheet C-10 - Site Utilities - North.

n. *The location of all existing and proposed freestanding signs, including circulation signs.*

All existing and proposed signs on campus can be seen on sheets -4 - Overall Land Use Plan, C-5 - Land Use Plan - North, and C-6 - Land Use Plan - South.

4.) **Traffic Impact Study**

Because of the nature of the Palmer Campus, with a large arterial roadway bisecting the property, a traffic impact study has not been required for previously submitted Campus plans. The understanding being that because there is already such a high-volume roadway through the center of campus, the relatively minor demand generated by the proposed changes to the Campus Master Plan will not have a significant impact on the level of service of the existing roadways. There are times where large events are hosted on campus where one lane of Brady Street is blocked off to allow drop-off stacking to occur along the east side of the street. At times when this is necessary, closure of the lane is coordinated with the City and the DOT to ensure that all the proper permitting is completed prior to the events. Because the changes to the campus master plan are intended to enhance parking capacity and consolidate the space used for similar large events, at this time no traffic impact study has been completed for the Palmer College IC.

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

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

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

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

Palmer's current enrollment on at their Davenport Campus is approximately 1,000 students supported by 250 faculty and staff. Approximately 270 students currently live on campus. The proposed 10-year plan allows for an accommodation of up to 1,500 students with 400 living on campus.

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

The Master Plan goals are to "create sensitive and mutually beneficial transitions between campus and the adjacent properties." The proposed Campus Master Plan created by RDG Planning & Design is proposed to create connection and comfort establishing a campus presence with the surrounding area. New buildings are predominantly located in the center of campus and adding enhanced lighting, fencing, and landscaping will boost this design concept.

d. *Description of existing and proposed methods of communication between the institution and the community, including a method for resolution of community concerns*.

Palmer College has been actively involved with Hilltop Campus Village since its inception, as well as in communication with Davenport Community Schools and adjacent businesses regarding any campus activities and improvements that impact the surrounding neighborhood. Although there are no known active residential groups, Palmer proposes to open a line of communication with the neighbors similar to their relationships with surrounding businesses. Palmer will schedule annual meetings with the neighborhood stakeholders and residents to present and discuss campus planning and schedule, as well as neighbor concerns.

e. *Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. This description shall include property outside the boundaries of the district and their interaction with the surrounding area. Impacts include, but are not limited to lighting, noise, parking, etc.*

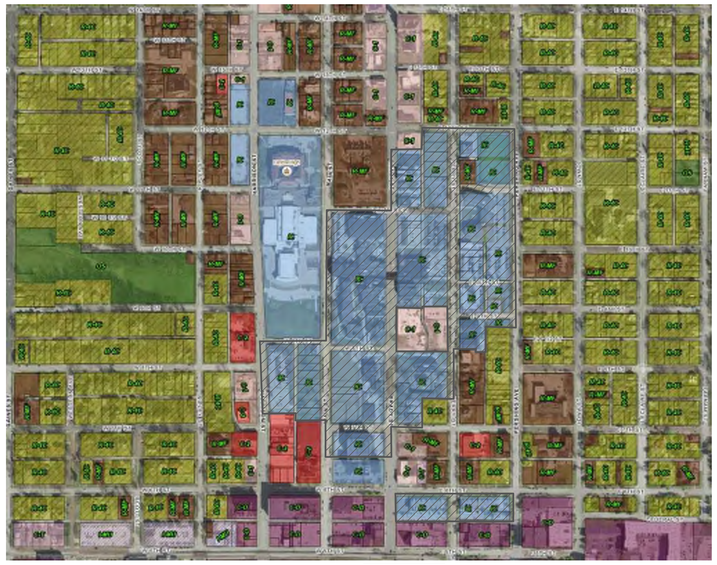
The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.

f. *Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. A description of specific programs to reduce traffic impacts, and to encourage the use of public transit, carpooling, bicycling, and walking.*

The urban nature of this campus is reinforced by student living. 25% of Palmer's students live on campus and another 20% to 30% live in rented neighborhood and downtown houses and apartments. With the addition of the VanDuyne Student Housing Addition a large percent of the student population walk to campus. Other students and faculty are encouraged to use public transportation and/or car-pooling for other daily trips to campus. The proximity of Brady Street provides more opportunity for bus access in relation to campus buildings.

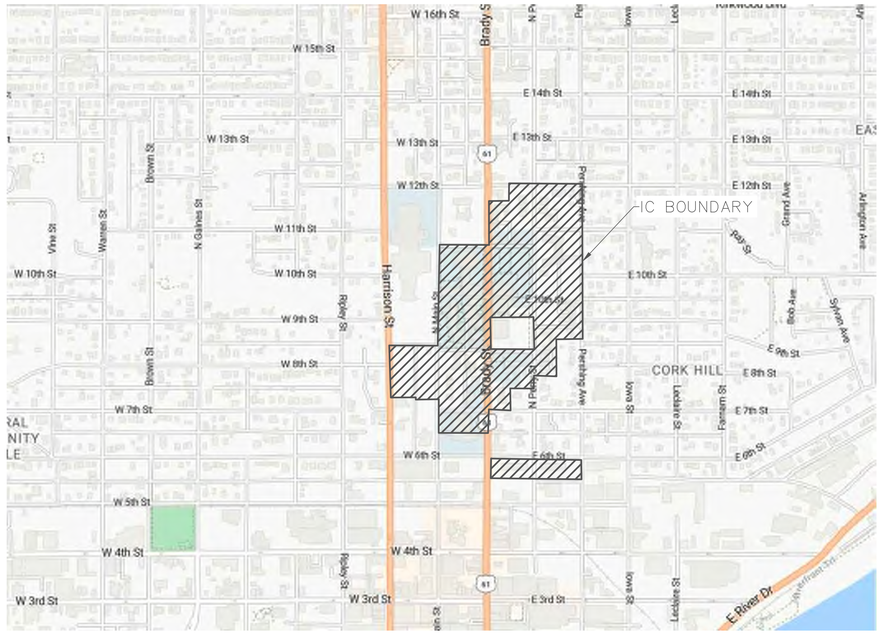
PALMER COLLEGE OF CHIROPRACTIC
INSTITUTIONAL CAMPUS

DAVENPORT, IOWA



EXISTING ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition



VICINITY MAP
NOT TO SCALE

MAP PROVIDED BY GOOGLE

INDEX OF SHEETS	
C-0	COVER SHEET
C-1	OVERALL EXISTING CONDITIONS
C-2	EXISTING CONDITIONS - NORTH
C-3	EXISTING CONDITIONS - SOUTH
C-4	OVERALL LAND USE PLAN
C-5	LAND USE PLAN NORTH
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C-8	PROPOSED CAMPUS PARKING DATA
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C-11	SITE UTILITY PLAN - SOUTH
C-12	GRADING AND DRAINAGE - NORTH
C-13	GRADING AND DRAINAGE - SOUTH
C-14	DATA SHEET



DAVENPORT 2035 ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition

PALMER COLLEGE OF CHIROPRACTIC
1000 Brady Street
DAVENPORT, IA 52803
(563)-884-5653

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.

Know what's below. Call before you dig.

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323 N. LEROUX STREET
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PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA
COVER SHEET

IMEG Project No: 25003972.01
File Name: 25003972.01-COVER AND DETAILS.dwg
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1717 STATE STREET - SUITE 201
BETTENDORF, IA 52722
563.344.6200
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REFERENCE SCALE IN INCHES
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Tuesday, December 23, 2025, 9:05:33 AM
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IC BOUNDARY
IC BOUNDARY
IC BOUNDARY
12TH STREET
11TH STREET
10TH STREET
9TH STREET
8 1/2 STREET
8TH STREET
7TH STREET
6TH STREET
HARRISON STREET
MAIN STREET
BRADY STREET
PERRY STREET
PERSHING AVENUE
IOWA STREET
PALMER DRIVE
R. RICHARD BITTNER ATHLETIC & RECREATION CENTER
B6 36,375 SF
B.J. PALMER HALL
B4 23,608 SF
WILLIAM J. & MARY A. KIERNAN HALL
B5 16,020 SF
ADMIN. BUILDING
B7 5,400 SF
WEST HALL
B3 22,360 SF
MABEL H. PALMER HALL
B8 11,040 SF
D.D. PALMER MEMORIAL BUILDING
B9 6,416 SF
PALMER FAMILY RESIDENCE
B10 6,130 SF
748 N. MAIN STREET
B2
CHARLES & HILDEGARDE KELLER TERRACE
CLINIC GARDENS
HAROLD & MARIE BETCHEL CENTER
B22 19,847 SF
FRIENDSHIP COURT
SKY WALK
WORLD OF CHIROPRACTIC COURT
B21
CAMPUS CENTER
B23 15,770 SF
WEST HALL COURTYARD
HERITAGE COURT
CAMPUS PLAZA
R. GABLES STUDENT HOUSING
B34 3,096 SF
RECREATION TURF FIELD
TF1
PAUL & DONNA VANDYNE HALL
B37 39,003 SF
PALMER VILLAS
B39 12,419 SF
PALMER ROSLYN
B40 3,228 SF
WILLIAM & JO HARRIS RESEARCH CENTER
B24 6,043 SF
ARGYLE APARTMENTS
B11 5,996 SF
BRADY MANOR
B12 2,652 SF
ALUMNI OFFICE
B13 3,830 SF
VICKIE ANNE PALMER HALL
B14 22,152 SF
723 BRADY STREET
B25 3,108 SF
728 PERRY STREET
B26 1,098 SF
711 BRADY STREET
B27 4,808 SF
PERRY HILL HOUSING
B45 11,332 SF
PERRY HILL HOUSING
B46 11,634 SF
LOT M 130 SPACES
LOT D 36 SPACES
LOT N 31 SPACES
LOT O 37 SPACES
LOT F 15 SPACES
LOT G 128 SPACES
LOT H 54 SPACES
LOT I 34 SPACES
LOT J 30 SPACES
LOT K 41 SPACES
LOT L 64 SPACES
LOT C 45 SPACES
LOT A 41 SPACES
LOT B 47 SPACES
LOT E 36 SPACES
ON STREET PARKING 15 SPACES
ON STREET PARKING 18 SPACES
ON STREET PARKING 16 SPACES
ON STREET PARKING 8 SPACES
ON STREET PARKING 12 SPACES
ON STREET PARKING 21 SPACES
EXISTING PARKING 4 SPACES
EXISTING PARKING 8 SPACES
EXISTING PARKING 21 SPACES
EXISTING PARKING 15 SPACES
EXISTING PARKING 58 SPACES
EXISTING PARKING 6 SPACES
EXISTING PARKING 5 SPACES
EXISTING PARKING 11 SPACES
EXISTING PARKING 13 SPACES
EXISTING PARKING 9 SPACES
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EXISTING PARKING 31 SPACES
EXISTING PARKING

Tuesday, December 23, 2025 8:37:39 AM
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HARRISON STREET
9TH STREET
10TH STREET
12TH STREET
MAIN STREET
IC BOUNDARY
BRADY STREET
PERRY STREET
PALMER DRIVE
CAMPUS PLAZA
PERSHING AVENUE
KWQC PROPERTY NOT INCLUDED IN IC BOUNDARY
IC BOUNDARY
REST HALL
WILLIAM A. MARY HALL
K. PATRICK & MARGUERITE O'BRIEN ATHLETIC & RECREATION CENTER
MABEL N. PALMER HALL
SUPERIOR HALL
HAROLD & MARGUERITE MCLAUGHLIN HALL
CAMPUS CENTER
PALMER ROBLYN LAW
PALMER NILES LAW
B. & K. ACOSTA VANDLINE SCHOOL OF BUSINESS
S. STANLEY HOLLOWAY HOUSING
RECREATION FIELD
PALMER HOUSING
PALMER HOUSING
PALMER HOUSING

Tuesday, December 23, 2025 8:38:18 AM
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GENERAL NOTES:

1. ALL INFORMATION WAS GATHERED BY WALKING SURVEY AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

SCALE: 1" = 50'

50 25 0 50 100

(L) LOADING AREA

(R) RECEIVING AREA

(W) WASTE COLLECTION POINT

PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

EXISTING CONDITIONS - SOUTH

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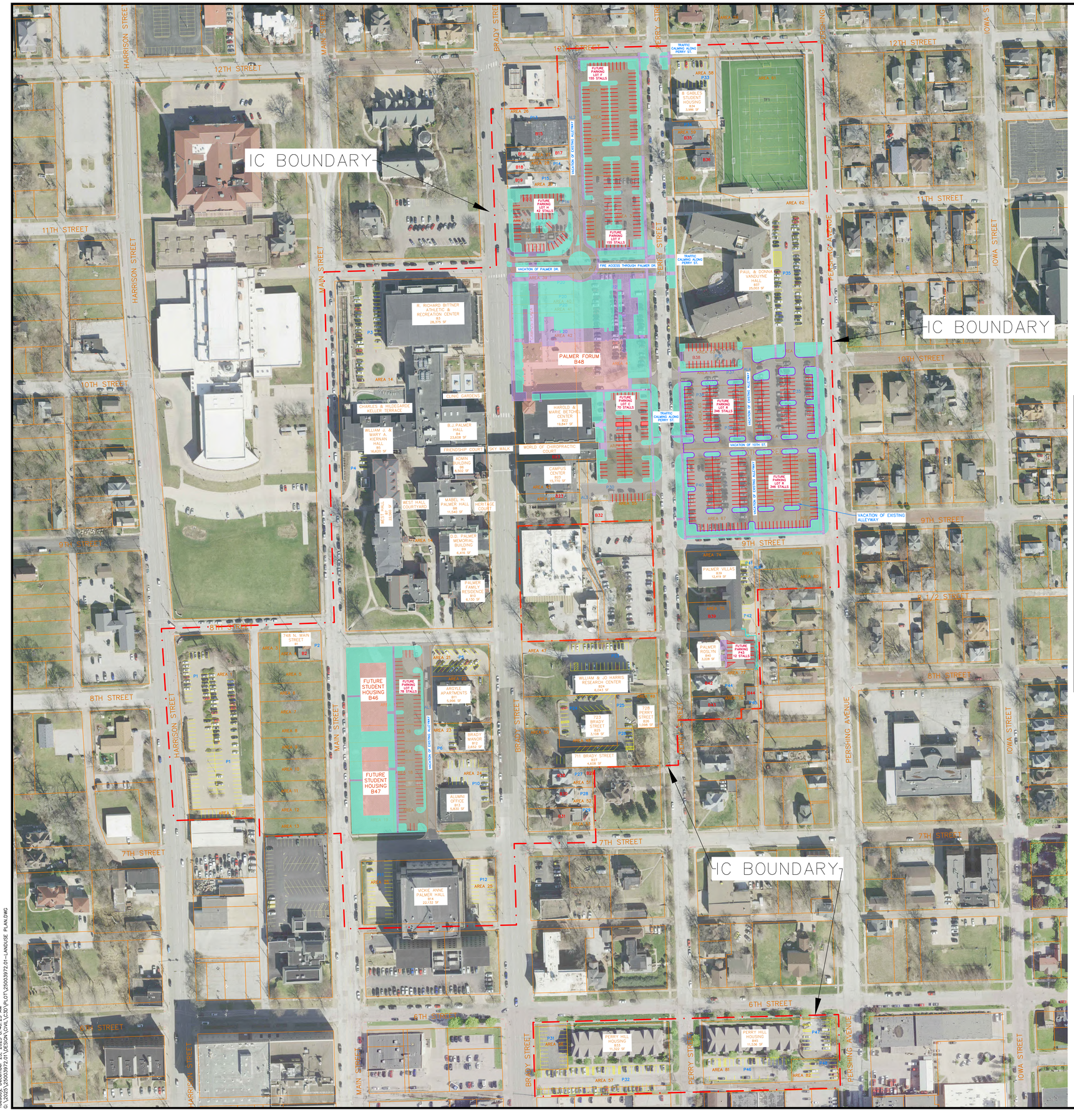
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Checked By: AEK

Date: 12/23/2025

C-3



80 40 0 80 160

SCALE: 1" = 80'

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 IC, 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 IC 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 SOD.
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.

LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING

ITEM	SQUARE FOOTAGE	ACRES	RUNOFF COEFFICIENT
EXISTING:			
Buildings / Structures	319,295	7.33	0.95
Parking/Driveways	649,044	14.90	0.95
Total Existing Impervious	968,339	22.23	
Total Existing Pervious	652,964	14.99	
Total	**1,621,303**	**37.22**	
PROPOSED:			
Buildings / Structures	359,370	8.25	0.95
Parking Lots / Driveways	727,452	16.70	0.95
Enhanced Palmer Drive	14,590	0.33	0.95
Enhanced Campus Corridors	32,396	0.74	0.95
Total Proposed Impervious	1,133,808	26.03	
Total Proposed Pervious	534,481	12.27	
Total	**1,668,289**	**38.29**	

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PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

OVERALL LAND USE PLAN

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C-4

Sheet 5 of 15

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PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

LAND USE PLAN NORTH

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C-5
Sheet 6 of 15

REVISIONS		
NO.	DESCRIPTION	DATE

SCALE: 1" = 50'

50 25 0 50 100

GENERAL NOTES

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

LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING

IC BOUNDARY
VACATION OF EXISTING ALLEYWAY
KWQC PROPERTY NOT INCLUDED IN IC BOUNDARY
PALMER FORUM B48
FUTURE PARKING LOT A 346 STALLS
FUTURE PARKING LOT B 155 STALLS
FUTURE PARKING LOT C 752 STALLS
FUTURE PARKING LOT D 12 STALLS
FUTURE PARKING LOT E 42 STALLS
FUTURE PARKING LOT F 74 STALLS
FUTURE STUDENT UNION
TRAFFIC CALMING ALONG PERRY ST.
FIRE ACCESS THROUGH PALMER DR.
VACATION OF EXISTING ALLEYWAY
VACATION OF 10TH ST.
12TH STREET
11TH STR
10TH STREET
9TH STREET
8 1/2 ST
PERSHING AVENUE
PERRY STREET
BRADY STREET
MAIN STREET
HARRISON STREET
PALMER RIDGE TH
PALMER FAMILY WELLNESS BUILDING
MUSIC H. PALMER HALL
R. PALMER HALL
WILLIAM A. MARY A. PALMER HALL
K. EDWARD BITTNER ATHLETIC & RECREATION CENTER
HAROLD A. MARIE BETCHEL HALL
LAWTS CENTER
PALMER HALL
PALMER RIDGE TH
WILLIAM A. V. HARRIS RESEARCH CENTER
PALMER HALL
PALMER HALL
PALMER HALL

Tuesday, December 23, 2025 8:42:31 AM
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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.
2. ANY AND ALL PROPERTIES INCLUDED WITHIN THE BOUNDARIES OF THIS PLAN MAY HAVE THEIR PROPOSED FUTURE USED SPECIFIED ON THE LAND USE PLAN AND/OR ON THE DATA SHEET. ANY LOCATION MAY NOT BE USED FOR ANY PURPOSE AND/OR AS PERMITTED UNDER THE IC ZONING CODE. ALL PROPERTIES WITHIN THE BOUNDARY MAY BE USED FOR OPEN SPACE PURPOSES IN THE EVENT OF DEMOLITION OF AN EXISTING BUILDING OR GROUP OF BUILDINGS. ALL DISTURBED AREAS SHALL BE FILLED, GRADED LEVEL, AND AT A MINIMUM SHALL BE RESTORED WITH PLATED GRASS SEED OR SOD.
3. FENCE LOCATIONS AND OPENINGS DEPICTED ON THE MAP MAY BE ADJUSTED BASED ON PROGRAMMING AND FURTHER REVIEW DURING THE PRE-CONSTRUCTION PHASE

LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING

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DAVENPORT, IOWA

LAND USE PLAN SOUTH

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SUITE 201
FLAGSTAFF, AZ 86001
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www.imegcorp.com

REVISIONS

No.	DESCRIPTION	DATE

C-6



LOT A	
TOTAL STALLS	36
AM	2
PM	1

LOT B	
TOTAL STALLS	87
AM	86
PM	83

LOT C	
TOTAL STALLS	43
AM	19
PM	14

LOT D	
TOTAL STALLS	36
AM	31
PM	28

LOT E	
TOTAL STALLS	8
AM	5
PM	5

LOT F	
TOTAL STALLS	60
AM	19
PM	23

LOT G	
TOTAL STALLS	128
AM	108
PM	107

LOT H	
TOTAL STALLS	25
AM	22
PM	19

LOT I	
TOTAL STALLS	16
AM	8
PM	9

LOT K	
TOTAL STALLS	61
AM	54
PM	54

LOT M	
TOTAL STALLS	133
AM	31
PM	32

LOT N	
TOTAL STALLS	31
AM	21
PM	18

LOT O	
TOTAL STALLS	37
AM	13
PM	15

LOT P	
TOTAL STALLS	30
AM	1
PM	2

LOT Q	
TOTAL STALLS	23
AM	0
PM	0

LOT R	
TOTAL STALLS	64
AM	59
PM	58

LOT T	
TOTAL STALLS	24
AM	10
PM	8

P4	
TOTAL STALLS	4
AM	4
PM	4

P5 (ARGYLE APTS)	
TOTAL STALLS	28
AM	24
PM	23

PERRY APT (520)	
TOTAL STALLS	86
AM	37
PM	34

PERRY APT (521)	
TOTAL STALLS	55
AM	22
PM	26

P6	
TOTAL STALLS	6
UTILIZED	3

P13
9

P14
4

P15
6

P16
4

P27
3

P28
4

P29
2

P30	
TOTAL STALLS	5
UTILIZED	4

P36
9

P41	
TOTAL STALLS	6
UTILIZED	6

P42	
TOTAL STALLS	4
UTILIZED	2

P43
6

P44
4

P45
2

MAIN ST	
TOTAL STALLS	70
UTILIZED	70

BRADY ST
21

PERRY ST	
TOTAL STALLS	95
UTILIZED	92

PERSHING AVE	
TOTAL STALLS	49
UTILIZED	12

6TH ST	
TOTAL STALLS	23
UTILIZED	7

7TH ST	
TOTAL STALLS	24
UTILIZED	4

8TH ST	
TOTAL STALLS	11
UTILIZED	9

9TH ST	
TOTAL STALLS	12
UTILIZED	8

PALMER DR	
TOTAL STALLS	23
UTILIZED	23

12TH ST	
TOTAL STALLS	19
UTILIZED	6

TOTAL STALLS
1436

80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.
2. PARKING COUNTS WERE CONDUCTED BY PALMER STAFF ON SEPTEMBER 8TH, 2025. THE UTILIZED AM STALLS WERE COUNTED AT 10 AM, AND THE PM STALLS WERE COUNTED AT 2 PM. SMALLER RESIDENTIAL HOUSES AND APARTMENTS WERE NOT INCLUDED IN THIS STUDY.
3. FOR ALL PARKING LOTS (A-T) THE AVERAGE PERCENTAGE USED IN THE AM WAS **53%**. THE AVERAGE PERCENTAGE USED IN THE PM WAS **51%**.

LEGEND

EXISTING PARKING

EXISTING PARKING

REVISIONS

No.	DESCRIPTION	DATE

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FLAGSTAFF, AZ 86001
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PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

EXISTING CAMPUS PARKING DATA

IMEG Project No: 25003972.01

File Name: 25003972.01-Parking Report Existing.dwg

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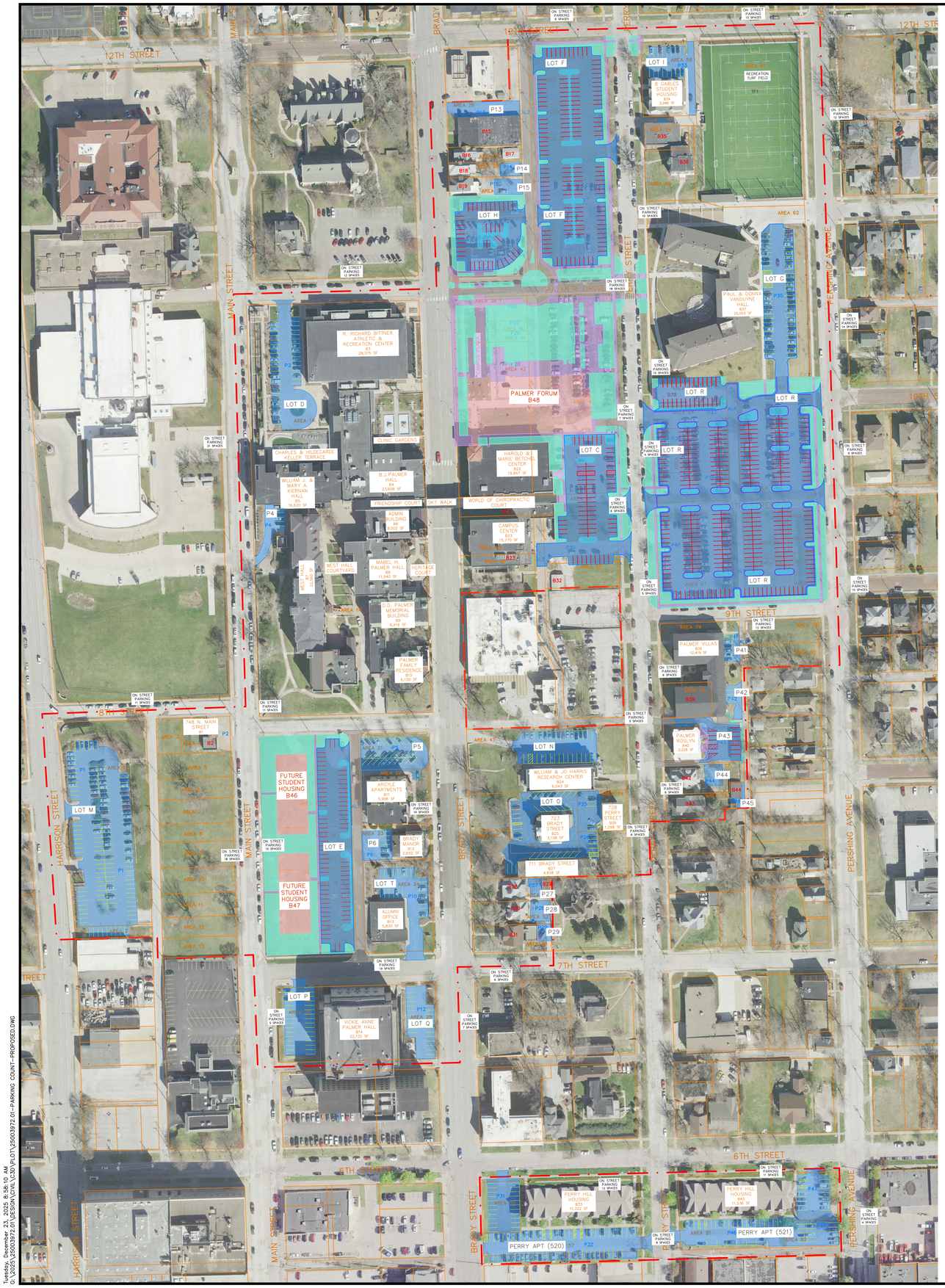
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Date: 12/23/2025

C-7

Sheet 8 of 15

Tuesday, December 23, 2025 8:46:05 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--PARKING COUNT--EXISTING.DWG



LOT C	
TOTAL STALLS	70
AM	
PM	

LOT D	
TOTAL STALLS	36
AM	31
PM	28

LOT E	
TOTAL STALLS	78
AM	
PM	

LOT F	
TOTAL STALLS	155
AM	
PM	

LOT H	
TOTAL STALLS	42
AM	
PM	

LOT I	
TOTAL STALLS	16
AM	8
PM	9

LOT G	
TOTAL STALLS	50
AM	48
PM	47

LOT M	
TOTAL STALLS	133
AM	31
PM	32

LOT N	
TOTAL STALLS	31
AM	21
PM	18

LOT O	
TOTAL STALLS	37
AM	13
PM	15

LOT P	
TOTAL STALLS	30
AM	1
PM	2

LOT Q	
TOTAL STALLS	23
AM	0
PM	0

LOT R	
TOTAL STALLS	346
AM	
PM	

LOT T	
TOTAL STALLS	24
AM	10
PM	6

P4	
TOTAL STALLS	4
AM	4
PM	4

P5 (ARGYLE APTS)	
TOTAL STALLS	28
AM	24
PM	23

PERRY APT (520)	
TOTAL STALLS	86
AM	37
PM	37

PERRY APT (521)	
TOTAL STALLS	55
AM	22
PM	26

P6	
TOTAL STALLS	6
UTILIZED	3

P13
9

P14
4

P15
6

P27
3

P28
4

P29
2

P36
9

P41	
TOTAL STALLS	6
UTILIZED	6

P42	
TOTAL STALLS	4
UTILIZED	2

P43
12

P44
4

P45
2

MAIN ST	
TOTAL STALLS	70
UTILIZED	70

BRADY ST
21

PERRY ST	
TOTAL STALLS	95
UTILIZED	92

PERSHING AVE	
TOTAL STALLS	49
UTILIZED	12

6TH ST	
TOTAL STALLS	23
UTILIZED	7

7TH ST	
TOTAL STALLS	24
UTILIZED	4

8TH ST	
TOTAL STALLS	11
UTILIZED	9

9TH ST	
TOTAL STALLS	12
UTILIZED	8

PALMER DR
0

12TH ST	
TOTAL STALLS	19
UTILIZED	6

TOTAL STALLS
1630

80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.
2. PARKING COUNTS WERE CONDUCTED BY PALMER STAFF ON SEPTEMBER 8TH, 2025. THE UTILIZED AM STALLS WERE COUNTED AT 10 AM, AND THE PM STALLS WERE COUNTED AT 2 PM. SMALLER RESIDENTIAL HOUSES AND APARTMENTS WERE NOT INCLUDED IN THIS STUDY.

LEGEND

PROPOSED PARKING

EXISTING PARKING

PROPOSED PARKING

No.	DESCRIPTION	DATE
	REVISIONS	

IMEG
PH: 928.250.0410
www.imegcorp.com
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

PROPOSED CAMPUS PARKING DATA

IMEG Project No: 25003972.01

File Name: 25003972.01-Parking Count-Proposed.dwg

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Field Book No:####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

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Sheet 9 of 15

Tuesday, December 23, 2025 8:58:10 AM
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80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

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

LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING
- SOIL CLASSIFICATION LINE
- 4162C — SOIL CLASSIFICATION
- (L) — LOADING AREA
- (R) — RECEIVING AREA
- (W) — WASTE COLLECTION POINT

SOILS DATA

Scott County, Iowa	Scott County, Iowa	Scott County, Iowa
4000—Urban land	4162C—Downs-Urban land complex, 2 to 9 percent	4162D—Downs-Urban land complex, 9 to 14
Map Unit Setting	**Map Unit Setting**	**Map Unit Setting**
National map unit symbol: fsn6	National map unit symbol: 2thm4	National map unit symbol: 2thm5
Elevation: 690 to 1,020 feet	Elevation: 690 to 1,010 feet	Elevation: 690 to 1,010 feet
Mean annual precipitation: 29 to 37 inches	Mean annual precipitation: 29 to 37 inches	Mean annual precipitation: 29 to 37 inches
Mean annual air temperature: 45 to 52 degrees F	Mean annual air temperature: 48 to 51 degrees F	Mean annual air temperature: 48 to 51 degrees F
Frost-free period: 160 to 195 days	Frost-free period: 170 to 205 days	Frost-free period: 170 to 205 days
Farmland classification: Not prime farmland	Farmland classification: Not prime farmland	Farmland classification: Not prime farmland
Map Unit Composition	**Map Unit Composition**	**Map Unit Composition**
Urban land: 100 percent	Downs and similar soils: 60 percent	Downs and similar soils: 60 percent
Estimates are based on observations, descriptions, and transects of the mapunit.	Urban land: 40 percent	Urban land: 40 percent
Data Source Information	Estimates are based on observations, descriptions, and transects of the mapunit.	Estimates are based on observations, descriptions, and transects of the mapunit.
Soil Survey Area: Scott County, Iowa		
Survey Area Data: Version 24, Sep 22, 2016	**Description of Downs**	**Description of Downs**
	Setting	**Setting**
	Landform: Interfluves	Landform: Interfluves
	Landform position (two-dimensional): Summit,	Landform position (two-dimensional): Summit,
	Landform position (three-dimensional): Interfluve	Landform position (three-dimensional): Interfluve
	Down-slope shape: Convex	Down-slope shape: Convex
	Across-slope shape: Convex	Across-slope shape: Convex
	Parent material: Fine-silty loess	Parent material: Fine-silty loess
	Typical profile	**Typical profile**
	0 to 17 inches: silt loam	0 to 17 inches: silt loam
	17 to 39 inches: silty clay loam	17 to 39 inches: silty clay loam
	39 to 79 inches: silt loam	39 to 79 inches: silt loam
	Properties and qualities	**Properties and qualities**
	Slope: 2 to 9 percent	Slope: 9 to 14 percent
	Depth to restrictive feature: More than 80 inches	Depth to restrictive feature: More than 80 inches
	Natural drainage class: Well drained	Natural drainage class: Well drained
	Runoff class: Medium	Runoff class: Medium
	Capacity of the most limiting layer to transmit	Capacity of the most limiting layer to transmit
	Moderately low to moderately high (0.14 to 1.42 in/hr)	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
	Frequency of flooding: None	Frequency of flooding: None
	Frequency of ponding: None	Frequency of ponding: None
	Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)	Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
	Available water storage in profile: High (about 10.7 inches)	Available water storage in profile: High (about 10.7 inches)
	Interpretive groups	**Interpretive groups**
	Land capability classification (irrigated): None	Land capability classification (irrigated): None
	Land capability classification (nonirrigated): 3e	Land capability classification (nonirrigated): 3e
	Hydrologic Soil Group: C	Hydrologic Soil Group: C
	Hydric soil rating: No	Hydric soil rating: No
	Description of Urban Land	**Description of Urban Land**
	Setting	**Setting**
	Landform position (two-dimensional): Footslope	Landform position (two-dimensional): Footslope
	Landform position (three-dimensional): Base slope	Landform position (three-dimensional): Base slope
	Down-slope shape: Linear	Down-slope shape: Linear
	Across-slope shape: Linear	Across-slope shape: Linear
	Parent material: Human-transported material	Parent material: Human-transported material
	Properties and qualities	**Properties and qualities**
	Slope: 0 to 9 percent	Slope: 0 to 14 percent
	Depth to restrictive feature: 0 inches to	Depth to restrictive feature: 0 inches to
	Runoff class: Very high	Runoff class: Very high

REVISIONS

No.	DESCRIPTION	DATE

IMEG
323 N. LEROUX STREET
SUITE 201
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PH: 928.255.0410
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PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA
IC AREAS AND SOILS

IMEG Project No: 25003972.01
File Name: 25003972.01-Site Areas Soils & Grading.dwg
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PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

SITE UTILITY PLAN - NORTH

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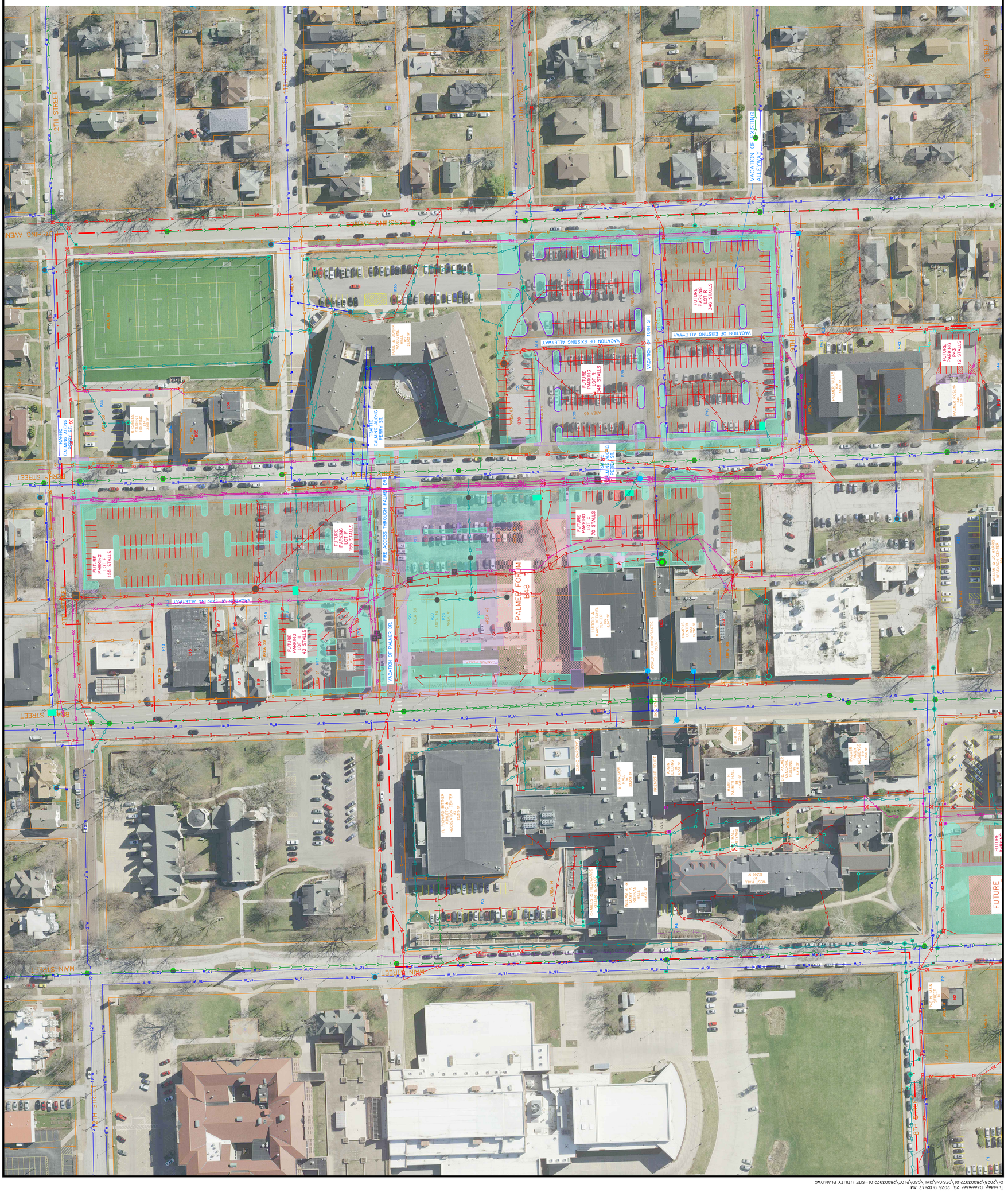
LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING
- STORM MANHOLE
- STORM INLET
- STORM INLET
- STORM DOUBLE INLET
- SANITARY MANHOLE
- HYDRANT
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE LINE
- FIBER OPTIC CABLE

SCALE: 1" = 50'

GENERAL NOTES

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



PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

SITE UTILITY PLAN - SOUTH

IMEG
323 N. LEROUX STREET
SUITE 201
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Sheet 12 of 15

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
- EXISTING PARKING
- PROPOSED PARKING
- STORM MANHOLE
- STORM INLET
- STORM INLET
- STORM DOUBLE INLET
- SANITARY MANHOLE
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- STORM SEWER
- WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE LINE
- FIBER OPTIC CABLE

VACATION OF EXISTING ALLEYWAY

FUTURE PARKING LOT F 346 STALLS

FUTURE PARKING LOT E 78 STALLS

FUTURE STUDENT HOUSING B46

FUTURE STUDENT HOUSING B47

Tuesday, December 23, 2025 9:00:53 AM
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MAIN STREET
12TH STREET
BRADY STREET
PERRY STREET
PERSHING AVENUE
9TH STREET
10TH STREET
11TH STREET
8 1/2 STREET
CAMPUS PLAZA
PALMER FORUM B48
VACATION OF PALMER DR
VACATION OF EXISTING ALLEYWAY
VACATION OF 10TH ST
FIRE ACCESS THROUGH PALMER DR
FUTURE PARKING LOT H 42 STALLS
FUTURE PARKING LOT G 155 STALLS
FUTURE PARKING LOT F 155 STALLS
FUTURE PARKING LOT R 346 STALLS
FUTURE PARKING LOT S 70 STALLS
TRAFFIC CALMING ALONG PERRY ST
B. PALMER HALL
B. RICHARD BITTNER RECREATION CENTER
BEST HALL
PAUL & DONNA THALL CENTER
CHIROPRACTIC HISTORY MUSEUM
PALMER HALL
PEACE GARDEN
CAMPUS SECURITY
INTERSECTION CENTER
PALMER HALL ANNEX
CHIROPRACTIC HISTORY MUSEUM
PEACE GARDEN
PALMER HALL ANNEX
PALMER HALL ANNEX
PALMER HALL ANNEX

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LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- SLOPES > 10%
- EXISTING PARKING
- PROPOSED PARKING
- CONTOUR
- DRAINAGE DIRECTION

GENERAL NOTES

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

SCALE: 1" = 50'

50 25 0 50 100

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

GRADING AND DRAINAGE - SOUTH

IMEG
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No.	DESCRIPTION	DATE

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Sheet 14 of 15

APPROXIMATE OVERALL AREA USE DESCRIPTION

Area	Structure	Structure Footprint	Stories	Gross Floor Area	Existing Use	Property Name	Building Height	Parcel Size	Coverage Type - Initial		Coverage Type - Proposed	
									Impervious	Pervious	Impervious	Pervious
		(SF)		(SF)			(FT)	(ac)	(ac)	(ac)	(ac)	(ac)
1	P1	43,374	-	43,374	Lot M	Lot M	-	1.62	1.00	0.62	1.00	0.62
2		1,869	-	1,869			-	0.09	0.04	0.05	0.04	0.05
3	-	-	-	-	Empty Lot	-	-	0.08	0.00	0.08	0.00	0.08
4	B1	1,074	1	1,074	Storage	748 North Main St.	-	0.17	0.02	0.10	0.02	0.10
	B2	96	1	96	Shed		-		0.00		0.00	
	P2	2,065	-	2,065	Paved Surface		-		0.05		0.05	
5	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
6	-	-	-	-	Empty Lot	-	-	0.15	0.00	0.15	0.00	0.15
7	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
8	-	-	-	-	Empty Lot	-	-	0.13	0.00	0.13	0.00	0.13
9	-	-	-	-	Empty Lot	-	-	0.18	0.00	0.18	0.00	0.18
10	-	-	-	-	Empty Lot	-	-	0.18	0.00	0.18	0.00	0.18
11	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
12	-	-	-	-	Empty Lot	-	-	0.14	0.00	0.14	0.00	0.14
13	-	-	-	-	Empty Lot	-	-	0.14	0.00	0.14	0.00	0.14
14	B3	28,375	2	43,758	Fitness Center	Palmer College of Chiropractic Campus	40	6.71	0.65	1.71	0.65	1.71
	B4	23,608	2	55,114	Classroom Building		38		0.54		0.54	
	B5	16,620	3	51,343	Library		40		0.38		0.38	
	B6	8,502	4	36,987	Admin Building		65		0.20		0.20	
	B7	22,560	3	81,240	West Hall		40		0.52		0.52	
	B8	11,540	2	19,035	Chemistry Building		34		0.26		0.26	
	B9	6,416	3	20,918	Memoral Building		38		0.15		0.15	
	B10	6,130	3	12,718	Palmer Mansion		48		0.14		0.14	
	P3	15,101	-	15,101	Lot D		-		0.35		0.35	
	P4	4,077	-	4,077	Parking Lot		-		0.09		0.09	
	-	74,892	-	74,892	Non-Building Campus		-		1.72		1.72	
15	AL1	8,880	-	8,880	Paved Alley	-	-	0.97	0.20	0.75	0.20	0.28
	-	839	-	839	Non-Building Campus	-	-		0.02		0.00	
	Lot E	11,346	-	11,346	Future Lot E	Future Palmer Housing	-		0.00		0.26	
	B46	9,773	3	29,319	Future Housing		40		0.00		0.23	
16	B46	953	3	29,319	Future Housing		40	0.17	0.00	0.17	0.02	0.09
	Lot E	2,606	-	2,606	Future Lot E		-		0.00		0.06	
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
17	-	-	-	-	Empty Lot	-	-	0.19	0.00	0.19	0.00	0.07
	Lot E	2,948	-	2,948	Future Lot E	-	-		0.00		0.07	
	B47	2,229	-	2,229	Future Housing	-	-		0.00		0.05	
18	B47	3,250	-	3,250	Future Housing	-	-	0.21	0.00	0.21	0.07	0.06
	Lot E	3,326	-	3,326	Future Lot E	-	-		0.00		0.08	
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
19	B47	5,246	-	5,246	Future Housing	-	-	0.31	0.00	0.31	0.12	0.19
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
20	Lot E	6,719	-	6,719	Future Lot E	-	-	0.20	0.00	0.18	0.15	0.05
	-	-	-	-	Empty Lot	-	-		0.02		0.00	
21	P5	8,851	-	8,851	Parking Lot	-	-	0.24	0.20	0.04	0.20	0.04
22		3,821	-	3,821		-	-	0.36	0.09	0.13	0.09	0.13
	B11	5,996	4	23,984	Residential Housing	Argyle Apartments	48		0.14		0.14	
23	B12	2,652	3	8,329	Resident Hall	Brady Manor	36	0.22	0.06	0.06	0.06	0.06
	P6	4,408	-	4,408	Parking Lot		-		0.10		0.10	
24	B13	5,830	1	5,830	Office Building	Palmer Alumni Office	-	0.60	0.13	0.21	0.13	0.21
	P10	11,561	-	11,561	Lot T		-		0.26		0.26	
25	B14	22,132	4	123,046	Office Building	Vickie Anne Palmer Hall	86	1.12	0.51	0.18	0.51	0.18
	P11	9,306	-	9,306	Lot P		-		0.21		0.21	
	P12	9,640	-	9,640	Lot Q		-		0.22		0.22	
26	B15	7,740	1	7,740	Retail Store	Brady Home Furniture	-	0.58	0.18	0.03	0.18	0.03
	P13	7,176	-	7,176	Parking Lot		-		0.16		0.16	
	AL2	9,292	-	9,292	Paved Alley		-		0.21		0.21	
27	B16	1,287	1.5	1,860	Residential Housing	-	-	0.11	0.03	0.07	0.03	0.07
	B17	576	1	576	Garage		-		0.01		0.01	
28	B18	1,240	2	2,468	Barber Shop	Gios Barber Shop	-	0.10	0.03	0.00	0.03	0.00
	P14	3,050	-	3,050	Paved Area		-		0.07		0.07	
29	B19	1,640	2	2,915	Retail Store	Michael's Chiropractic Equipment	-	0.13	0.04	0.01	0.04	0.01
	P15	3,300	-	3,300	Parking Lot		-		0.08		0.08	
30	B20	1,333	2	2,693	Apartment Housing	-	-	0.15	0.03	0.09	0.00	0.06
	P16	1,133	-	1,133	Parking Lot		-		0.03		0.00	
	Lot H	3,916	-	3,916	Future Lot H	Future Lot H	-		0.00		0.09	
31	Lot H	6,687	-	6,687	Future Lot H			0.21	0.00	0.06	0.15	0.06
	P17	6,620	-	6,620	Lot H	Existing Lot H	-		0.15		0.00	
32	Lot H	6,608	-	6,608	Future Lot H	Future Lot H	-	0.21	0.00	0.02	0.15	0.06
	B21	4,800	2	6,600	Classroom Building	North Hall	26		0.11		0.00	
	P18	3,600	-	3,600	Lot E		-		0.08		0.00	
33	Lot F	7,053	-	7,053	Future Lot F	Future Lot F	-	0.21	0.00	0.21	0.16	0.05
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
34	Lot F	8,503	-	8,503	Future Lot F	Future Lot F	-	0.21	0.00	0.21	0.19	0.02
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
35	Lot F	8,237	-	8,237	Future Lot F	Future Lot F	-	0.21	0.00	0.21	0.19	0.02
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
36	Lot F	12,525	-	12,525	Future Lot F	Future Lot F	-	0.33	0.00	0.33	0.29	0.04
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
37	Lot F	20,459	-	20,459	Future Lot F	Future Lot F	-	0.55	0.00	0.05	0.47	0.08
	P19	21,704	-	21,704	Lot F	Existing Lot F	-		0.50		0.00	
38	Lot F	3,860	-	3,860	Future Lot F	Future Lot F	-	0.10	0.00	0.10	0.09	0.01
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
39	Plaza	2,631	-	2,631	Future Plaza	Palmer College of Chiropractic Campus	-	0.17	0.00	0.04	0.06	0.11
	P20	5,717	-	5,717	Lot A		-		0.13		0.00	
40	Plaza	547	-	547	Future Plaza		-	0.07	0.00	0.03	0.01	0.06
	P20	1,925	-	1,925	Lot A		-		0.04		0.00	
41	Plaza	547	-	547	Future Plaza		-	0.07	0.00	0.03	0.01	0.06
	P20	1,924	-	1,924	Lot A		-		0.04		0.00	
42	Plaza	5,722	-	5,722	Future Plaza		-	1.07	0.00	0.36	0.13	0.25
	B48	14,870	2	47,396	Future Palmer Forum		48		0.00		0.34	
	P20	15,870	-	15,870	Lot A		-		0.36		0.00	
	B22	15,246	3	59,541	Academic Health Center		48		0.35		0.35	
43	Plaza	14,744	-	14,744	Future Plaza		-	1.58	0.00	0.31	0.34	0.53
	B48	14,192	2	47,396	Future Palmer Forum		48		0.00		0.34	
	Lot C	11,174	-	11,174	Future Lot C		-		0.00		0.26	
	B22	4,601	3	59,541	Academic Health Center		48		0.11		0.11	
	P21	34,671	-	34,671	Lot B	Lot B	-		0.79		0.00	
	P22	15,981	-	15,981	Lot C	Lot C	-		0.37		0.00	

APPROXIMATE OVERALL AREA USE DESCRIPTION

Area	Structure	Structure Footprint	Stories	Gross Floor Area	Existing Use	Property Name	Building Height	Parcel Size	Coverage Type - Initial		Coverage Type - Proposed	
									Impervious	Pervious	Impervious	Pervious
44	Lot C	4,284	-	4,284	Future Lot C	Future Lot C	-	0.40	0.00	0.12	0.10	0.07
	AL3	2,762	-	2,762	Paved Alley	-	-		0.06		0.06	
	-	2,177	-	2,177	Non-Building Campus	-	-		0.05		0.00	
	B23	7,437	5	58,136	Campus Center	Palmer College of Chiropractic Campus	65		0.17		0.17	
45		5,617			Campus Center			0.27	0.13	0.14	0.13	0.14
46		2,716			Campus Center			0.26	0.06	0.10	0.06	0.10
	-	4,526	-	4,526	Non-Building Campus	-	-		0.10		0.10	
47	B24	6,043	4	26,910	Research Center	Palmer College of Chiropractic Campus	40	0.97	0.14	0.48	0.14	0.48
	P23	15,381	-	15,381	Lot N		-		0.35		0.35	
48	B25	3,108	3	9,324	Apartment Housing		48	0.53	0.08	0.11	0.08	0.11
	P24	14,869	-	14,869	Lot O		-		0.34		0.34	
49	B26	1,098	1	1,098	Residential Housing		16	0.19	0.03	0.07	0.03	0.07
	P25	4,045	-	4,045	Lot O		-		0.09		0.09	
50	B27	4,608	2	6,912	Apartment Housing		30	0.55	0.11	0.30	0.11	0.30
	P26	6,315	-	6,315	Lot O		-		0.14		0.14	
51	B28	1,509	2	2,600	Residential Housing	-	-	0.17	0.04	0.06	0.04	0.06
	B29	356	1	356	Garage	-	-		0.01		0.01	
	P27	2,650	-	2,650	Paved Area	-	-		0.06		0.06	
52	B30	1,424	2	2,825	Residential Housing	-	-	0.17	0.03	0.09	0.03	0.09
	P28	2,273	-	2,273	Paved Area	-	-		0.05		0.05	
53	B31	1,643	2	2,888	Residential Housing	-	-	0.20	0.04	0.10	0.04	0.10
	P29	2,608	-	2,608	Paved Area	-	-		0.06		0.06	
54	Lot C	13,136	-	13,136	Future Lot C	Future Lot C	-	0.34	0.00	0.21	0.30	0.04
	P30	5,750	-	5,750	Paved Area	-	-		0.13		0.00	
55	B32	836	1	836	Garage	-	-	0.17	0.02	0.15	0.02	0.15
56	P31	6,965	-	6,965	Parking Lot	-	-	0.18	0.16	0.02	0.16	0.02
57	B33	11,322	3	27,736	Residential Hall	Perry Hill Housing	44	0.92	0.26	0.26	0.26	0.26
	P32	17,387	-	17,387	Parking Lot		-		0.40		0.40	
58	P33	7836	-	7836	Lot I	8 Gables	-	0.37	0.18	0.10	0.18	0.10
	B34	3,986	2	7,972	Student Housing		26		0.09		0.09	
59	B35	2,840	2	5,608	Student Housing	-	26	0.15	0.07	0.03	0.07	0.03
	P34	2,147	-	2,147	Paved Area		-		0.05		0.05	
60	B36	2,589	2	4,976	Student Housing	-	26	0.25	0.06	0.19	0.06	0.19
61	TF1	60,702	-	60,702	Turf Field	Palmer College of Chiropractic Campus	-	1.68	1.39	0.18	1.39	0.18
	-	4,672	-	4,672	Non-Building Campus				0.11		0.11	
62	Lot R	29,985	-	29,985	Future Lot R	Future Lot R	-	3.59	0.00	1.39	0.69	1.38
	B37	25,003	4	96,529	Student Housing	VanDuyne Hall	40		0.57		0.57	
	P35	66,570	-	66,570	Lot G		-		1.53		0.85	
	AL4	4,242	-	4,242	Paved Alley		-		0.10		0.10	
63	B38	3,760	2	4,874	Residential Housing	-	-	0.16	0.08	0.01	0.00	0.00
	P36	3,156	-	3,156	Parking Lot	-	-		0.07		0.00	
	Lot R	6,784	-	6,784	Future Lot R	Future Lot R	-		0.00		0.16	
64	Lot R	4,872	-	4,872	Future Lot R	Future Lot R	-	0.16	0.00	0.04	0.11	0.05
	P37	5,337	-	5,337	Lot K	Lot K	-		0.12		0.00	
65	Lot R	12,984	-	12,984	Future Lot R	Future Lot R	-	0.31	0.00	0.05	0.30	0.01
	P38	11,189	-	11,189	Lot K	Lot K	-		0.26		0.00	
66	Lot R	8,036	-	8,036	Future Lot R	Future Lot R	-	0.21	0.00	0.07	0.18	0.03
	P39	6,064	-	6,064	Lot K	Lot K	-		0.14		0.00	
67	Lot R	26,101	-	20,000	Future Lot R	Future Lot R	-	0.68	0.00	0.22	0.60	0.08
	P40	20,000	-	20,000	Lot R	Lot R	-		0.46		0.00	
68	Lot R	8,703	-	8,703	Future Lot R	Future Lot R	-	0.26	0.00	0.21	0.21	0.00
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
	AL5	2,069	-	2,069	Paved Alley	-	-		0.05		0.05	
69	Lot R	6,633	-	6,633	Future Lot R	Future Lot R	-	0.21	0.00	0.21	0.15	0.06
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
70	Lot R	2,336		2,336	Future Lot R	Future Lot R	-	0.06	0.00	0.06	0.05	0.01
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
71	Lot R	2,210	-	2,210	Future Lot R	Future Lot R	-	0.06	0.00	0.06	0.05	0.01
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
72	Lot R	1,904	-	1,904	Future Lot R	Future Lot R	-	0.05	0.00	0.05	0.04	0.01
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
73	Lot R	1,467	-	1,467	Future Lot R	Future Lot R	-	0.05	0.00	0.05	0.03	0.02
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
74	P41	3,233	-	3,233	Parking Lot	Palmer Villas	-	0.56	0.07	0.25	0.07	0.25
	P42	2,256		2,256	Parking Lot		-		0.05		0.05	
	B39	8,200	3	27,736	Student Housing		44		0.19		0.19	
75		4,219						0.16	0.10	0.06	0.10	0.06
76	B40	3,228	3	9,696	Student Housing	Palmer Roslyn	38	0.33	0.07	0.10	0.07	0.07
	B41	1,440	1	1,440	Garage		-		0.03		0.00	
	P43	5,489	-	5,489	Parking Lot		-		0.13		0.19	
77	B42	1,864	2	2,796	Residential Housing	-	-	0.21	0.04	0.11	0.04	0.11
	P44	2,488	-	2,488	Parking Lot	-	-		0.06		0.06	
78	B43	1,734	2	2,620	Residential Housing	-	-	0.19	0.04	0.11	0.04	0.11
	B44	704	1	704	Garage	-	-		0.02		0.02	
	P45	782	-	782	Paved Area	-	-		0.02		0.02	
79	AL6	968	-	968	Paved Alley	-	-	0.18	0.02	0.16	0.02	0.16
80	-	7,074	-	7,074	Empty Lot	-	-	0.16	0.00	0.16	0.00	0.16
81	B45	11,536	3	28,310	Student Housing	Perry Hill Housing	40	0.97	0.26	0.31	0.26	0.31
	P46	12,091	-	12,091	Parking Lot		-		0.28		0.28	
	P47	5,388	-	5,388	Parking Lot		-		0.12		0.12	
82	P48	5,035	-	5,035	Parking Lot	-	-	0.14	0.12	0.02	0.12	0.02
Total Area								37.22	22.23	14.99	24.95	12.27

Gross Area Coverage	Building	Pavement	Pervious	Total
	(ac)	(ac)	(ac)	(ac)
Initial	7.33	14.90	14.99	37.22
Proposed	8.25	16.70	12.27	37.22

Approximate additional impervious area from abandoned streets = 1.07 acres

Total Impervious = 26.03 acres

REVISIONS

No.	DESCRIPTION	DATE

IMEG
PH: 928.250.0410
www.imegcorp.com
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

DATA SHEET

IMEG Project No: 25003972.01
File Name: 25003972.01-COVER AND DETAILS.DWG
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-14

Sheet 15 of 15

Tuesday, December 23, 2025 9:17:44 AM
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Addendum 4 - IC Boundary:

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

Beginning at the intersection of the centerlines of Main Street and Palmer Drive; thence east along said centerline of Palmer Drive to the centerline of Brady Street; thence North along said centerline of Brady Street to the north property line of 1129 Brady Street extended westerly to the centerline of Brady Street; thence East along said north property line and its extensions westerly and easterly to the centerline of a public alley; thence North along said centerline of said public alley to the centerline of East 12th Street; thence East along said centerline of East 12 Street to the centerline of Pershing Avenue; thence South along said centerline of Pershing Avenue to the south property line of 822 Pershing Avenue extended easterly to the centerline of Pershing Avenue; thence West along said south property line and its extensions easterly and westerly to the centerline of a public alley; thence South along said centerline of a public alley to the south property line of 725 Perry Street extended easterly; thence west along the south line of 725 Perry Street and its extension westerly to the centerline of Perry Street; thence South along said centerline of Perry Street to the south property line of 711 Brady Street extended easterly to the centerline of Perry Street; thence west along said south property line and its easterly extension to the east property line of 707 Brady Street; thence south along said east property line and its northernly extension to the north property line of 705 Brady Street; thence south along said east property line of 705 Brady Street and its northernly extension to the north property line of 701 Brady Street; thence south along said east property line and its northernly extension to the centerline of East 7th Street; thence West along said centerline of East 7th Street to the centerline of Brady Street; thence South along said centerline of Brady Street to the centerline of a public alley extended easterly to centerline of Brady Street; thence West along said centerline of a public alley and its westerly extension to the centerline of Main Street; thence North along said centerline of Main Street to the south property line of 704 Main Street extended easterly to the centerline of Main Street; thence west along said south property line and its extensions easterly and westerly to the centerline of a public alley; thence North along said centerline of a public alley to the south property line of 705 Harrison Street extended easterly to the centerline of a public alley; thence West along said south property line and its extensions easterly and westerly to the centerline of Harrison Street; thence North along said centerline of Harrison Street to the centerline of West 8th Street extended westerly to centerline of Harrison Street; thence East along said centerline of West 8th Street to the centerline of Main Street; thence North along said centerline of Main Street to the Point of Beginning at the intersection of the centerlines of Main Street and Palmer Drive.

Properties excluded from the above-described IC boundary are as follows: 805 Brady Street.

Addendum 5 - Existing and Proposed Building Data Summary:

A map showing the location of the existing and proposed buildings within the campus boundary can be seen on sheets C-1 through C-6. The summary of building areas, number of stories, and gross floor areas can be seen below:

Name	Footprint (sf)	Stories	Gross Area (sf)	Height (ft)	Student Housing (units)	
Existing:					Existing	Proposed
Academic Health Center	19,847	3	59,541	48	0	0
Administration Building	8,502	4	36,987	65	0	0
Argyle Apartments	5,996	4	23,984	48	31	31
Brady Manor	2,652	3	8,329	36	3	3
Campus Center	15,770	5	58,136	65	0	0
Chemistry Building	11,540	2	19,035	34	0	0
Classroom Building	23,608	2	55,114	38	0	0
Fitness Center	28,375	2	43,758	40	0	0
Library	16,620	3	51,343	40	0	0
Memorial Building	6,416	3	20,918	38	0	0
North Hall	4,800	2	6,600	26	0	0
Palmer Alumni Office	5,830	1	5,830	15	0	0
Palmer Mansion	6,130	3	12,718	48	0	0
Perry Hill Residences (520 Perry St)	11,322	3	27,736	44	35	35
Perry Hill Residences (521 Perry St)	11,536	3	28,310	40	35	35
The Roslyn (739 Perry St)	3,228	3	9,696	38	13	13
Research Center	6,043	4	26,910	40	0	0
Paul & Donna VanDuyne Hall	25,003	4	96,529	40	119	119
Vickie Anne Palmer Hall	22,132	4	123,046	86	0	0
Villas at Palmer	12,419	3	27,736	44	63	63
West Hall	22,560	3	81,240	40	0	0
8 Gables Student Housing	3,986	2	7,972	26	9	9
208 E 11th Street	2,589	2	7,972	26	6	6
711 Brady Street	4,608	2	6,912	30	12	12
723 Brady Street	3,108	3	9,324	48	10	10
725 Perry Street	1,734	2	2,620	24	1	1
727 Perry Street	1,864	2	2,796	24	4	4
728 Perry Street	1,098	1	1,098	16	2	2
1019 Perry Street	3,760	2	4,874	30	8	8
1111 Perry Street	2,840	2	5,608	26	11	11
Proposed:						
New Student Housing	10,725	4	41,500	46	0	40
New Student Housing	10,725	4	41,500	46	0	40
Palmer Forum	29,050	3	36,500	48	0	0

Addendum 6 - Parking Summary:

Existing Parking Conditions:

The existing number of parking spaces on Campus was determined using a combination of site visits and reviewing aerial photos of the areas in the campus boundary. Per the City of Davenport Zoning Ordinance 17.10.050(B) – 3 – b, the on-street parking capacity was calculated using measurements of aerial photos and dividing the available curb space by 22 feet per stall. Areas that had posted "no parking" signs were excluded from this calculation to ensure that the existing parking stall count was as accurate as possible.

In addition to the calculated number of stalls, Palmer Security Staff completed a survey of the campus parking areas on September 8th, 2025, to collect information about the use demand at the parking areas. These surveys were completed roughly around 10 am and 2 pm to try to capture the peak demand at the parking lots. The tables on the right side of sheet C-7 Existing Campus Parking Data show the total number of stalls in each lot, the number of stalls being utilized during the AM count, and the number of stalls utilized during the PM count. Because Palmer has year-round classes, and students are on campus consistently, these counts can be considered representative of the regular demand in these lots.

In total, it was calculated that between the on-street and off- street parking there are 1,436 stalls available for use within the Palmer Campus Boundary. During the AM counts, Palmer security observed 591 stalls being utilized in the off-street parking areas, and 241 on-street parking stalls in use. This combined to a total demand of 832 parking stalls. During the PM rounds, Palmer security counted 578 off-street parking stalls in use, and 232 on-street parking stalls being used. Combining these counts, total demand in the afternoon was 810 stalls. Utilizing the total demand for the AM & PM parking observations, on average there are approximately 615 extra parking spaces available within the campus footprint during peak demand hours. Consistent with observed use from previous IC parking studies, the area of greatest demand on campus is in the north-east quadrant.

Proposed Parking Conditions:

Based on the observed demand from the campus parking counts, the future parking lots included in the IC are strategically located in the north-east quadrant of campus. Overall, the updated campus plan removes parking lots A and B for the proposed event center, reconstructs parking lots C, H, and F to increase capacity, and combines parking lots G, K, and R into one large parking area. A summary of the overall change of the parking count in the north-east quadrant of the campus can be seen in the following table:

Removed Parking Areas	
Lot	Stalls
A	36
B	87
C	43
E	8
F	60
G	78
H	25
K	61
R	64
P36	9
Total Removed =	471

Added Parking Areas	
Lot	Stalls
C	70
F	155
H	42
R	346
Total Added =	613

The proposed campus plan adds 142 stalls in the north-east area of campus. These parking lots will predominately serve the areas that are currently being served by the removed parking lots. Besides the new lots in the north-east, an additional 70 stalls are proposed in the new parking lot E for the future student housing buildings. In total, all the projects included in the latest IC will bring the total available parking on campus to 1,630 stalls. As with the previous IC, Palmer proposes to continue to monitor changes in demand after the completion of the additional parking lot constriction. If needed, Palmer can implement a demand management plan to reallocate commuter traffic to underutilized lots on campus.

City Parking Requirements:

To determine how many parking stalls are required per section 17.10.040 of the city zoning ordinance, areas of the buildings on campus were broken out based on uses defined in table 17.10-2: Off-Street Vehicle Parking Requirements. A summary of the areas is shown in the following table.

Use Square Footage	Parking Requirement	Required Spaces
Dwelling - Multi-Family: Units - 204	1.5 per dwelling unit	306
Education Facility – University: Classrooms – 60 / Offices – 209 Maximum Enrollment – 1000 Students	2 per classroom + 2 per office + 1 per 4 students of maximum enrollment	788
Reception: 43,230 square feet GFA	1 per 300 square feet GFA	114
Indoor Recreation: 43,760 square feet GFA	1 per 500 square feet GFA	88
Outdoor Recreation: 64,000 square feet GFA	1 per 1000 square feet GFA	64
Office: 43,230 square feet GFA	1 per 500 square feet GFA	86
Total Parking Required		1,446

The buildings included in this summary are mainly focused on those that use the parking spots available in the north-east area of campus, and not all the buildings within the campus footprint were considered.

With the addition of the proposed event center, required parking counts for the considered area will increase by the amounts shown in the following table.

Use Square Footage	Parking Requirement	Required Spaces
Auditorium: Capacity - 1300	1 per 5 persons	260
Gathering / Event Space: 18,460 square feet GFA	1 per 300 square feet GFA	62
Offices: 1,320 square feet GFA	1 per 500 square feet GFA	3
Total Parking Required		325

The construction of the event center includes the removal of the existing North Hall, which leads to a total required parking count of 1,763 stalls.

Under section 17.10.050(D) of the city zoning ordinance, required parking counts can be reduced on sites using the shared parking calculations in table 17.10-3. The calculated shared parking requirement for the noted campus areas can be seen in the following table.

Land Use Category	Weekday			Weekend		
	Mid. – 7:00am	7:00 am – 6:00 pm	6:00 pm – Mid.	Mid. – 7:00 am	7:00 am – 6:00 pm	6:00 pm – Mid.
Residential	306	306	306	306	306	230
Restaurant	-	-	-	-	-	-
Hotel / Motel	-	-	-	-	-	-
Indoor / Outdoor Recreation	0	93	132	7	93	132
Office / Industrial	5	86	5	0	35	9
Institutional – Education Facility	0	788	394	0	0	0
Institutional – Place of Worship	-	-	-	-	-	-
Totals	311	1,273	837	313	434	371

Based on this calculation, the total required count for the buildings in the area under consideration is reduced from 1,446 stalls to 1,273 stalls. Though this number is closer to the apparent observed demand, it is still higher than what we believe will be necessary to service the campus. This is mainly due to the fact that the event center's highest demand for parking will occur during large events on campus such as graduation ceremonies. When these events are being held, other activities on campus that drive demand, such as classes and clinics, will not be happening. Removing the required stall counts for the offices and educational facilities that will not be in use during large events further reduces the total count by 531 stalls. In conjunction with the total number from the shared parking calculation, the reduced required parking amount to service the buildings in the north-east area of campus is 742 stalls. This number is much closer to what we believe is the actual demand for the proposed campus facilities and is able to be serviced between the existing and proposed projects.

Parking Ratios:

The parking ratios were calculated by dividing the total number of parking spaces on campus by the total square footage of the buildings and structures on campus and multiplying the result by 1000. This final calculated number gives an indication of how many parking stalls are available per 1000 square feet of building within the campus footprint.

Existing Parking Ratio - $PR_E = \frac{1436\ stalls}{319{,}295\ ft^2} \times 1000$ = 4.50 stalls/1000 ft^2

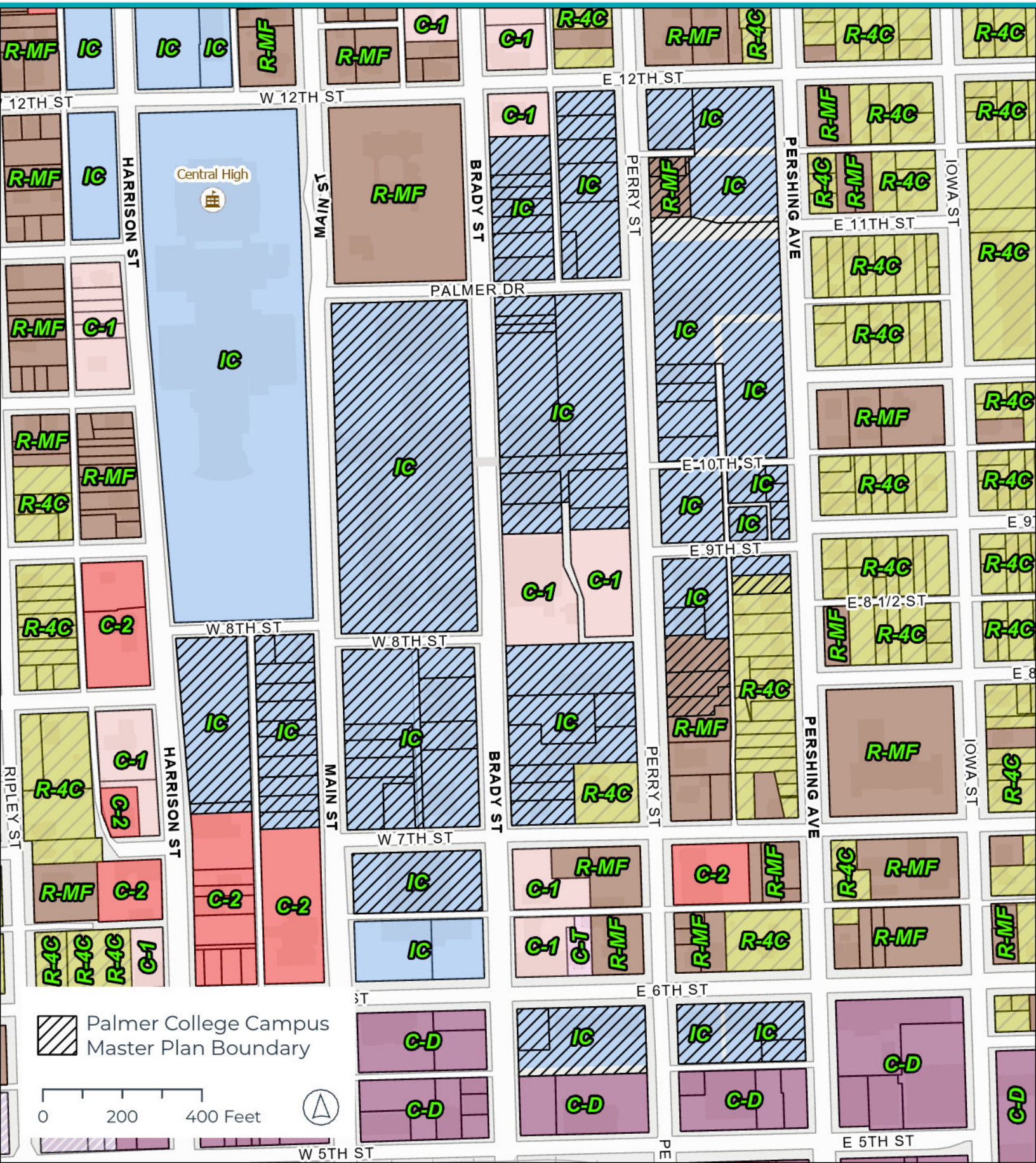
Proposed Parking Ratio - $PR_P = \frac{1630\ stalls}{359{,}370\ ft^2} \times 1000$ = 4.54 stalls/1000 ft^2

As these numbers show, when comparing existing campus conditions to proposed campus conditions, there is essentially no change in the overall number of stalls available per 1000 square feet of building space. This consistent parking ratio aligns with the design team's expectation that the proposed improvements will not reduce the overall parking conditions on Campus.

THE CITY OF DAVENPORT
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Zoning Map | Case ORD26-01

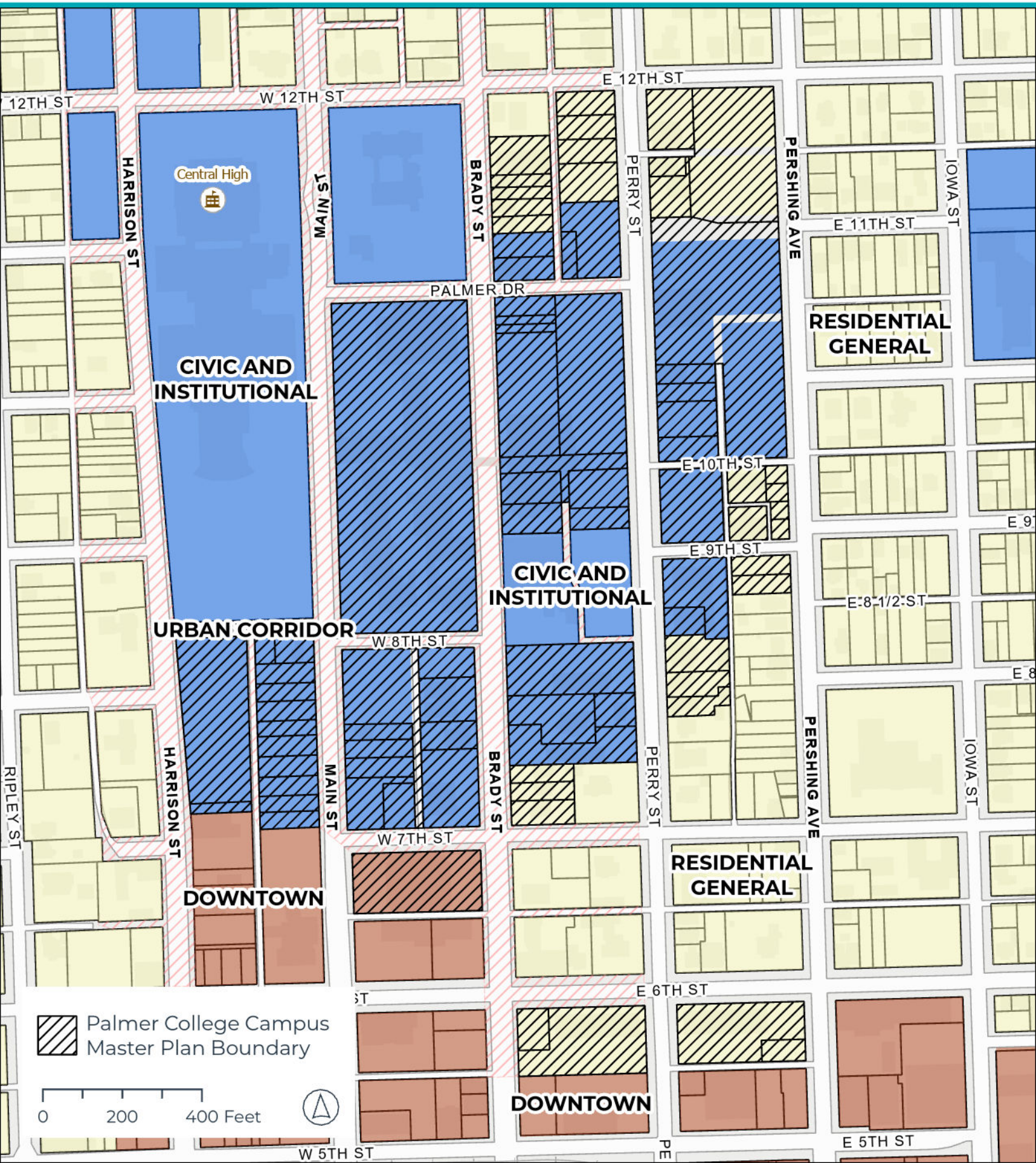
Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



THE CITY OF DAVENPORT
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Future Land Use Map | Case ORD26-01

Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 500 feet of the Palmer College of Chiropractic Campus

Neighborhood Meeting
Date: 1/27/2026
Time: 6:00 PM
Location: Palmer Welcome Center Conference Room | 1005 N Brady Street

Plan & Zoning Commission Public Hearing Meeting
Date: 2/3/2026
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 Palmer College of Chiropractic. The proposed amendment to the Palmer College of Chiropractic Campus Master Plan updates the Institutional Campus District to reflect recent property acquisitions, revised circulation and right-of-way plans, and the addition of a new academic and gathering facility. The amendment removes previously approved street closures and a mixed-use development, enhances pedestrian safety and traffic flow—particularly along Perry Street—and identifies expanded green space and potential sites for future student housing. Overall, the changes are intended to improve campus access, safety, and functionality while supporting long-term institutional growth. See the attached Campus Master Plan for more information.

Requests/Case Descriptions:

1. **Case ORD26-01**: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]
2. **Case REZ26-01**: Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]
3. **Case ROW26-01**: Request of Palmer College of Chiropractic to vacate Palmer Drive, between Brady Street and Perry Street, and the southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition. [Ward 3]
4. **Case ROW26-02**: Request of Palmer College of Chiropractic to vacate East 10th Street, between Perry Street and Pershing Avenue, and the adjacent public alley rights-of-way located north and south of East 10th Street in Outlots 30 and 31 of LeClaire's 2nd Addition.

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 February 3, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 17, 2026. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. 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

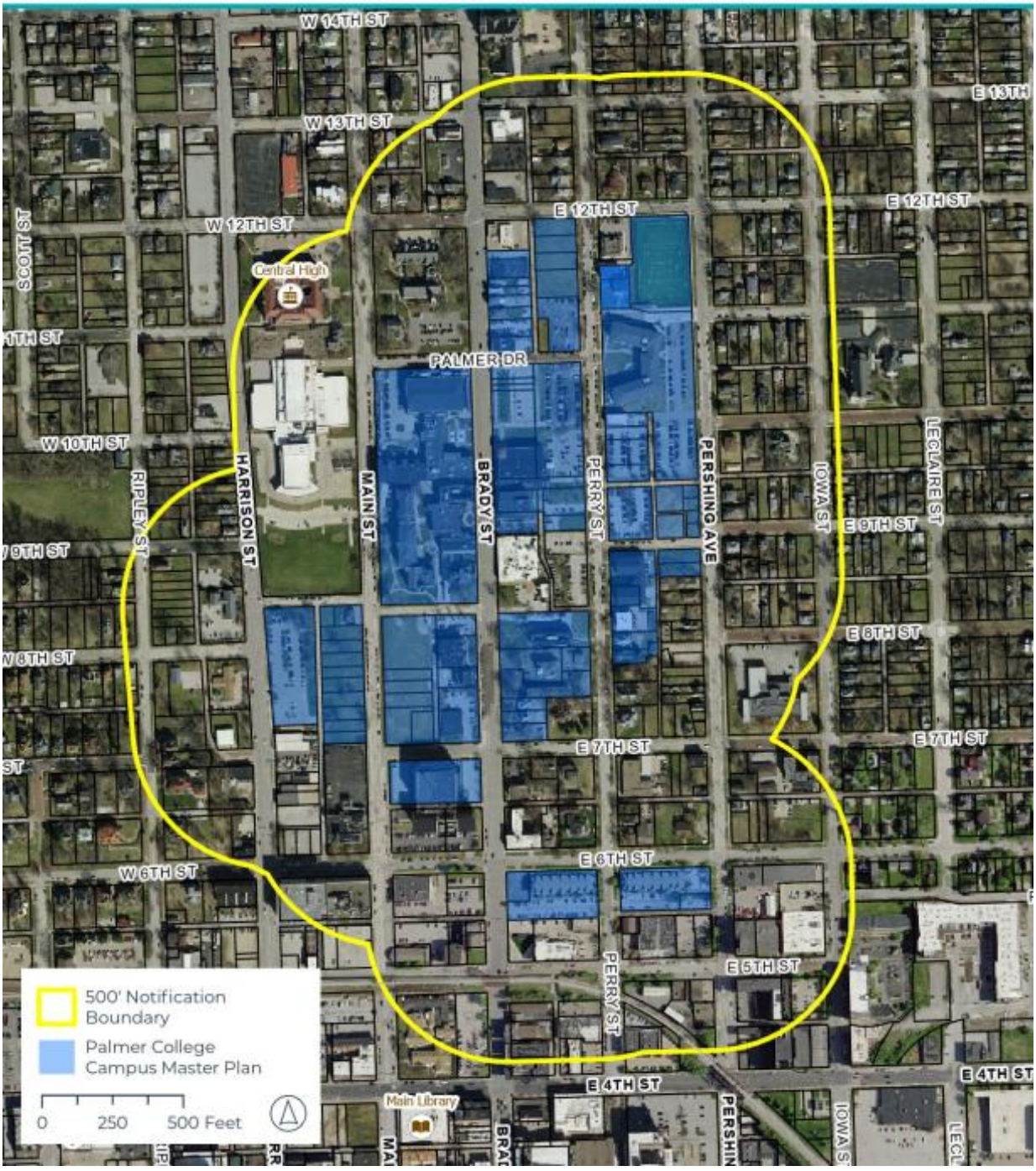
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan 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.

THE CITY OF
DAVENPORT
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Public Notice Map

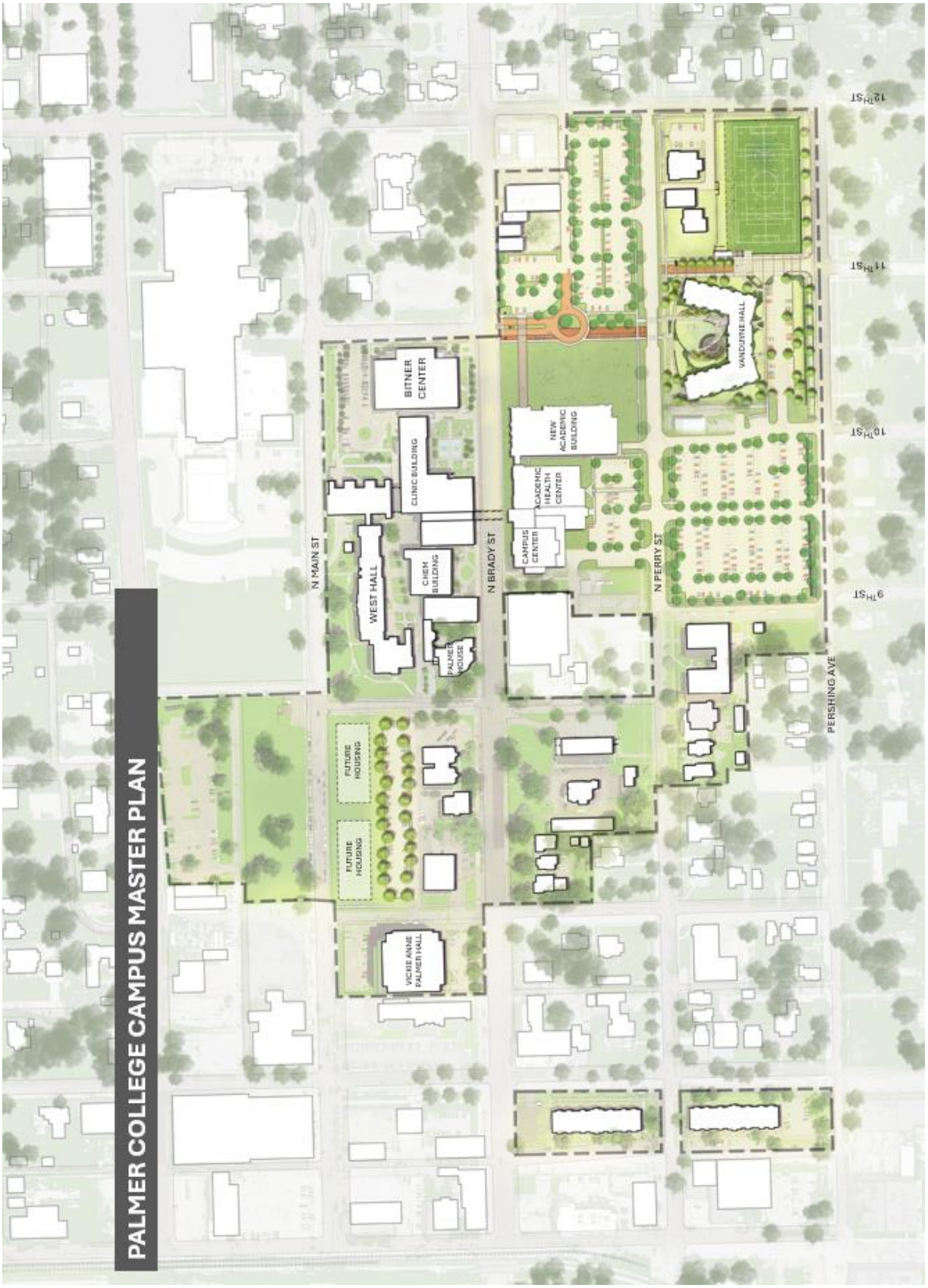
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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PALMER College of Chiropractic

The Trusted Leader in Chiropractic Education®

Welcome Neighborhood Partners

Neighborhood Information Meeting on Palmer's Campus Master Plan and Institutional Campus (IC) Amendment

January 27, 2026

Members of the Planning Team

- **Palmer College**
  - Dennis Marchiori, Chancellor and CEO
  - Jennifer Randazzo, Vice Chancellor for Finance
  - Jillian McCleary, Sen. Dir. Marketing and Communications
- **IMEG**
  - Alex Krist, Civil Project Engineer
- **Studio 483**
  - Greg Gowey, President
- **RDG**
  - Jonathan Martin, Senior Partner



About Palmer College



- Chartered in 1897
- Non-profit organization
- Iowa and Florida Campuses
- 2,100 students, 350 employees, and 28,000 active alums
- Students represent most states, about 10% international
- Nearly 70,000 annual patient visits seen in outpatient clinic
- Continuous NIH research funding since 1997
- Over $200M estimated economic impact to QCA
- Extensive remodeling of campuses over the past 10 years

PALMER COLLEGE CAMPUS MASTER PLAN



Importance of Campus Master Planning

- Attracting and retaining top students increasingly depends on high-quality campus facilities
- Student learning and well-being is shaped by place
- Long-term planning coordinates improvements for all stakeholders

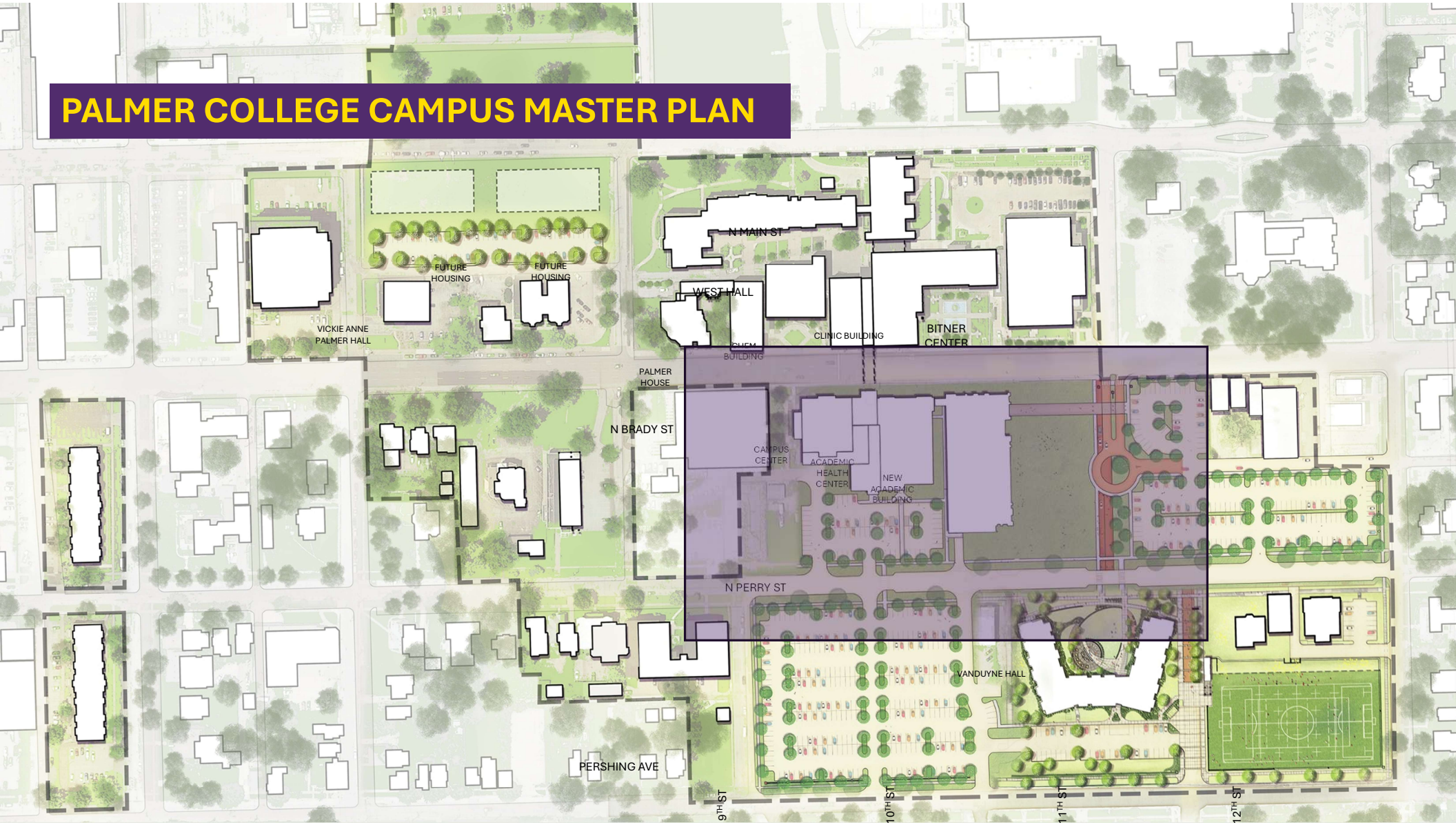


Importance of Campus Master Planning

- Improved parking and navigation enhance student experience and neighborhood environment
- Palmer's continued investment strengthens the QCA economy and neighborhood stability



PALMER COLLEGE CAMPUS MASTER PLAN



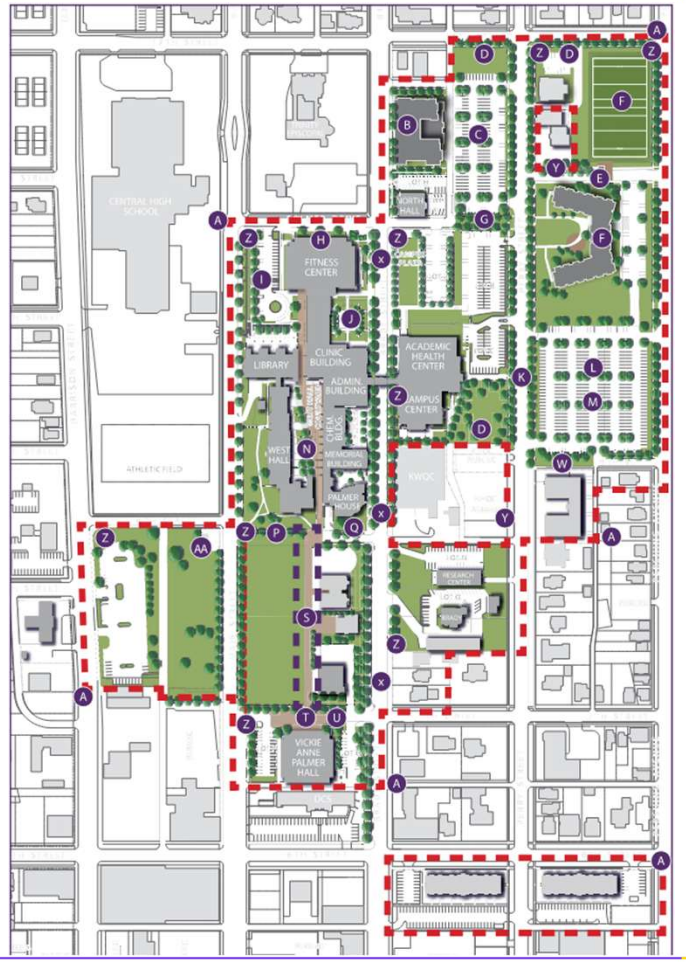
Institutional Campus (IC) Amendment

- The Institutional Campus (IC) district is a zoning classification in Davenport zoning ordinance *(Chapter 17.03)*
- The amendment process requires Palmer to submit a 10-year campus master plan, including:
  - ✓Host a community meeting
  - ✓Planning & Zoning Commission review
  - ✓City Council review and discuss across three cycles
- Once approved, City Staff provide on-going review of construction activity.
- Matt Werderitch, Development and Neighborhood Services, joins us to answer any questions

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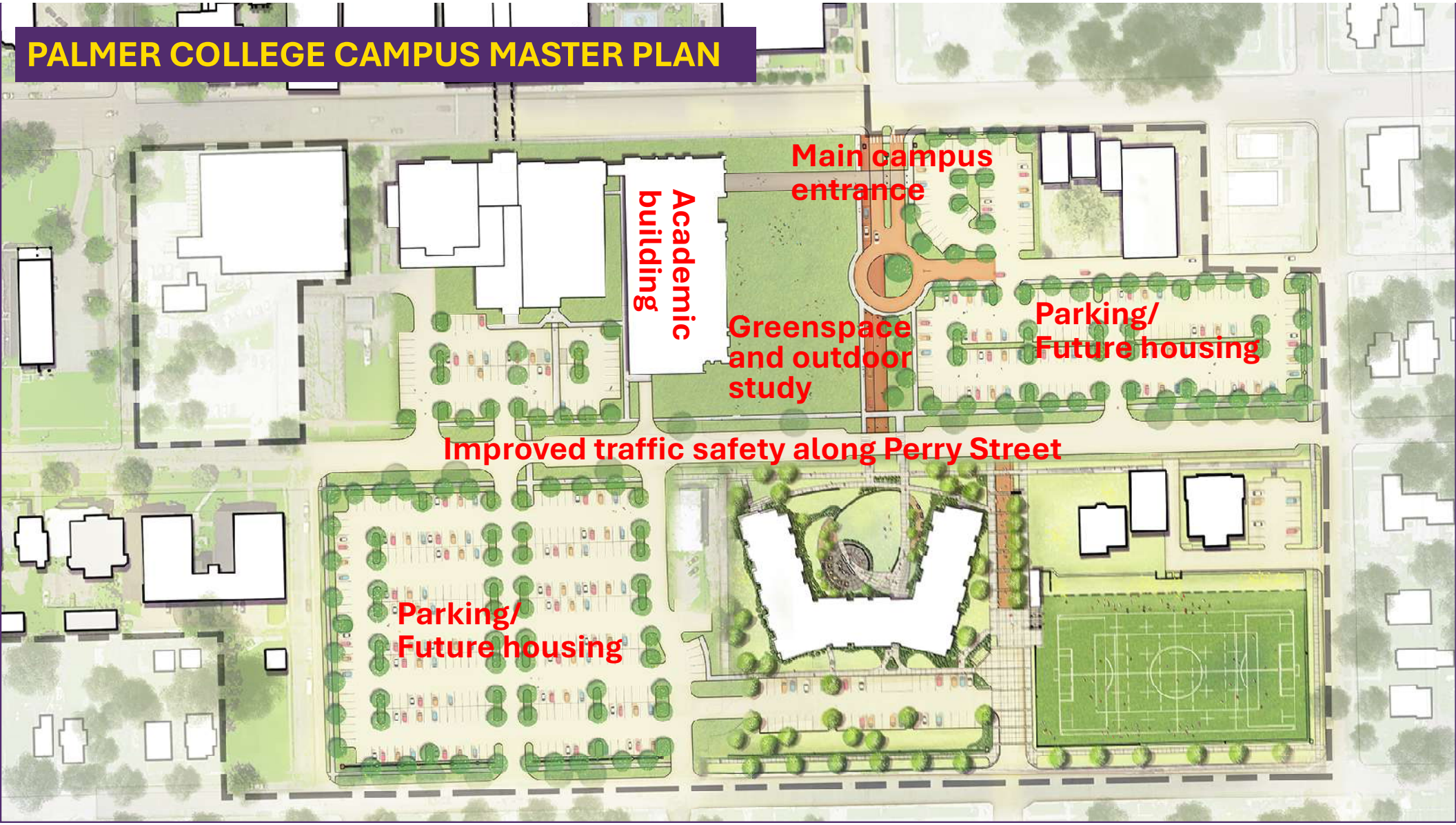
Currently Approved Campus IC

- Current Campus Master Plan was approved in 2021
- The 2021 Plan was focused on improvements to the NE corner of campus
  - ✓ VanDuyne Hall student housing.
  - ✓ Outdoor turf recreational field
  - ✓ Conversion of 11th street to a pedestrian corridor



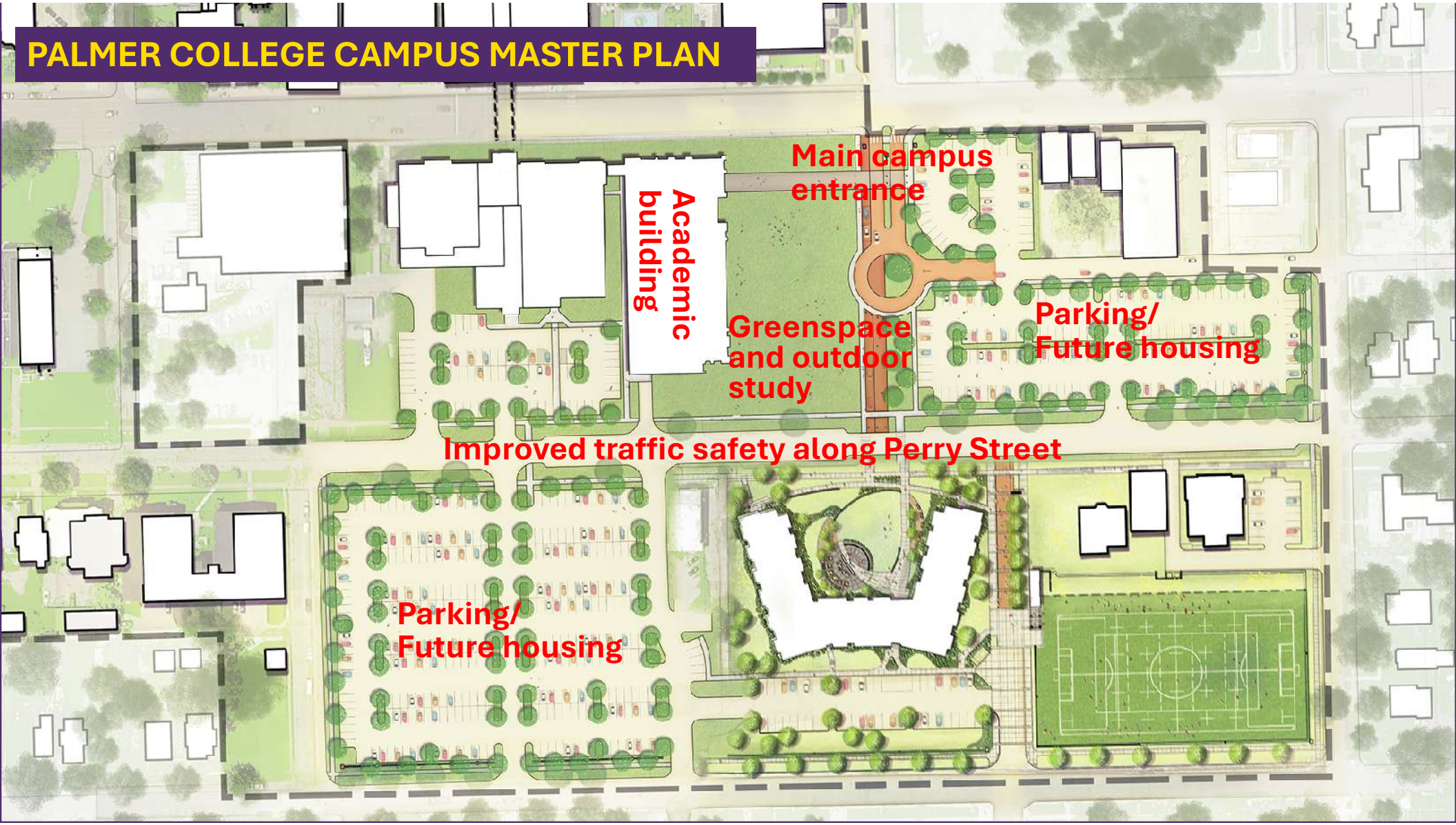
Priorities for Campus Master Planning

1. Main campus entrance off Brady Street
2. New academic building (Palmer Forum)
3. Parking, traffic flow, and wayfinding
4. Green space and outdoor study areas
5. Improved traffic safety along Perry Street
6. Sites for future student housing


PALMER COLLEGE CAMPUS MASTER PLAN
Main campus entrance
Academic building
Greenspace and outdoor study
Parking/ Future housing
Improved traffic safety along Perry Street
Parking/ Future housing


NEW MAIN CAMPUS ENTRY AT BRADY & PALMER DR

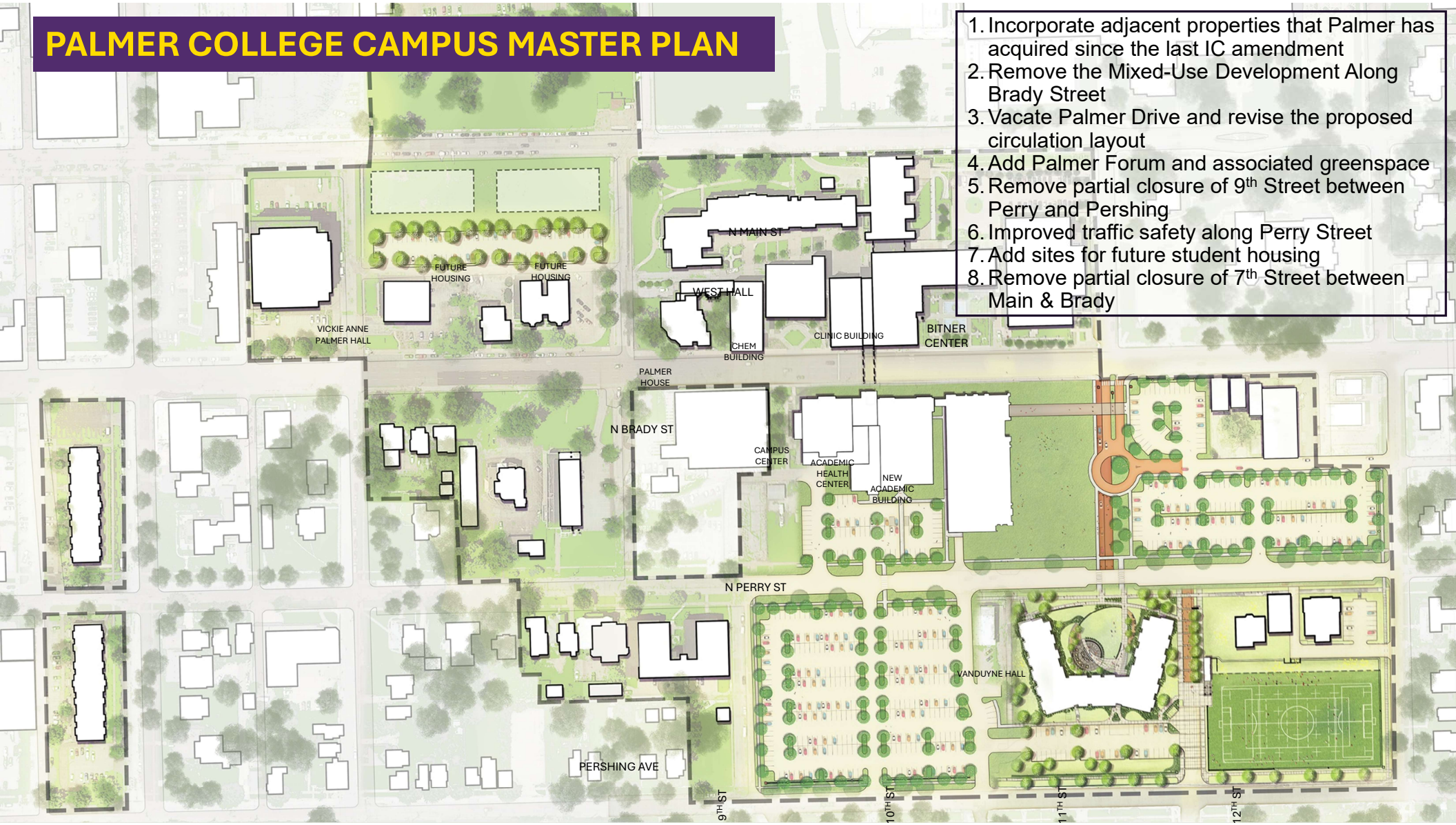

NEW MAIN CAMPUS ENTRY AT BRADY & PALMER DR
←Brady Street


PALMER COLLEGE CAMPUS MASTER PLAN
Main campus entrance
Academic building
Greenspace and outdoor study
Parking/ Future housing
Improved traffic safety along Perry Street
Parking/ Future housing

Proposed Amendments to Campus IC

1. Incorporate adjacent properties that Palmer has acquired since the last IC amendment
2. Remove the Mixed-Use Development Along Brady Street
3. Vacate Palmer Drive and revise the proposed circulation layout
4. Add Palmer Forum and associated greenspace
5. Remove partial closure of 9th Street between Perry and Pershing
6. Improved traffic safety along Perry Street
7. Add sites for future student housing
8. Remove partial closure of 7th Street between Main & Brady

PALMER COLLEGE CAMPUS MASTER PLAN



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8. Remove partial closure of 7th Street between Main & Brady


Any Questions?

Palmer Community Organization Communication Timeline

In alignment with the Institutional Campus – Major Amendment Requirements laid out in the City of Davenport zoning ordinance, Palmer College sent a letter to the identified community organizations near their campus 60 days prior to their intent to submit the Formal IC amendment application. The community organizations that were contacted, and the contacts that were used include:

Vera French	- tracya@verafrenchmhc.org
Tapestry Farms	- leslie@tapestryfarms.org
TMBC at the Lincoln Center	- director@thelincolncenterqc.org
7th Judicial District	- orlando.rodriguez@iowa.gov
Halligan Coffee Lofts	- chelsea@yashmanagement.com
Livery Lots & Hibernian Hall	- chelsea@yashmanagement.com
St. Anthony Catholic Church	- davstanthonypa@diodav.org
Hilltop Campus Village	- brian@hilltopcampusvillage.org

The first letter to community organizations was sent on August 22nd, 2025 by email. As the campus design was further developed, it was determined that additional time was needed to analyze options for the campus, so an additional letter was sent to the community organizations on October 22nd, 2025. This letter outlined that the IC amendment would be submitted to the city of Davenport on December 11th, 2025, which is when the documents were sent to city staff.

Prior to the submittal of the IC documents, Palmer hosted an open house for the community organizations on campus on December 9th, 2025 to present the updated campus plan and field any questions. Of the invited organizations, Biran Kramer with the Hilltop Campus Village and City of Davenport staff were the only attendees. At that time, support of the plan was indicated, but no questions were posed of the college.

All letters that were sent to community organizations are attached to this outline. The same presentation that was given at the initial open house will be used at the community meeting being hosted on Campus.

PALMER
College of Chiropractic

August 22, 2025

To Our Neighbors,

We hope this letter finds you well. We are writing to inform you that Palmer College of Chiropractic will be participating in the city of Davenport's Institutional Campus (IC) amendment process. This process is part of the city's planning and zoning procedures for institutions operating in campus-style settings, such as schools, religious institutions or community-service organizations.

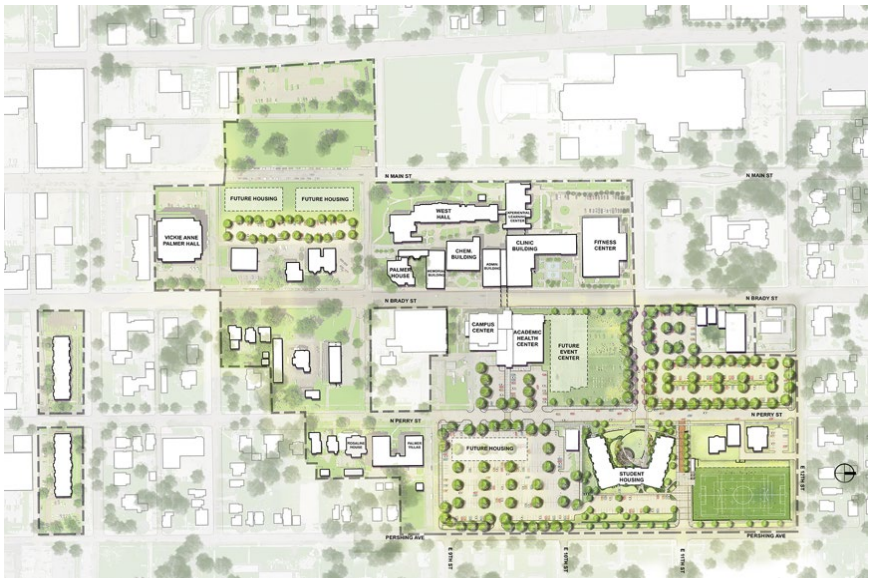
Our participation in this process reflects our commitment to responsible planning and long-term service to our students and the Davenport community. As part of this effort, we will propose updates and improvements to our campus that align with our mission and the City's goals for institutional development. A draft of the updated campus plan can be seen below. These changes are only initial and may be modified before the amendment is submitted to the city. This letter is an early step in the larger IC-amendment process, and no immediate changes are being implemented at this time. The College plans to submit its formal application to the City on Oct. 23, 2025.

The city's review process includes multiple opportunities for public input, and we welcome your thoughts or questions should you wish to be involved. Prior to the Oct. 23 submittal date, Palmer will host an open house on campus to review the changes to the campus plan and address any initial questions. We will send another letter specifying the date of the open house once space on the campus has been reserved for the event. If you would like additional information or have questions about our plans before the open house, please feel free to contact us at **563-884-5294** or **james.oconnor@palmer.edu**. All communication will be recorded and relayed to the city as part of the IC process.

Thank you for your attention and for being part of our neighborhood. We value your support and look forward to continuing to serve the community together.

Warm regards,

James O'Connor
Vice Chancellor for Marketing
& Communication
Palmer College of Chiropractic



PALMER
College of Chiropractic

October 22, 2025

To Our Neighbors,

We hope this message finds you well.

We're writing to provide an update regarding Palmer College of Chiropractic's participation in the City of Davenport's Institutional Campus (IC) amendment process. As noted in our Aug. 22 letter, this process is part of the City's planning and zoning review for institutions such as schools, religious organizations, and community service entities that operate within a campus setting.

Since our initial communication, the College has continued refining its proposed updates to the campus plan to ensure alignment with both our long-term goals and the City's planning objectives. As we progressed through these updates, it was determined that additional time was needed to ensure that the submitted plan delivered the best campus layout to all interested parties. To allow additional time for this review and coordination, the College will be **delaying the submittal of its IC amendment application to the City of Davenport until Dec. 11, 2025.**

We appreciate your understanding and continued interest in this process. The College remains committed to transparency and community engagement as we move forward. An open house will still be held on campus prior to the new submittal date, providing an opportunity for our neighbors to review the proposed plan and share feedback. We will send a follow-up notice once the date and location for that open house have been confirmed.

If you have any questions or would like additional information in the meantime, please contact us at 563-884-5294 or james.oconnor@palmer.edu. As before, all communications will be recorded and shared with the City as part of the IC amendment process.

Thank you again for your ongoing partnership and support as we continue to plan responsibly for the future of our campus and community.

Sincerely,

James O'Connor
Vice Chancellor for Marketing & Communication
Palmer College of Chiropractic

PALMER College of Chiropractic

December 3, 2025

To Our Neighborhood Partners,

I'm writing to follow up on our previous message of October 22, 2025, about Palmer College's involvement in Davenport's Institutional Campus (IC) amendment process. We are reaching out to provide an update and invite you to continue our dialogue. The College has been carefully refining proposed changes to our campus plan to ensure they support both our long-term vision and the City's goals. As mentioned earlier, our IC amendment application is scheduled to be submitted to the city on December 11, 2025.

In keeping with our commitment to transparency and collaboration, we would like to invite representatives from neighborhood organizations to an on-campus meeting to review the revised plan, ask questions, and share feedback. This meeting will serve as the open house referenced in our earlier letter.

Neighborhood Meeting
Date: Tuesday, December 9, 2025
Time: 4 p.m.
Location: Palmer College of Chiropractic, 1000 Brady Street, Davenport, Iowa 52803. The meeting will be held in the Welcome Center Conference Room of the Bechtel Center immediately south of the Visitor's Parking Lot.

Palmer leadership and project consultants will present the changes and answer any questions. All communication will be documented and shared with the city as required.

Your input helps us create a campus plan that benefits both Palmer College and the community. For questions or further details, contact us at 563-884-5726 or jillian.mccleary@palmer.edu. Thank you for your ongoing support.

Sincerely,

Jillian McCleary
Senior Director of Marketing and Communication
Palmer College of Chiropractic

Bernard J. Hofmann
Milissa K. Hofmann
Brian T. Fairfield
Allison E. Walsh
Tricia S. Fairfield
Elliott R. McDonald III
Michael C. Walker
Patrick L. Woodward
Kelli M. Golinghorst
Nicholas J. Huffmon
Samuel M. Hawley

Thomas A. Skorepa, P.C.
Of Counsel

Jack L. Brooks
Retired
Thomas R. Schirman, Jr.
Retired

BROOKS LAW FIRM

a Professional Corporation
3725 Blackhawk Road, Suite 200
Rock Island, IL 61201
Tel (309) 786-4900
Fax (309) 786-4940

Website: www.brookslawfirmpc.com
Attorneys Admitted in Illinois and Iowa

Davenport Office
3425 E. Locust Street
Davenport, IA 52803

Eldridge Office
202 N. 2nd Street, Suite A
Eldridge, IA 52748

VIA EMAIL:
planning@davenportiowa.com

Our File No. 125461

February 2, 2026

Davenport Planning & Zoning Commission
226 West 4th Street
Davenport, Iowa 52801

Dear Sir or Madam:

I represent Jana Saad Investments LLC, which owns the property at 1129 Brady St, Davenport, Iowa. The premises is operated as a furniture store, which does business as Brady Furniture. As a neighboring property owner, my client has an interest in the applications filed by Palmer College of Chiropractic ("Palmer") as Case Nos. ORD26-01, REZ26-01, ROW26-01, and ROW26-02, which are scheduled to be considered by this Commission at its meeting on February 3, 2026.

My client objects to Palmer's application to vacate Palmer Drive and a portion of the adjoining alleyway. This specifically pertains to Case Nos. ORD26-01 and ROW26-01.

My client currently has one to two furniture deliveries per week to its furniture store. These deliveries are either made in 26-foot delivery trucks or in 53-foot semi-trailers. When the deliveries are made in 26-foot delivery trucks, the trucks routinely drive onto Palmer Drive, then drive north onto the alley behind my client's store in order to make their deliveries. When the delivery is completed, the trucks proceed north onto E. 12th St.

Palmer's application to vacate Palmer Drive and a portion of the adjoining alleyway significantly frustrates my client's business. It is quite clear that the vacation of Palmer Drive and proposed roundabout would prevent delivery trucks from using the alleyway in the same manner that they do now. If these changes are made, my client will have to require the delivery trucks to back up on Brady Street in order to park next to Brady Furniture's building. This is what the 53-foot semi-trailers currently do because they are too large for the alleyway.

An increase in the number of trucks backing up on Brady Street is not in the public interest. The semi-trailers that currently have to back up on Brady Street already block multiple lanes of Brady Street. In doing so, they encounter annoyed drivers, and there have been incidents of drivers attempting to go around the trucks in a dangerous manner. Also, backing a truck up on the street is less safe for pedestrians, including Brady Furniture's customers, compared to driving a truck straight through the alley. If the 26-foot delivery trucks are required to back up on Brady Street similar to the 53-foot semi-trailers, these problems will increase.

The only parking for Brady Furniture's customers is next to the store, and these customers often use the alleyway behind the store to come and go. Additionally, Gio's Barber Shop, which is located next to Brady Furntire, has its customers park in the back of its shop, off the alleyway. The loss of Palmer Drive and part of the alleyway to access these businesses will frustrate these customers and harm the businesses.

For these reasons, Palmer Drive and the adjoining alleyway are still being used by the public and should not be vacated. Palmer's application to vacate these rights-of-way fails to "minimize[e] the adverse impacts associated with development and geographic expansion," and it further fails to "protect[] the livability and vitality of adjacent areas." *See* Davenport Municipal Code § 17.07.030. Lastly, the increase in trucks backing up on Brady Street would increase danger for pedestrians and drivers.

My client respectfully requests that this Commission deny Palmer's application to vacate these rights-of-way.

Very truly yours,

BROOKS LAW FIRM, P.C.

/s/ Nicholas J. Huffmon

Nicholas J. Huffmon
Sender's email: njh@brookslawfirmpc.com

NJH/

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/3/2026**

Subject:
Case REZ26-01: Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]

Recommendation:
Hold the public hearing.

A formal staff recommendation will be provided at the February 17, 2026 Plan and Zoning Commission meeting.

Background:
This request proposes rezoning the properties at 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. As shown in the Campus Master Plan, these parcels function as part of the institutional campus and serve as student housing. The rezoning aligns zoning regulations with the amended Campus Land Use Plan boundary and supports coordinated campus development.

Why is a Zoning Map Amendment Required?
A Zoning Map Amendment is necessary to ensure consistency between the City's zoning regulations, the adopted Campus Master Plan, and the long-term institutional use of the subject properties. Since approval of the Campus Master Plan in 2021, Palmer College has acquired six properties directly adjacent to the existing campus that remain zoned under designations intended for non-institutional uses.

Rezoning these parcels to the IC Institutional Campus District will formally incorporate them into the Campus Land Use Plan boundary and apply zoning standards specifically tailored to coordinated campus development. This action supports implementation of the adopted master plan, promotes unified site planning and circulation, and ensures future development is regulated under a district that reflects the properties' functional relationship to the campus. The amendment also advances Comprehensive Plan goals related to institutional stability, reinvestment, and orderly land use transitions by aligning zoning with the established and planned use of the area.

Subject Property	Existing Land Use	Proposed Land Use
208 E 11th Street	Student Housing (6 Units)	Student Housing (6 Units)
1111 Perry Street	Student Housing (11 Units)	Student Housing (11 Units)
725 Perry Street	Student Housing (1 Unit)	Student Housing (1 Unit)
727 Perry Street	Student Housing (4 Units)	Student Housing (4 Units)
739 Perry Street	Student Housing (13 Units)	Student Housing (13 Units)
822 Pershing Avenue	Vacant Lot	Greenspace

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

Future Land Use Designation:
The properties at 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue are designated as Residential General in the Davenport +2035 Future Land Use Map.

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

Zoning:

Subject Property	Current Zoning	Proposed Zoning
208 E 11th Street	R-MF	IC
1111 Perry Street	R-MF	IC
725 Perry Street	R-MF	IC
727 Perry Street	R-MF	IC
739 Perry Street	R-MF	IC
822 Pershing Avenue	R-4C	IC

The applicant is petitioning a rezoning from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. The following are purpose statements for each zoning district:

1. **R-MF Multi-Family Residential District**: This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.
2. **R-4C Single-Family and Two-Family Central Residential District**: This district is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.
3. **IC Institutional Campus District**: This zoning district is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:
    1. Further the policies of the Comprehensive Plan.
    2. Permit appropriate institutional growth within boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
    3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
    4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

Technical Review:
City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the February 17th Plan and Zoning Commission meeting.

Public Input:
The IC Institutional Campus District requires organizations to make a good faith effort to notify all City recognized neighborhoods located within 500 feet of the campus at least 60 days prior to submission of a formal application. Palmer College held this meeting on December 9, 2025 for the purpose of sharing the details of the petition, answering questions, and receiving feedback. A representative of the Hilltop Campus Village was in attendance to learn more about the project.

Letters were then sent to property owners within 500 feet of the campus boundary notifying the community of the January 27th neighborhood meeting and the February 3rd Plan and Zoning Commission Public Hearing. A notice of the public hearing was also published in the Quad City Times.

The January 27th neighborhood meeting was held on campus in the Palmer Welcome Center Conference Room. Those in attendance included the applicant (Chancellor and CEO of Palmer College, IMEG, and Studio 483), Chair of the Plan & Zoning Commission, At-Large Alderperson, Community Development Chair, Ward Alderman, planning staff, and approximately 10 members of the public. After the Chancellor presented an overview of the Campus Master Plan, rezoning,

and right-of-way vacations, there was a question-and-answer session. Discussion topics included:

1. Project timeline and anticipated phasing of development.
2. Delineation of campus boundaries to prevent encroachment into adjacent residential neighborhoods.
3. Potential traffic-calming measures along Perry Street.
4. Strategies to enhance walkability and pedestrian safety, particularly along Perry Street and Brady Street.
5. Planned improvements to the pedestrian environment, including lighting, wayfinding, campus branding, and general site beautification.
6. Emergency vehicle access and circulation following the proposed right-of-way vacations.
7. Anticipated need for additional student housing.
8. Location and total number of proposed parking spaces.

City Staff will apprise the Commission of any additional correspondence with the public at the February 17, 2025 Plan & Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Public Notice

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
Palmer College of Chiropractic Institutional Campus

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
1000 N Brady St, Davenport, IA 52803

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	IC	IC	38.3 AC

APPLICANT INFORMATION

Applicant Name | Company Name
Palmer College of Chiropractic

Address
1000 N Brady Street

City | State | Zip
Davenport, IA 52803

Phone
(563) 884-5294

Secondary Phone

E-Mail Address

Acceptance of Applicant

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

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

Jennifer Randazzo
Type Applicant's Name

Jennifer Randazzo
Applicant's Signature

12/26/2025
Date

DEVELOPMENT TEAM

Property Owner
Palmer College of Chiropractic

Address
1000 N Brady Street , Davenport, IA, 52803

Phone
(563) 884-5294

Secondary Phone

E-Mail Address

Project Manager/Other
Alex Krist

Address
1717 State Street, Suite 201

Phone
(563) 514-4392

Secondary Phone

E-Mail Address

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

Rezoning Fee Schedule

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

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

***PROJECT NARRATIVE*:** (submit separate sheet if needed)

See Submitted:
Addendum 1 - Palmer College IC - Amendment Summary
Addendum 2 - Palmer College of Chiropractic IC Application Narrative
Addendum 3 - Palmer IC Sheet Set
Addendum 4 - IC Boundary
Addendum 5 - Existing and Proposed Building Data Summary
Addendum 6 - Parking Summary
These documents provide a narrative for the changes to the campus master plan as well as a description of the overall campus.

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.

Palmer College of Chiropractic
IC Institutional Campus District
Major Amendment Description
December 26th, 2025

Reason for Major Modification to IC

As part of Palmer College's mission to continue to provide a world-class education to the chiropractors of the future, we are constantly evaluating our campus to try to provide the best facilities possible for our students, staff, and patients. During the most recent round of the campus reviews, several areas of focus were identified for improvement in the campus footprint. These updates include improvements to the main campus entrance off Brady Street, plans for a new academic facility called the Palmer Forum, enhancements to parking, improved traffic flow and wayfinding, and expanded green space and outdoor study areas. The plan also prioritizes improved traffic safety along Perry Street and identifies potential sites for future student housing. Together, these changes will strengthen the campus experience for students, staff, and visitors alike.

The major amendments included in this submittal are:

1. The addition of properties to the campus footprint.
    a. Proposed changes to the campus boundary incorporate properties adjacent to the current boundary that have been acquired by Palmer College since the last Campus Master Plan was approved in 2021. Properties that are being incorporated into the IC footprint include:
        i. 1111 Perry Street
        ii. 208 E 11th Street
        iii. 822 Pershing Ave
        iv. 739 Perry Street (The Roslyn)
        v. 727 Perry Street
        vi. 725 Perry Street

2. The removal of the previously proposed mixed-use development east of Brady Street, North of Palmer Drive.
    a. The latest approved IC included a mixed-use development in the northern vicinity of the campus. When evaluating the plans for the development of the campus over the next 10 years, this property was not a priority. Palmer is removing the proposed development and showing the underlying properties as they currently exist in the future campus plan.

3. Vacation of Palmer Drive Right of Way and the revisions to the layout and use of the previous Palmer Drive Right of Way.
    a. One of the main focuses to come out of the review of the campus plan was the desire to develop a well-defined main campus entrance off Brady Street at the existing Palmer Drive location. The currently approved IC includes the closure of the east half of Palmer Drive with traffic being directed to the north to the alleyway between Brady Street and Perry Street. The updated campus plan proposes a similar layout, with some key changes. The east half of the vacated Palmer Drive will be changed to a pedestrian corridor, similar to the pedestrian corridor that was constructed on 11th Street. This pedestrian area will be designed to allow emergency services access through the area if necessary. The west half of Palmer Drive will be converted from a one-way road to a campus entrance. This entrance will allow drop-off near the campus center, have a roundabout to maintain access to the alleyway north of the road, and will have a new drive from the Palmer campus back onto Brady Street. This proposed layout has received preliminary approval from the Iowa DOT, and the drive will also be designed for emergency services access. Palmer would also like to use bricks that are salvaged from under the existing Palmer Drive Right of Way in the design of the new drive and walkway pavement sections.

4. Adding the Palmer Forum and associated outdoor plaza area.
    a. Another area of emphasis that came out of the latest campus review was the need for an academic space that could also act as a gathering space for large presentations or celebrations. Multiple areas of campus were investigated to find the most appropriate location for this space, and it was ultimately determined that a central campus location north of the Bechtel center was the best fit. This new building, the Palmer Forum, is intended to be flexible enough to host large and small classes, as well as graduation and speaker presentations. Adjacent to the proposed Palmer Forum, the new campus master plan includes an enhanced greenspace and outdoor study area. This area will be similar to other outdoor study spaces on campus such as the Keller Terrace, the Clinic Gardens, and the VanDuyne Hall courtyard.

5. Removing the previously approved closure of the west half of 9th street between Perry Street and Pershing Street.
    a. After evaluating traffic circulation patterns throughout the campus and discussing access with city emergency services personnel, it was determined that the benefits from the closure of this portion of 9th street would be outweighed by the impact on emergency access to the surrounding community. Because of this, Palmer is removing this proposed closure from the campus master plan.

6. Improved traffic safety features along Perry Street between 12th street and 9th Street.
    a. As part of the new campus master plan, Palmer is anticipating an increase in the pedestrian circulation in the center of campus. This area generally includes the 11th street pedestrian corridor, the VanDuyne Student housing courtyard, the proposed Palmer Drive pedestrian corridor, and the proposed Palmer Forum outdoor plaza. Though these areas are close in proximity, they are generally bisected by the Perry Street Right of Way. In order to encourage safe vehicular / pedestrian interactions in this area and to minimize the risk of any accidents occurring, Palmer is proposing three traffic calming bump outs along Perry Street between 12th street and 9th street. These bump outs would help consolidate pedestrian crossings on Perry Street while also slowing traffic as it passes through the center of the Palmer Campus.

7. Removing the previously approved partial closure of 8th Street between Main Street and Brady Street.
    a. With the addition of the proposed student housing and parking lots south of 8th street, the college determined that it would be more beneficial to have increased accessibility between Main Street and Brady Street than to continue the plan to close the west half of 8th Street. Because of this, the college is removing the proposed closure of 8th street from their campus master plan.

8. Adding sites for future student housing buildings east of Main Street.
    a. Due to the success of the VanDuyne student housing building, Palmer college determined that there is a sufficient desire for additional student housing within the campus footprint. To meet this demand, two student housing buildings as well as associated parking lots are being shown in the empty lot east of Main Street. These structures were shown in previous versions of the campus master plan but were removed with the latest approved IC when VanDuyne hall was added. The college believes that within the next 10 years there will be sufficient demand for on-campus housing to support the additional proposed units.

9. Removing the partial closure of 7th street between Main Street and Brady Street.
    a. With the addition of the proposed student housing and parking lots north of 7th street, the college determined that it would be more beneficial to have increased accessibility between Main Street and Brady Street than to continue the plan for the partial closures at both ends of 7th street. Because of this, the college is removing the proposed closure of 7th street from the campus master plan.

Palmer College of Chiropractic
IC Institutional Campus District
Application Narrative
December 26th, 2025

Outline of Submittals and Narrative

Section G - Land Use Plan

1.) **A completed application, with a narrative of intent and description of compatibility with the surrounding area.**

A completed application is included with the submittal. Please see Palmer IC – Rezoning Application Packet. A narrative of the intent and description of compatibility with the surrounding area can be seen in Section 5 of this outline.

2.) **Boundary Survey**

Due to the irregular shape of the Palmer Campus, the internal property that is not included in the IC, and the numerous individual properties that make up the Palmer Campus, a full legal description of the campus was not completed for the IC. Instead, a general description of the IC boundary can be seen in the document titled Addendum 4 - IC Boundary, of the submittal. Additionally, the overall IC Boundary can be seen on each of the drawings included in the submittal. These drawings are to scale, with the scale of each sheet identified on that sheet.

3.) **Set of Drawings supporting the IC Major Amendment Submittal**

a. *Proposed Name or Title of the project*

Palmer College of Chiropractic - Institutional Campus

b. *North arrow, vicinity map, plan scale, date of plan preparation.*

North arrow, plan scale, and date of plan preparation can be seen on each sheet of the submittal. The vicinity map of the project can be seen on the Cover Sheet of the plan set.

c. Tabulated Site Data

i.) Number of Gross Acres

The gross Acres included in the IC can be seen in the Table on sheet C-4 - Overall Land Use Plan.

ii.) *Existing and proposed lot coverage*

A summary of the existing and proposed lot coverage can be seen in the table on sheet C-4 - Overall Land Use Plan. These overall areas are further broken down by each individual lot on sheet C-14 - Data Sheet.

iii.) *Existing and proposed total square footage and floor area ratio of buildings*

A summary of the total square footage and floor areas of the buildings can be seen in Addendum 5 - Existing and Proposed Building Data Summary. The actual footprints of the buildings indicated in Addendum 5 can be seen on sheets C-4 - Overall Land Use Plan, C-5 - Land Use Plan - North, and C-6 - Land Use Plan - South.

iv.) *Existing and Proposed number of parking stalls*

The existing areas available for parking throughout campus can be seen on sheet C-7 - Existing Campus Parking Data. All existing Palmer Campus parking lots, supplemental parking areas, and on street parking areas are labeled on the drawing. The tables on the right side of the sheet identify how many stalls are available in each of the areas.

The proposed areas for parking throughout the camps can be seen on sheet C-8 - Proposed Campus Parking Data. All proposed Palmer Campus parking lots, supplemental parking areas, and on street parking areas are labeled on the drawing. The tables on the right side of the sheet identify how many stalls are available in each of the areas.

Addendum 6 - Parking Summary, provides a general explanation of the existing and proposed parking conditions, identifies which lots will be removed, which are added, and compares the proposed parking design to the requirements laid out in the city zoning ordinance.

v.) *Parking ratio determined*

A summary of the existing and proposed parking ratios can be seen in Addendum 6 - Parking Summary.

d. *Existing land use and zoning surrounding the proposed development and the distance from the subject property line to the nearest structure on all abutting properties within 200 feet of the perimeter of the site.*

Existing Land use zoning is shown on the Cover Sheet of the plan set. Due to the high number of existing structures within 200' of the IC boarder, exact dimensions were not provided on these plans. All structures within 200' of the IC can be seen on sheets C-4 - Overall Existing Conditions, C-5 - Existing Conditions North, and C-6 - Existing Conditions South. These sheets are all to the scale indicated on the sheet, and dimensions can be measured as needed.

e. *The location of the existing and proposed services including water, sanitary, storm, electric, gas, streets, capacity of those services and the service requirements for the developments.*

Existing utilities were located using a combination of city GIS, information supplied from the utility providers, and in some areas topographic surveying techniques. The location and size of the identified utilities can be seen on sheet C-10 - Site Utilities - North, and C-11 - Site Utilities - South.

f. *Site constraints*

i.) Slopes in excess of 10%

Slopes in excess of 10% are identified on sheets C-12- Grading & Drainage - North and C-13 Grading and Drainage - South.

ii.) Drainage ways that carry water from abutting properties, drainage ways that drain areas on the site in excess of one acre and any area designated as a floodplain or floodway.

In general, the Palmer Campus drains from North to South. Existing Campus Drainage ways are identified on sheets C-12 - Grading & Drainage - North and C-13 - Grading and Drainage - South. There are no areas within the campus footprint that are designated as a floodplain or floodway.

iii.) Soils that are unsuitable or require special treatment to support urban development as determined by the Soil Conservation Services Soil Survey.

Site Soils are identified on sheet C-9 - S-IC Area and Soils. A table summarizing the characteristics of the identified soils Is located on the right side of the sheet.

g. *Existing and proposed grade changes on a two-foot interval topographic map on a scale basis.*

Existing Contours were developed using Scott County LIDAR Data. These contours are shown at 2' interval on sheets C-12- Grading & Drainage - North and C-13 - Grading and Drainage - South. Proposed grades have not been determined at this time. The intent of the campus plan for final conditions to imitate existing site slopes and drainage patterns, with some modifications being made for accessibility and usability.

h. *Existing and proposed building pad locations with proposed building area, number of stories, overall height, a list of the proposed uses in the structure and its gross floor area.*

Existing building pad locations can be seen on Sheets C-1 - Overall Existing Conditions, C-2 - Existing Conditions - North, and C-3 - Existing Conditions - South. Proposed building pad locations can be seen on sheets C-4 - Overall Land Use Plan, C-5 - Land Use Plan - North, and C-6 - Land Use Plan - South. A table of the requested information about the proposed building can be seen in Addendum 5 - Existing and Proposed Building Data Summary.

i. *The location of existing and proposed parking areas including the extent of paving, proposed circulation, and number of parking spaces.*

The existing parking areas can be seen on sheet C-7 - Existing Campus Parking Data. This sheet shows the circulation of the lots, and the stalls in each lot are listed in various tables on the right side of the sheet. The proposed parking areas can be seen on sheet C-8- Proposed Campus Parking Data. This sheet shows the circulation of the lots, and the stalls in each lot are listed in various tables on the right side of the sheet. The total paved area of the parking lots can be seen on sheet C-14 - Data Sheet.

j. *Location of existing and proposed loading docks, receiving areas, trash pick-up areas, and other areas requiring screening.*

Existing loading docks, receiving areas, and trash pick-up areas can be seen on sheets C-2 - Existing Conditions - North, and C-3 - Existing Conditions - South. Proposed loading docks, receiving areas, and trash pick-up areas can be seen on sheets C-9 – IC Areas and Soils.

k. *The location of existing and proposed landscaping and buffering to be developed in the project. Massing and density of plant and other screening materials must be indicated.*

Existing Landscape screening areas can be seen on sheets C-1 - Overall Existing Conditions, C-2 - Existing Conditions - North, and C-3 - Existing Conditions - South. Proposed landscaping and buffering can be seen on sheets C-4 - Overall Land Use Plan, C-5 - Land Use Plan - North, and C-6 - Land Use Plan - South.

l. *Location and configuration of all existing and proposed access points within public streets and a pedestrian / bicycle circulation plan.*

All existing access points to campus can be seen on sheets C-1 - Overall Existing Conditions, C-2 - Existing Conditions - North, and C-3 - Existing Conditions - South. All proposed access points can be seen on sheets C-4 - Overall Land Use Plan, C-5 - Land Use Plan - North, and C-6 - Land Use Plan - South. Proposed road closures can be seen on the sheets showing the final campus layout. To help enhance the pedestrian and bicycle circulation through the center of Campus, the proposed plan includes the conversion of the east half of Palmer Drive to an enhanced pedestrian corridor. This pedestrian corridor will be designed in a way to maintain emergency service access through the existing Palmer Drive R.O.W. In addition to this, Palmer is proposing three traffic calming bump outs along Perry Street between 9th street and 12th street. These bump outs will allow for safter Pedestrian circulation between the center of campus where the Palmer Forum will be located and the east end of campus where the VanDuyne student housing and turf recreation field is located.

m. *Storm water management plan.*

Currently there is very limited public storm sewer in any area of the Palmer Campus. As part of the construction of the VanDuyne Student housing building, a 15” diameter storm outlet was extended from the intersection of Iowa Street and 10th Street to the intersection of 11th Street and Perry. For the proposed projects on campus, Palmer will treat and detain site stormwater in areas of improvement to meet the requirements of the City of Davenport Stormwater Ordinance. After meeting the requirements, the stormwater will be outlet to the previously installed 15” diameter sewer which will then drain to the city system. The existing extension of the storm sewer can be seen on sheet C-10 - Site Utilities - North.

n. *The location of all existing and proposed freestanding signs, including circulation signs.*

All existing and proposed signs on campus can be seen on sheets -4 - Overall Land Use Plan, C-5 - Land Use Plan - North, and C-6 - Land Use Plan - South.

4.) **Traffic Impact Study**

Because of the nature of the Palmer Campus, with a large arterial roadway bisecting the property, a traffic impact study has not been required for previously submitted Campus plans. The understanding being that because there is already such a high-volume roadway through the center of campus, the relatively minor demand generated by the proposed changes to the Campus Master Plan will not have a significant impact on the level of service of the existing roadways. There are times where large events are hosted on campus where one lane of Brady Street is blocked off to allow drop-off stacking to occur along the east side of the street. At times when this is necessary, closure of the lane is coordinated with the City and the DOT to ensure that all the proper permitting is completed prior to the events. Because the changes to the campus master plan are intended to enhance parking capacity and consolidate the space used for similar large events, at this time no traffic impact study has been completed for the Palmer College IC.

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

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

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

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

Palmer's current enrollment on at their Davenport Campus is approximately 1,000 students supported by 250 faculty and staff. Approximately 270 students currently live on campus. The proposed 10-year plan allows for an accommodation of up to 1,500 students with 400 living on campus.

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

The Master Plan goals are to "create sensitive and mutually beneficial transitions between campus and the adjacent properties." The proposed Campus Master Plan created by RDG Planning & Design is proposed to create connection and comfort establishing a campus presence with the surrounding area. New buildings are predominantly located in the center of campus and adding enhanced lighting, fencing, and landscaping will boost this design concept.

d. *Description of existing and proposed methods of communication between the institution and the community, including a method for resolution of community concerns*.

Palmer College has been actively involved with Hilltop Campus Village since its inception, as well as in communication with Davenport Community Schools and adjacent businesses regarding any campus activities and improvements that impact the surrounding neighborhood. Although there are no known active residential groups, Palmer proposes to open a line of communication with the neighbors similar to their relationships with surrounding businesses. Palmer will schedule annual meetings with the neighborhood stakeholders and residents to present and discuss campus planning and schedule, as well as neighbor concerns.

e. *Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. This description shall include property outside the boundaries of the district and their interaction with the surrounding area. Impacts include, but are not limited to lighting, noise, parking, etc.*

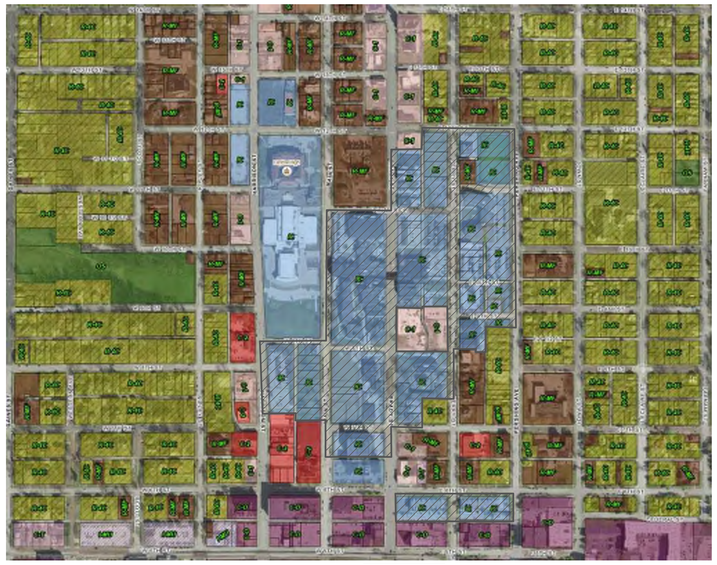
The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.

f. *Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. A description of specific programs to reduce traffic impacts, and to encourage the use of public transit, carpooling, bicycling, and walking.*

The urban nature of this campus is reinforced by student living. 25% of Palmer's students live on campus and another 20% to 30% live in rented neighborhood and downtown houses and apartments. With the addition of the VanDuyne Student Housing Addition a large percent of the student population walk to campus. Other students and faculty are encouraged to use public transportation and/or car-pooling for other daily trips to campus. The proximity of Brady Street provides more opportunity for bus access in relation to campus buildings.

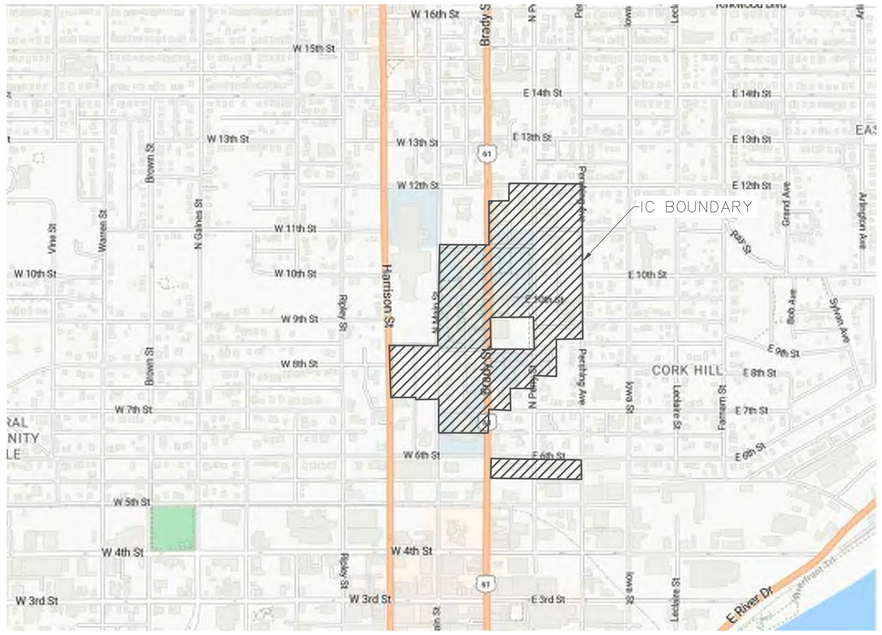
PALMER COLLEGE OF CHIROPRACTIC
INSTITUTIONAL CAMPUS

DAVENPORT, IOWA



EXISTING ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition



VICINITY MAP
NOT TO SCALE

MAP PROVIDED BY GOOGLE

INDEX OF SHEETS	
C-0	COVER SHEET
C-1	OVERALL EXISTING CONDITIONS
C-2	EXISTING CONDITIONS - NORTH
C-3	EXISTING CONDITIONS - SOUTH
C-4	OVERALL LAND USE PLAN
C-5	LAND USE PLAN NORTH
C-6	LAND USE PLAN SOUTH
C-7	EXISTING CAMPUS PARKING DATA
C-8	PROPOSED CAMPUS PARKING DATA
C-9	IC AREAS AND SOILS
C-10	SITE UTILITY PLAN - NORTH
C-11	SITE UTILITY PLAN - SOUTH
C-12	GRADING AND DRAINAGE - NORTH
C-13	GRADING AND DRAINAGE - SOUTH
C-14	DATA SHEET



DAVENPORT 2035 ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition

PALMER COLLEGE OF CHIROPRACTIC
1000 Brady Street
DAVENPORT, IA 52803
(563)-884-5653

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PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA
COVER SHEET

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Date: 12/23/2025

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7TH STREET
6TH STREET
HARRISON STREET
MAIN STREET
BRADY STREET
PERRY STREET
PERSHING AVENUE
IOWA STREET
PALMER DRIVE
R. RICHARD BITTNER ATHLETIC & RECREATION CENTER
B6 36,375 SF
B.J. PALMER HALL
B4 23,608 SF
WILLIAM J. & MARY A. KIERNAN HALL
B5 16,020 SF
ADMIN. BUILDING
B7 5,400 SF
WEST HALL
B3 22,360 SF
MABEL H. PALMER HALL
B8 11,040 SF
D.D. PALMER MEMORIAL BUILDING
B9 6,416 SF
PALMER FAMILY RESIDENCE
B10 6,130 SF
748 N. MAIN STREET
B2
CHARLES & HILDEGARDE KELLER TERRACE
CLINIC GARDENS
HAROLD & MARIE BETCHEL CENTER
B22 19,847 SF
FRIENDSHIP COURT
SKY WALK
WORLD OF CHIROPRACTIC COURT
B21
CAMPUS CENTER
B23 15,770 SF
WEST HALL COURTYARD
HERITAGE COURT
CAMPUS PLAZA
R. GABLES STUDENT HOUSING
B34 3,096 SF
RECREATION TURF FIELD
TF1
PAUL & DONNA VANDYNE HALL
B37 39,003 SF
PALMER VILLAS
B39 12,419 SF
PALMER ROSLYN
B40 3,228 SF
WILLIAM & JO HARRIS RESEARCH CENTER
B24 6,043 SF
ARGYLE APARTMENTS
B11 5,996 SF
BRADY MANOR
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ALUMNI OFFICE
B13 3,830 SF
VICKIE ANNE PALMER HALL
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B25 3,108 SF
728 PERRY STREET
B26 1,098 SF
711 BRADY STREET
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B45 11,332 SF
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HARRISON STREET
9TH STREET
10TH STREET
12TH STREET
MAIN STREET
IC BOUNDARY
BRADY STREET
PERRY STREET
PALMER DRIVE
CAMPUS PLAZA
PERSHING AVENUE
KWQC PROPERTY NOT INCLUDED IN IC BOUNDARY
IC BOUNDARY
REST HALL
WILLIAM A. MARY HALL
K. PATRICK & MARGUERITE O'BRIEN ATHLETIC & RECREATION CENTER
MABEL N. PALMER HALL
SUPERIOR HALL
HAROLD & MARGUERITE MCLAUGHLIN HALL
CAMPUS CENTER
PALMER ROBLYN LAW
PALMER NILES LAW
B. & K. ACOSTA VANDLINE SCHOOL OF BUSINESS
S. STANLEY HOLLOWAY HOUSING
RECREATION FIELD
PALMER HOUSING
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GENERAL NOTES:

1. ALL INFORMATION WAS GATHERED BY WALKING SURVEY AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

SCALE: 1" = 50'

50 25 0 50 100

(L) LOADING AREA

(R) RECEIVING AREA

(W) WASTE COLLECTION POINT

PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

EXISTING CONDITIONS - SOUTH

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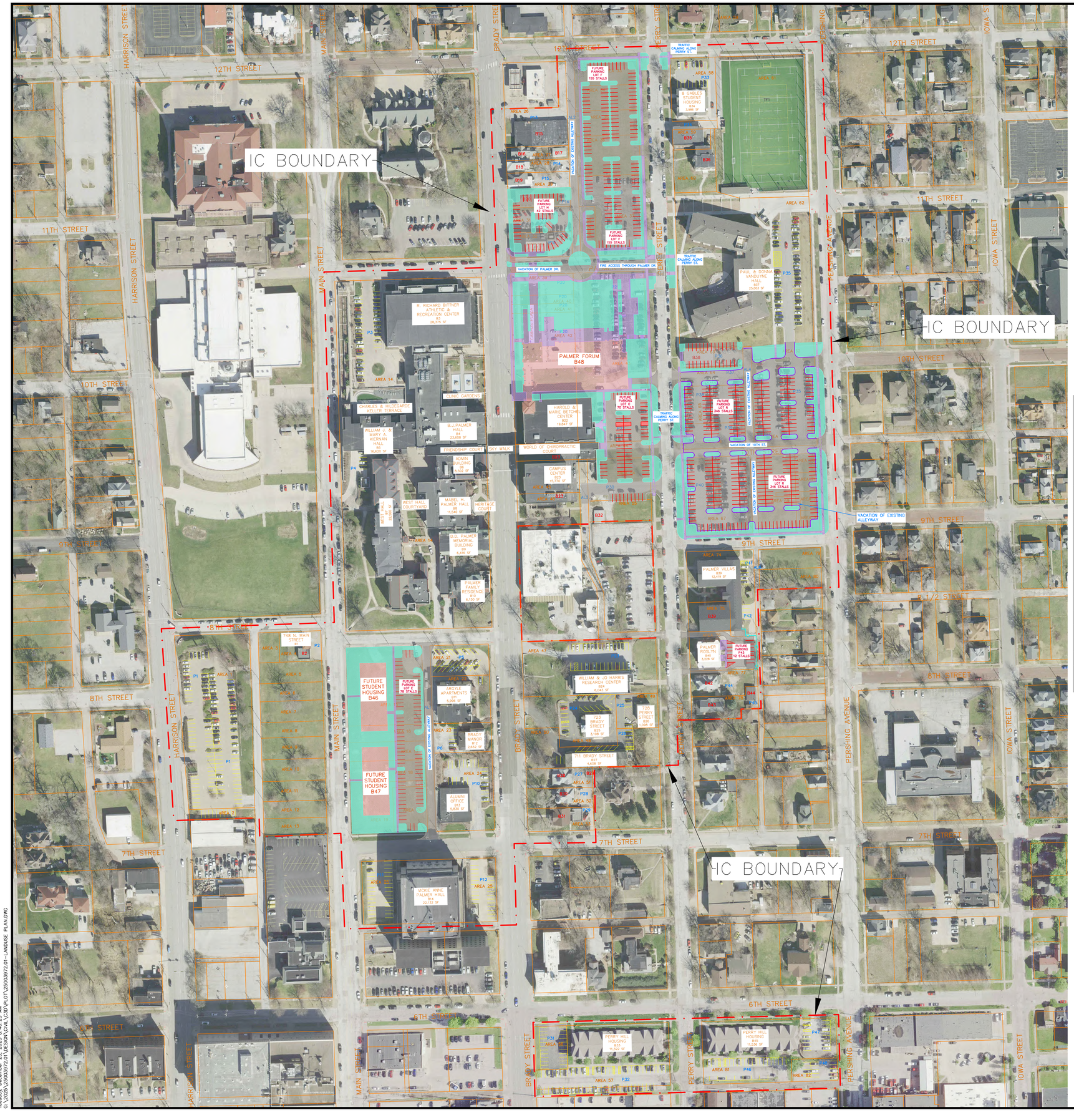
Field Book No: ####

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Checked By: AEK

Date: 12/23/2025

C-3



80 40 0 80 160

SCALE: 1" = 80'

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 IC, 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 IC 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 SOD.
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.

LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING

ITEM	SQUARE FOOTAGE	ACRES	RUNOFF COEFFICIENT
EXISTING:			
Buildings / Structures	319,295	7.33	0.95
Parking/Driveways	649,044	14.90	0.95
Total Existing Impervious	968,339	22.23	
Total Existing Pervious	652,964	14.99	
Total	**1,621,303**	**37.22**	
PROPOSED:			
Buildings / Structures	359,370	8.25	0.95
Parking Lots / Driveways	727,452	16.70	0.95
Enhanced Palmer Drive	14,590	0.33	0.95
Enhanced Campus Corridors	32,396	0.74	0.95
Total Proposed Impervious	1,133,808	26.03	
Total Proposed Pervious	534,481	12.27	
Total	**1,668,289**	**38.29**	

REVISIONS

No.	DESCRIPTION	DATE

IMEG
PH: 928.255.0410
www.imegcorp.com
323 N. LEROUX STREET
SUITE 101
FLAGSTAFF, AZ 86001

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

OVERALL LAND USE PLAN

IMEG Project No: 25003972.01
File Name: 25003972.01-Landuse Plan.dwg
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Sheet 5 of 15

Tuesday, December 23, 2025 8:40:25 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-LANDUSE PLAN.DWG

PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

LAND USE PLAN NORTH

IMEG
325 N. LEROUX STREET
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FLAGSTAFF, AZ 86001
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Sheet 6 of 15

REVISIONS		
NO.	DESCRIPTION	DATE

SCALE: 1" = 50'

50 25 0 50 100

GENERAL NOTES

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

LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING

IC BOUNDARY
VACATION OF EXISTING ALLEYWAY
KWQC PROPERTY NOT INCLUDED IN IC BOUNDARY
PALMER FORUM B48
FUTURE PARKING LOT A 346 STALLS
FUTURE PARKING LOT B 155 STALLS
FUTURE PARKING LOT C 752 STALLS
FUTURE PARKING LOT D 12 STALLS
FUTURE PARKING LOT E 42 STALLS
FUTURE PARKING LOT F 74 STALLS
FUTURE STUDENT UNION
TRAFFIC CALMING ALONG PERRY ST.
FIRE ACCESS THROUGH PALMER DR.
VACATION OF EXISTING ALLEYWAY
VACATION OF 10TH ST.
12TH STREET
11TH STR
10TH STREET
9TH STREET
8 1/2 ST
PERSHING AVENUE
PERRY STREET
BRADY STREET
MAIN STREET
HARRISON STREET
PALMER RIDGE TH
PALMER FAMILY WELLNESS BUILDING
MUSIC H. PALMER HALL
R. PALMER HALL
WILLIAM A. MARY A. PALMER HALL
K. EDWARD BITTNER ATHLETIC & RECREATION CENTER
HAROLD A. MARIE BETCHEL HALL
LAWTS CENTER
PALMER HALL
PALMER RIDGE TH
WILLIAM A. V. HARRIS RESEARCH CENTER
PALMER HALL
PALMER HALL
PALMER HALL

Tuesday, December 23, 2025 8:42:31 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-LANDUSE PLAN.DWG



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.
2. ANY AND ALL PROPERTIES INCLUDED WITHIN THE BOUNDARIES OF THIS PLAN MAY HAVE THEIR PROPOSED FUTURE USED SPECIFIED ON THE LAND USE PLAN AND/OR ON THE DATA SHEET. ANY LOCATION MAY NOT BE USED FOR ANY PURPOSE AND/OR AS PERMITTED UNDER THE IC ZONING CODE. ALL PROPERTIES WITHIN THE BOUNDARY MAY BE USED FOR OPEN SPACE PURPOSES IN THE EVENT OF DEMOLITION OF AN EXISTING BUILDING OR GROUP OF BUILDINGS. ALL DISTURBED AREAS SHALL BE FILLED, GRADED LEVEL, AND AT A MINIMUM SHALL BE RESTORED WITH PLATED GRASS SEED OR SOD.
3. FENCE LOCATIONS AND OPENINGS DEPICTED ON THE MAP MAY BE ADJUSTED BASED ON PROGRAMMING AND FURTHER REVIEW DURING THE PRE-CONSTRUCTION PHASE

LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING

IMEG Project No:	25003972.01
File Name:	25003972.01-Landuse Plan.dwg
Field Book No:	####
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PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

LAND USE PLAN SOUTH

IMEG
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001
PH: 928.255.0410
www.imegcorp.com

REVISIONS

No.	DESCRIPTION	DATE

C-6



LOT A	
TOTAL STALLS	36
AM	2
PM	1

LOT B	
TOTAL STALLS	87
AM	86
PM	83

LOT C	
TOTAL STALLS	43
AM	19
PM	14

LOT D	
TOTAL STALLS	36
AM	31
PM	28

LOT E	
TOTAL STALLS	8
AM	5
PM	5

LOT F	
TOTAL STALLS	60
AM	19
PM	23

LOT G	
TOTAL STALLS	128
AM	108
PM	107

LOT H	
TOTAL STALLS	25
AM	22
PM	19

LOT I	
TOTAL STALLS	16
AM	8
PM	9

LOT K	
TOTAL STALLS	61
AM	54
PM	54

LOT M	
TOTAL STALLS	133
AM	31
PM	32

LOT N	
TOTAL STALLS	31
AM	21
PM	18

LOT O	
TOTAL STALLS	37
AM	13
PM	15

LOT P	
TOTAL STALLS	30
AM	1
PM	2

LOT Q	
TOTAL STALLS	23
AM	0
PM	0

LOT R	
TOTAL STALLS	64
AM	59
PM	58

LOT T	
TOTAL STALLS	24
AM	10
PM	8

P4	
TOTAL STALLS	4
AM	4
PM	4

P5 (ARGYLE APTS)	
TOTAL STALLS	28
AM	24
PM	23

PERRY APT (520)	
TOTAL STALLS	86
AM	37
PM	34

PERRY APT (521)	
TOTAL STALLS	55
AM	22
PM	26

P6	
TOTAL STALLS	6
UTILIZED	3

P13
9

P14
4

P15
6

P16
4

P27
3

P28
4

P29
2

P30	
TOTAL STALLS	5
UTILIZED	4

P36
9

P41	
TOTAL STALLS	6
UTILIZED	6

P42	
TOTAL STALLS	4
UTILIZED	2

P43
6

P44
4

P45
2

MAIN ST	
TOTAL STALLS	70
UTILIZED	70

BRADY ST
21

PERRY ST	
TOTAL STALLS	95
UTILIZED	92

PERSHING AVE	
TOTAL STALLS	49
UTILIZED	12

6TH ST	
TOTAL STALLS	23
UTILIZED	7

7TH ST	
TOTAL STALLS	24
UTILIZED	4

8TH ST	
TOTAL STALLS	11
UTILIZED	9

9TH ST	
TOTAL STALLS	12
UTILIZED	8

PALMER DR	
TOTAL STALLS	23
UTILIZED	23

12TH ST	
TOTAL STALLS	19
UTILIZED	6

TOTAL STALLS
1436

80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.
2. PARKING COUNTS WERE CONDUCTED BY PALMER STAFF ON SEPTEMBER 8TH, 2025. THE UTILIZED AM STALLS WERE COUNTED AT 10 AM, AND THE PM STALLS WERE COUNTED AT 2 PM. SMALLER RESIDENTIAL HOUSES AND APARTMENTS WERE NOT INCLUDED IN THIS STUDY.
3. FOR ALL PARKING LOTS (A-T) THE AVERAGE PERCENTAGE USED IN THE AM WAS **53%**. THE AVERAGE PERCENTAGE USED IN THE PM WAS **51%**.

LEGEND

EXISTING PARKING

EXISTING PARKING

REVISIONS

No.	DESCRIPTION	DATE

IMEG
323 N. LEROUX STREET
FLAGSTAFF, AZ 86001
PH: 928.255.0410
www.imegcorp.com

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

EXISTING CAMPUS PARKING DATA

IMEG Project No: 25003972.01

File Name: 25003972.01-Parking Report Existing.dwg

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Drawn By: WRC

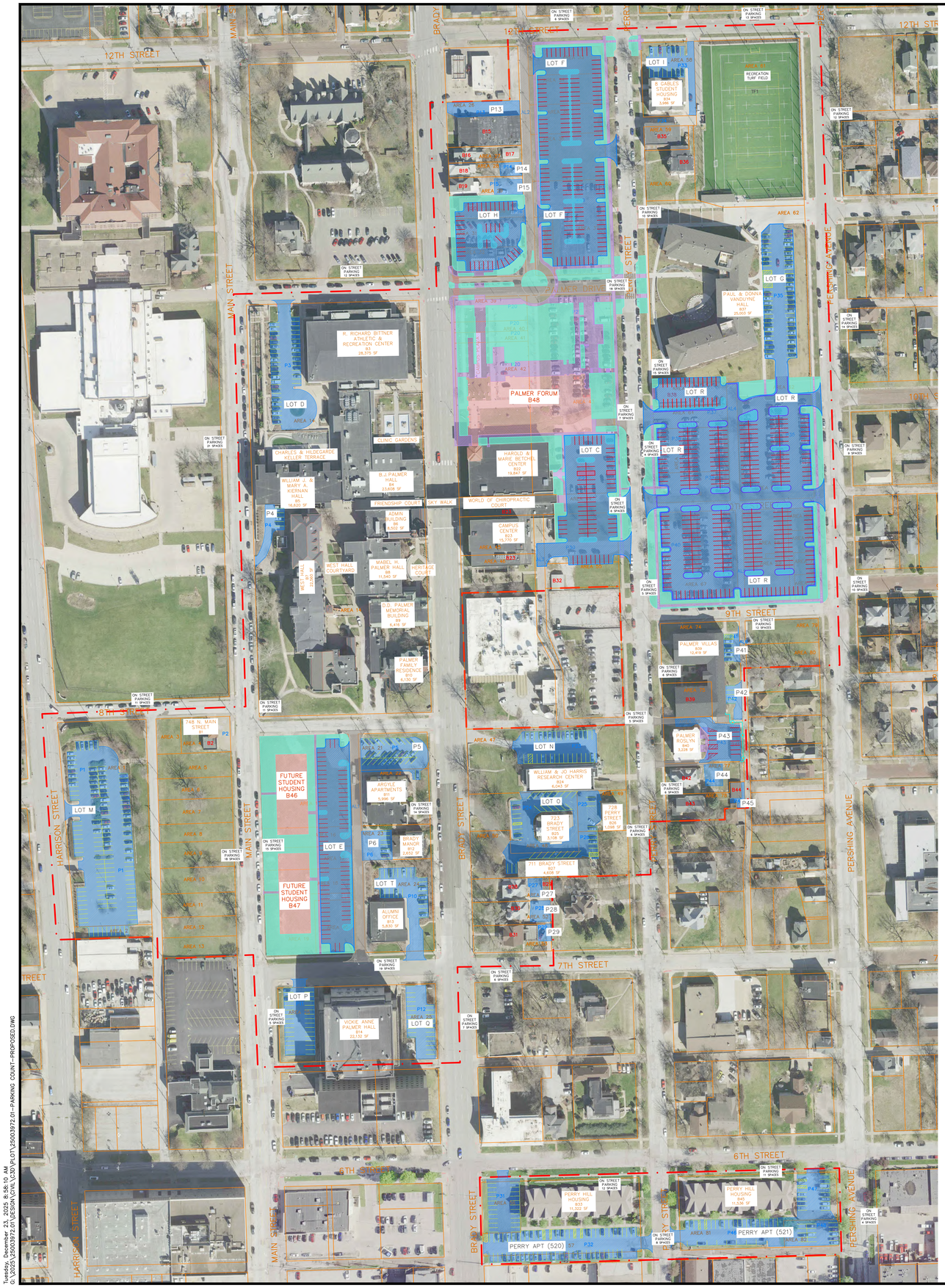
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Date: 12/23/2025

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Sheet 8 of 15

Tuesday, December 23, 2025 8:46:05 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--PARKING COUNT--EXISTING.DWG



LOT C	
TOTAL STALLS	70
AM	
PM	

LOT D	
TOTAL STALLS	36
AM	31
PM	28

LOT E	
TOTAL STALLS	78
AM	
PM	

LOT F	
TOTAL STALLS	155
AM	
PM	

LOT H	
TOTAL STALLS	42
AM	
PM	

LOT I	
TOTAL STALLS	16
AM	8
PM	9

LOT G	
TOTAL STALLS	50
AM	48
PM	47

LOT M	
TOTAL STALLS	133
AM	31
PM	32

LOT N	
TOTAL STALLS	31
AM	21
PM	18

LOT O	
TOTAL STALLS	37
AM	13
PM	15

LOT P	
TOTAL STALLS	30
AM	1
PM	2

LOT Q	
TOTAL STALLS	23
AM	0
PM	0

LOT R	
TOTAL STALLS	346
AM	
PM	

LOT T	
TOTAL STALLS	24
AM	10
PM	6

P4	
TOTAL STALLS	4
AM	4
PM	4

P5 (ARGYLE APTS)	
TOTAL STALLS	28
AM	24
PM	23

PERRY APT (520)	
TOTAL STALLS	86
AM	37
PM	37

PERRY APT (521)	
TOTAL STALLS	55
AM	22
PM	26

P6	
TOTAL STALLS	6
UTILIZED	3

P13
9

P14
4

P15
6

P27
3

P28
4

P29
2

P36
9

P41	
TOTAL STALLS	6
UTILIZED	6

P42	
TOTAL STALLS	4
UTILIZED	2

P43
12

P44
4

P45
2

MAIN ST	
TOTAL STALLS	70
UTILIZED	70

BRADY ST
21

PERRY ST	
TOTAL STALLS	95
UTILIZED	92

PERSHING AVE	
TOTAL STALLS	49
UTILIZED	12

6TH ST	
TOTAL STALLS	23
UTILIZED	7

7TH ST	
TOTAL STALLS	24
UTILIZED	4

8TH ST	
TOTAL STALLS	11
UTILIZED	9

9TH ST	
TOTAL STALLS	12
UTILIZED	8

PALMER DR
0

12TH ST	
TOTAL STALLS	19
UTILIZED	6

TOTAL STALLS
1630

80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.
2. PARKING COUNTS WERE CONDUCTED BY PALMER STAFF ON SEPTEMBER 8TH, 2025. THE UTILIZED AM STALLS WERE COUNTED AT 10 AM, AND THE PM STALLS WERE COUNTED AT 2 PM. SMALLER RESIDENTIAL HOUSES AND APARTMENTS WERE NOT INCLUDED IN THIS STUDY.

LEGEND

PROPOSED PARKING

EXISTING PARKING

PROPOSED PARKING

No.	DESCRIPTION	DATE
	REVISIONS	

IMEG
PH: 928.250.0410
www.imegcorp.com
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

PROPOSED CAMPUS PARKING DATA

IMEG Project No: 25003972.01

File Name: 25003972.01-Parking Count-Proposed.dwg

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Field Book No:####

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C-8

Sheet 9 of 15

Tuesday, December 23, 2025 8:58:10 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-PARKING COUNT-PROPOSED.DWG



80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

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

LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING
- SOIL CLASSIFICATION LINE
- 4162C — SOIL CLASSIFICATION
- (L) — LOADING AREA
- (R) — RECEIVING AREA
- (W) — WASTE COLLECTION POINT

SOILS DATA

Scott County, Iowa	Scott County, Iowa	Scott County, Iowa
4000—Urban land	4162C—Downs-Urban land complex, 2 to 9 percent	4162D—Downs-Urban land complex, 9 to 14
Map Unit Setting	**Map Unit Setting**	**Map Unit Setting**
National map unit symbol: fsn6	National map unit symbol: 2thm4	National map unit symbol: 2thm5
Elevation: 690 to 1,020 feet	Elevation: 690 to 1,010 feet	Elevation: 690 to 1,010 feet
Mean annual precipitation: 29 to 37 inches	Mean annual precipitation: 29 to 37 inches	Mean annual precipitation: 29 to 37 inches
Mean annual air temperature: 45 to 52 degrees F	Mean annual air temperature: 48 to 51 degrees F	Mean annual air temperature: 48 to 51 degrees F
Frost-free period: 160 to 195 days	Frost-free period: 170 to 205 days	Frost-free period: 170 to 205 days
Farmland classification: Not prime farmland	Farmland classification: Not prime farmland	Farmland classification: Not prime farmland
Map Unit Composition	**Map Unit Composition**	**Map Unit Composition**
Urban land: 100 percent	Downs and similar soils: 60 percent	Downs and similar soils: 60 percent
Estimates are based on observations, descriptions, and transects of the mapunit.	Urban land: 40 percent	Urban land: 40 percent
Data Source Information	Estimates are based on observations, descriptions, and transects of the mapunit.	Estimates are based on observations, descriptions, and transects of the mapunit.
Soil Survey Area: Scott County, Iowa		
Survey Area Data: Version 24, Sep 22, 2016	**Description of Downs**	**Description of Downs**
	Setting	**Setting**
	Landform: Interfluves	Landform: Interfluves
	Landform position (two-dimensional): Summit,	Landform position (two-dimensional): Summit,
	Landform position (three-dimensional): Interfluve	Landform position (three-dimensional): Interfluve
	Down-slope shape: Convex	Down-slope shape: Convex
	Across-slope shape: Convex	Across-slope shape: Convex
	Parent material: Fine-silty loess	Parent material: Fine-silty loess
	Typical profile	**Typical profile**
	0 to 17 inches: silt loam	0 to 17 inches: silt loam
	17 to 39 inches: silty clay loam	17 to 39 inches: silty clay loam
	39 to 79 inches: silt loam	39 to 79 inches: silt loam
	Properties and qualities	**Properties and qualities**
	Slope: 2 to 9 percent	Slope: 9 to 14 percent
	Depth to restrictive feature: More than 80 inches	Depth to restrictive feature: More than 80 inches
	Natural drainage class: Well drained	Natural drainage class: Well drained
	Runoff class: Medium	Runoff class: Medium
	Capacity of the most limiting layer to transmit	Capacity of the most limiting layer to transmit
	Moderately low to moderately high (0.14 to 1.42 in/hr)	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
	Frequency of flooding: None	Frequency of flooding: None
	Frequency of ponding: None	Frequency of ponding: None
	Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)	Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
	Available water storage in profile: High (about 10.7 inches)	Available water storage in profile: High (about 10.7 inches)
	Interpretive groups	**Interpretive groups**
	Land capability classification (irrigated): None	Land capability classification (irrigated): None
	Land capability classification (nonirrigated): 3e	Land capability classification (nonirrigated): 3e
	Hydrologic Soil Group: C	Hydrologic Soil Group: C
	Hydric soil rating: No	Hydric soil rating: No
	Description of Urban Land	**Description of Urban Land**
	Setting	**Setting**
	Landform position (two-dimensional): Footslope	Landform position (two-dimensional): Footslope
	Landform position (three-dimensional): Base slope	Landform position (three-dimensional): Base slope
	Down-slope shape: Linear	Down-slope shape: Linear
	Across-slope shape: Linear	Across-slope shape: Linear
	Parent material: Human-transported material	Parent material: Human-transported material
	Properties and qualities	**Properties and qualities**
	Slope: 0 to 9 percent	Slope: 0 to 14 percent
	Depth to restrictive feature: 0 inches to	Depth to restrictive feature: 0 inches to
	Runoff class: Very high	Runoff class: Very high

REVISIONS

No.	DESCRIPTION	DATE

IMEG
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001
PH: 928.255.0410
www.imegcorp.com

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA
IC AREAS AND SOILS

IMEG Project No: 25003972.01
File Name: 25003972.01-Site Areas Soils & Grading.dwg
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Sheet 10 of 15

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PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

SITE UTILITY PLAN - NORTH

IMEG
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001
PH: 928.255.0410
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REVISIONS		
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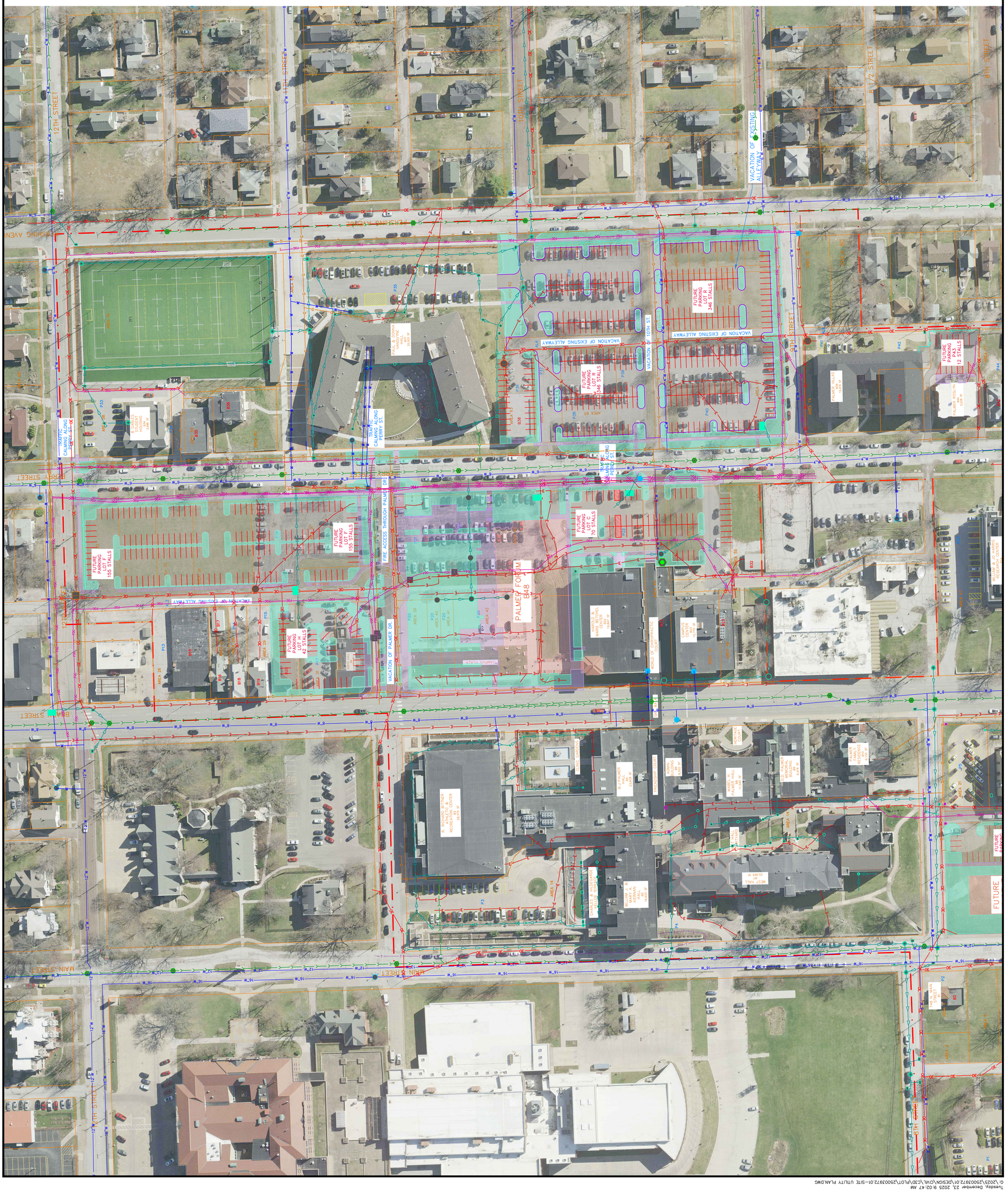
LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING
- STORM MANHOLE
- STORM INLET
- STORM INLET
- STORM DOUBLE INLET
- SANITARY MANHOLE
- HYDRANT
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE LINE
- FIBER OPTIC CABLE

SCALE: 1" = 50'

GENERAL NOTES

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



PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

SITE UTILITY PLAN - SOUTH

IMEG
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001
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REVISIONS		
NO.	DESCRIPTION	DATE

IMEG Project No: 25003972.01

File Name: 25003972.01-Site Utility Plan.dwg

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Checked By: AEK

Date: 12/23/2025

C-11

Sheet 12 of 15

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
- EXISTING PARKING
- PROPOSED PARKING
- STORM MANHOLE
- STORM INLET
- STORM INLET
- STORM DOUBLE INLET
- SANITARY MANHOLE
- HYDRANT
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE LINE
- FIBER OPTIC CABLE

VACATION OF EXISTING ALLEYWAY

FUTURE PARKING LOT F 346 STALLS

FUTURE PARKING LOT E 78 STALLS

FUTURE STUDENT HOUSING B46

FUTURE STUDENT HOUSING B47

Tuesday, December 23, 2025 9:00:53 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-SITE AREAS SOILS & GRADING.DWG


MAIN STREET
12TH STREET
BRADY STREET
PERRY STREET
PERSHING AVENUE
9TH STREET
10TH STREET
11TH STREET
8 1/2 STREET
CAMPUS PLAZA
PALMER FORUM B48
VACATION OF PALMER DR
VACATION OF EXISTING ALLEYWAY
VACATION OF 10TH ST
FIRE ACCESS THROUGH PALMER DR
FUTURE PARKING LOT H 42 STALLS
FUTURE PARKING LOT G 155 STALLS
FUTURE PARKING LOT F 155 STALLS
FUTURE PARKING LOT R 346 STALLS
FUTURE PARKING LOT S 70 STALLS
TRAFFIC CALMING ALONG PERRY ST
B. PALMER HALL
B. RICHARD BITTNER RECREATION CENTER
BEST HALL
PAUL & DONNA THALL CENTER
CHIROPRACTIC HISTORY MUSEUM
PALMER HALL
PEACE GARDEN
CAMPUS SECURITY
INTERSECTION CENTER
PALMER HALL ANNEX
CHIROPRACTIC HISTORY MUSEUM
PEACE GARDEN
PALMER HALL ANNEX
PALMER HALL ANNEX
PALMER HALL ANNEX

Tuesday, December 23, 2025 9:01:32 AM
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LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- SLOPES > 10%
- EXISTING PARKING
- PROPOSED PARKING
- CONTOUR
- DRAINAGE DIRECTION

GENERAL NOTES

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

SCALE: 1" = 50'

50 25 0 50 100

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

GRADING AND DRAINAGE - SOUTH

IMEG
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001
PH: 928.255.0410
www.imegcorp.com

REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No: 250003972.01
File Name: 25003972.01-Site Areas Soils &
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Field Book No: #####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-13
Sheet 14 of 15

APPROXIMATE OVERALL AREA USE DESCRIPTION

Area	Structure	Structure Footprint	Stories	Gross Floor Area	Existing Use	Property Name	Building Height	Parcel Size	Coverage Type - Initial		Coverage Type - Proposed	
									Impervious	Pervious	Impervious	Pervious
		(SF)		(SF)			(FT)	(ac)	(ac)	(ac)	(ac)	(ac)
1	P1	43,374	-	43,374	Lot M	Lot M	-	1.62	1.00	0.62	1.00	0.62
2		1,869	-	1,869			-	0.09	0.04	0.05	0.04	0.05
3	-	-	-	-	Empty Lot	-	-	0.08	0.00	0.08	0.00	0.08
4	B1	1,074	1	1,074	Storage	748 North Main St.	-	0.17	0.02	0.10	0.02	0.10
	B2	96	1	96	Shed		-		0.00		0.00	
	P2	2,065	-	2,065	Paved Surface		-		0.05		0.05	
5	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
6	-	-	-	-	Empty Lot	-	-	0.15	0.00	0.15	0.00	0.15
7	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
8	-	-	-	-	Empty Lot	-	-	0.13	0.00	0.13	0.00	0.13
9	-	-	-	-	Empty Lot	-	-	0.18	0.00	0.18	0.00	0.18
10	-	-	-	-	Empty Lot	-	-	0.18	0.00	0.18	0.00	0.18
11	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
12	-	-	-	-	Empty Lot	-	-	0.14	0.00	0.14	0.00	0.14
13	-	-	-	-	Empty Lot	-	-	0.14	0.00	0.14	0.00	0.14
14	B3	28,375	2	43,758	Fitness Center	Palmer College of Chiropractic Campus	40	6.71	0.65	1.71	0.65	1.71
	B4	23,608	2	55,114	Classroom Building		38		0.54		0.54	
	B5	16,620	3	51,343	Library		40		0.38		0.38	
	B6	8,502	4	36,987	Admin Building		65		0.20		0.20	
	B7	22,560	3	81,240	West Hall		40		0.52		0.52	
	B8	11,540	2	19,035	Chemistry Building		34		0.26		0.26	
	B9	6,416	3	20,918	Memoral Building		38		0.15		0.15	
	B10	6,130	3	12,718	Palmer Mansion		48		0.14		0.14	
	P3	15,101	-	15,101	Lot D		-		0.35		0.35	
	P4	4,077	-	4,077	Parking Lot		-		0.09		0.09	
	-	74,892	-	74,892	Non-Building Campus		-		1.72		1.72	
15	AL1	8,880	-	8,880	Paved Alley	-	-	0.97	0.20	0.75	0.20	0.28
	-	839	-	839	Non-Building Campus	-	-		0.02		0.00	
	Lot E	11,346	-	11,346	Future Lot E	Future Palmer Housing	-		0.00		0.26	
	B46	9,773	3	29,319	Future Housing		40		0.00		0.23	
16	B46	953	3	29,319	Future Housing		40	0.17	0.00	0.17	0.02	0.09
	Lot E	2,606	-	2,606	Future Lot E		-		0.00		0.06	
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
17	-	-	-	-	Empty Lot	-	-	0.19	0.00	0.19	0.00	0.07
	Lot E	2,948	-	2,948	Future Lot E	-	-		0.00		0.07	
	B47	2,229	-	2,229	Future Housing	-	-		0.00		0.05	
18	B47	3,250	-	3,250	Future Housing	-	-	0.21	0.00	0.21	0.07	0.06
	Lot E	3,326	-	3,326	Future Lot E	-	-		0.00		0.08	
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
19	B47	5,246	-	5,246	Future Housing	-	-	0.31	0.00	0.31	0.12	0.19
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
20	Lot E	6,719	-	6,719	Future Lot E	-	-	0.20	0.00	0.18	0.15	0.05
	-	-	-	-	Empty Lot	-	-		0.02		0.00	
21	P5	8,851	-	8,851	Parking Lot	-	-	0.24	0.20	0.04	0.20	0.04
22		3,821	-	3,821		-	-	0.36	0.09	0.13	0.09	0.13
	B11	5,996	4	23,984	Residential Housing	Argyle Apartments	48		0.14		0.14	
23	B12	2,652	3	8,329	Resident Hall	Brady Manor	36	0.22	0.06	0.06	0.06	0.06
	P6	4,408	-	4,408	Parking Lot		-		0.10		0.10	
24	B13	5,830	1	5,830	Office Building	Palmer Alumni Office	-	0.60	0.13	0.21	0.13	0.21
	P10	11,561	-	11,561	Lot T		-		0.26		0.26	
25	B14	22,132	4	123,046	Office Building	Vickie Anne Palmer Hall	86	1.12	0.51	0.18	0.51	0.18
	P11	9,306	-	9,306	Lot P		-		0.21		0.21	
	P12	9,640	-	9,640	Lot Q		-		0.22		0.22	
26	B15	7,740	1	7,740	Retail Store	Brady Home Furniture	-	0.58	0.18	0.03	0.18	0.03
	P13	7,176	-	7,176	Parking Lot		-		0.16		0.16	
	AL2	9,292	-	9,292	Paved Alley		-		0.21		0.21	
27	B16	1,287	1.5	1,860	Residential Housing	-	-	0.11	0.03	0.07	0.03	0.07
	B17	576	1	576	Garage		-		0.01		0.01	
28	B18	1,240	2	2,468	Barber Shop	Gios Barber Shop	-	0.10	0.03	0.00	0.03	0.00
	P14	3,050	-	3,050	Paved Area		-		0.07		0.07	
29	B19	1,640	2	2,915	Retail Store	Michael's Chiropractic Equipment	-	0.13	0.04	0.01	0.04	0.01
	P15	3,300	-	3,300	Parking Lot		-		0.08		0.08	
30	B20	1,333	2	2,693	Apartment Housing	-	-	0.15	0.03	0.09	0.00	0.06
	P16	1,133	-	1,133	Parking Lot		-		0.03		0.00	
	Lot H	3,916	-	3,916	Future Lot H	Future Lot H	-		0.00		0.09	
31	Lot H	6,687	-	6,687	Future Lot H			0.21	0.00	0.06	0.15	0.06
	P17	6,620	-	6,620	Lot H	Existing Lot H	-		0.15		0.00	
32	Lot H	6,608	-	6,608	Future Lot H	Future Lot H	-	0.21	0.00	0.02	0.15	0.06
	B21	4,800	2	6,600	Classroom Building	North Hall	26		0.11		0.00	
	P18	3,600	-	3,600	Lot E		-		0.08		0.00	
33	Lot F	7,053	-	7,053	Future Lot F	Future Lot F	-	0.21	0.00	0.21	0.16	0.05
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
34	Lot F	8,503	-	8,503	Future Lot F	Future Lot F	-	0.21	0.00	0.21	0.19	0.02
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
35	Lot F	8,237	-	8,237	Future Lot F	Future Lot F	-	0.21	0.00	0.21	0.19	0.02
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
36	Lot F	12,525	-	12,525	Future Lot F	Future Lot F	-	0.33	0.00	0.33	0.29	0.04
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
37	Lot F	20,459	-	20,459	Future Lot F	Future Lot F	-	0.55	0.00	0.05	0.47	0.08
	P19	21,704	-	21,704	Lot F	Existing Lot F	-		0.50		0.00	
38	Lot F	3,860	-	3,860	Future Lot F	Future Lot F	-	0.10	0.00	0.10	0.09	0.01
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
39	Plaza	2,631	-	2,631	Future Plaza	Palmer College of Chiropractic Campus	-	0.17	0.00	0.04	0.06	0.11
	P20	5,717	-	5,717	Lot A		-		0.13		0.00	
40	Plaza	547	-	547	Future Plaza		-	0.07	0.00	0.03	0.01	0.06
	P20	1,925	-	1,925	Lot A		-		0.04		0.00	
41	Plaza	547	-	547	Future Plaza		-	0.07	0.00	0.03	0.01	0.06
	P20	1,924	-	1,924	Lot A		-		0.04		0.00	
42	Plaza	5,722	-	5,722	Future Plaza		-	1.07	0.00	0.36	0.13	0.25
	B48	14,870	2	47,396	Future Palmer Forum		48		0.00		0.34	
	P20	15,870	-	15,870	Lot A		-		0.36		0.00	
	B22	15,246	3	59,541	Academic Health Center		48		0.35		0.35	
43	Plaza	14,744	-	14,744	Future Plaza		-	1.58	0.00	0.31	0.34	0.53
	B48	14,192	2	47,396	Future Palmer Forum		48		0.00		0.34	
	Lot C	11,174	-	11,174	Future Lot C		-		0.00		0.26	
	B22	4,601	3	59,541	Academic Health Center		48		0.11		0.11	
	P21	34,671	-	34,671	Lot B	Lot B	-		0.79		0.00	
	P22	15,981	-	15,981	Lot C	Lot C	-		0.37		0.00	

APPROXIMATE OVERALL AREA USE DESCRIPTION

Area	Structure	Structure Footprint	Stories	Gross Floor Area	Existing Use	Property Name	Building Height	Parcel Size	Coverage Type - Initial		Coverage Type - Proposed	
									Impervious	Pervious	Impervious	Pervious
44	Lot C	4,284	-	4,284	Future Lot C	Future Lot C	-	0.40	0.00	0.12	0.10	0.07
	AL3	2,762	-	2,762	Paved Alley	-	-		0.06		0.06	
	-	2,177	-	2,177	Non-Building Campus	-	-		0.05		0.00	
	B23	7,437	5	58,136	Campus Center	Palmer College of Chiropractic Campus	65		0.17		0.17	
45		5,617			Campus Center			0.27	0.13	0.14	0.13	0.14
46		2,716			Campus Center			0.26	0.06	0.10	0.06	0.10
	-	4,526	-	4,526	Non-Building Campus	-	-		0.10		0.10	
47	B24	6,043	4	26,910	Research Center	Palmer College of Chiropractic Campus	40	0.97	0.14	0.48	0.14	0.48
	P23	15,381	-	15,381	Lot N		-		0.35		0.35	
48	B25	3,108	3	9,324	Apartment Housing		48	0.53	0.08	0.11	0.08	0.11
	P24	14,869	-	14,869	Lot O		-		0.34		0.34	
49	B26	1,098	1	1,098	Residential Housing		16	0.19	0.03	0.07	0.03	0.07
	P25	4,045	-	4,045	Lot O		-		0.09		0.09	
50	B27	4,608	2	6,912	Apartment Housing		30	0.55	0.11	0.30	0.11	0.30
	P26	6,315	-	6,315	Lot O		-		0.14		0.14	
51	B28	1,509	2	2,600	Residential Housing	-	-	0.17	0.04	0.06	0.04	0.06
	B29	356	1	356	Garage	-	-		0.01		0.01	
	P27	2,650	-	2,650	Paved Area	-	-		0.06		0.06	
52	B30	1,424	2	2,825	Residential Housing	-	-	0.17	0.03	0.09	0.03	0.09
	P28	2,273	-	2,273	Paved Area	-	-		0.05		0.05	
53	B31	1,643	2	2,888	Residential Housing	-	-	0.20	0.04	0.10	0.04	0.10
	P29	2,608	-	2,608	Paved Area	-	-		0.06		0.06	
54	Lot C	13,136	-	13,136	Future Lot C	Future Lot C	-	0.34	0.00	0.21	0.30	0.04
	P30	5,750	-	5,750	Paved Area	-	-		0.13		0.00	
55	B32	836	1	836	Garage	-	-	0.17	0.02	0.15	0.02	0.15
56	P31	6,965	-	6,965	Parking Lot	-	-	0.18	0.16	0.02	0.16	0.02
57	B33	11,322	3	27,736	Residential Hall	Perry Hill Housing	44	0.92	0.26	0.26	0.26	0.26
	P32	17,387	-	17,387	Parking Lot		-		0.40		0.40	
58	P33	7836	-	7836	Lot I	8 Gables	-	0.37	0.18	0.10	0.18	0.10
	B34	3,986	2	7,972	Student Housing		26		0.09		0.09	
59	B35	2,840	2	5,608	Student Housing	-	26	0.15	0.07	0.03	0.07	0.03
	P34	2,147	-	2,147	Paved Area		-		0.05		0.05	
60	B36	2,589	2	4,976	Student Housing	-	26	0.25	0.06	0.19	0.06	0.19
61	TF1	60,702	-	60,702	Turf Field	Palmer College of Chiropractic Campus	-	1.68	1.39	0.18	1.39	0.18
	-	4,672	-	4,672	Non-Building Campus				0.11		0.11	
62	Lot R	29,985	-	29,985	Future Lot R	Future Lot R	-	3.59	0.00	1.39	0.69	1.38
	B37	25,003	4	96,529	Student Housing	VanDuyne Hall	40		0.57		0.57	
	P35	66,570	-	66,570	Lot G		-		1.53		0.85	
	AL4	4,242	-	4,242	Paved Alley		-		0.10		0.10	
63	B38	3,760	2	4,874	Residential Housing	-	-	0.16	0.08	0.01	0.00	0.00
	P36	3,156	-	3,156	Parking Lot	-	-		0.07		0.00	
	Lot R	6,784	-	6,784	Future Lot R	Future Lot R	-		0.00		0.16	
64	Lot R	4,872	-	4,872	Future Lot R	Future Lot R	-	0.16	0.00	0.04	0.11	0.05
	P37	5,337	-	5,337	Lot K	Lot K	-		0.12		0.00	
65	Lot R	12,984	-	12,984	Future Lot R	Future Lot R	-	0.31	0.00	0.05	0.30	0.01
	P38	11,189	-	11,189	Lot K	Lot K	-		0.26		0.00	
66	Lot R	8,036	-	8,036	Future Lot R	Future Lot R	-	0.21	0.00	0.07	0.18	0.03
	P39	6,064	-	6,064	Lot K	Lot K	-		0.14		0.00	
67	Lot R	26,101	-	20,000	Future Lot R	Future Lot R	-	0.68	0.00	0.22	0.60	0.08
	P40	20,000	-	20,000	Lot R	Lot R	-		0.46		0.00	
68	Lot R	8,703	-	8,703	Future Lot R	Future Lot R	-	0.26	0.00	0.21	0.21	0.00
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
	AL5	2,069	-	2,069	Paved Alley	-	-		0.05		0.05	
69	Lot R	6,633	-	6,633	Future Lot R	Future Lot R	-	0.21	0.00	0.21	0.15	0.06
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
70	Lot R	2,336		2,336	Future Lot R	Future Lot R	-	0.06	0.00	0.06	0.05	0.01
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
71	Lot R	2,210	-	2,210	Future Lot R	Future Lot R	-	0.06	0.00	0.06	0.05	0.01
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
72	Lot R	1,904	-	1,904	Future Lot R	Future Lot R	-	0.05	0.00	0.05	0.04	0.01
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
73	Lot R	1,467	-	1,467	Future Lot R	Future Lot R	-	0.05	0.00	0.05	0.03	0.02
	-	-	-	-	Empty Lot	-	-		0.00		0.00	
74	P41	3,233	-	3,233	Parking Lot	Palmer Villas	-	0.56	0.07	0.25	0.07	0.25
	P42	2,256		2,256	Parking Lot		-		0.05		0.05	
	B39	8,200	3	27,736	Student Housing		44		0.19		0.19	
75		4,219						0.16	0.10	0.06	0.10	0.06
76	B40	3,228	3	9,696	Student Housing	Palmer Roslyn	38	0.33	0.07	0.10	0.07	0.07
	B41	1,440	1	1,440	Garage		-		0.03		0.00	
	P43	5,489	-	5,489	Parking Lot		-		0.13		0.19	
77	B42	1,864	2	2,796	Residential Housing	-	-	0.21	0.04	0.11	0.04	0.11
	P44	2,488	-	2,488	Parking Lot	-	-		0.06		0.06	
78	B43	1,734	2	2,620	Residential Housing	-	-	0.19	0.04	0.11	0.04	0.11
	B44	704	1	704	Garage	-	-		0.02		0.02	
	P45	782	-	782	Paved Area	-	-		0.02		0.02	
79	AL6	968	-	968	Paved Alley	-	-	0.18	0.02	0.16	0.02	0.16
80	-	7,074	-	7,074	Empty Lot	-	-	0.16	0.00	0.16	0.00	0.16
81	B45	11,536	3	28,310	Student Housing	Perry Hill Housing	40	0.97	0.26	0.31	0.26	0.31
	P46	12,091	-	12,091	Parking Lot		-		0.28		0.28	
	P47	5,388	-	5,388	Parking Lot		-		0.12		0.12	
82	P48	5,035	-	5,035	Parking Lot	-	-	0.14	0.12	0.02	0.12	0.02
Total Area								37.22	22.23	14.99	24.95	12.27

Gross Area Coverage	Building	Pavement	Pervious	Total
	(ac)	(ac)	(ac)	(ac)
Initial	7.33	14.90	14.99	37.22
Proposed	8.25	16.70	12.27	37.22

Approximate additional impervious area from abandoned streets = 1.07 acres

Total Impervious = 26.03 acres

REVISIONS

No.	DESCRIPTION	DATE

IMEG
PH: 928.250.0410
www.imegcorp.com
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

DATA SHEET

IMEG Project No: 25003972.01
File Name: 25003972.01-COVER AND DETAILS.DWG
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Checked By: AEK
Date: 12/23/2025

C-14

Sheet 15 of 15

Tuesday, December 23, 2025 9:17:44 AM
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Addendum 4 - IC Boundary:

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

Beginning at the intersection of the centerlines of Main Street and Palmer Drive; thence east along said centerline of Palmer Drive to the centerline of Brady Street; thence North along said centerline of Brady Street to the north property line of 1129 Brady Street extended westerly to the centerline of Brady Street; thence East along said north property line and its extensions westerly and easterly to the centerline of a public alley; thence North along said centerline of said public alley to the centerline of East 12th Street; thence East along said centerline of East 12 Street to the centerline of Pershing Avenue; thence South along said centerline of Pershing Avenue to the south property line of 822 Pershing Avenue extended easterly to the centerline of Pershing Avenue; thence West along said south property line and its extensions easterly and westerly to the centerline of a public alley; thence South along said centerline of a public alley to the south property line of 725 Perry Street extended easterly; thence west along the south line of 725 Perry Street and its extension westerly to the centerline of Perry Street; thence South along said centerline of Perry Street to the south property line of 711 Brady Street extended easterly to the centerline of Perry Street; thence west along said south property line and its easterly extension to the east property line of 707 Brady Street; thence south along said east property line and its northernly extension to the north property line of 705 Brady Street; thence south along said east property line of 705 Brady Street and its northernly extension to the north property line of 701 Brady Street; thence south along said east property line and its northernly extension to the centerline of East 7th Street; thence West along said centerline of East 7th Street to the centerline of Brady Street; thence South along said centerline of Brady Street to the centerline of a public alley extended easterly to centerline of Brady Street; thence West along said centerline of a public alley and its westerly extension to the centerline of Main Street; thence North along said centerline of Main Street to the south property line of 704 Main Street extended easterly to the centerline of Main Street; thence west along said south property line and its extensions easterly and westerly to the centerline of a public alley; thence North along said centerline of a public alley to the south property line of 705 Harrison Street extended easterly to the centerline of a public alley; thence West along said south property line and its extensions easterly and westerly to the centerline of Harrison Street; thence North along said centerline of Harrison Street to the centerline of West 8th Street extended westerly to centerline of Harrison Street; thence East along said centerline of West 8th Street to the centerline of Main Street; thence North along said centerline of Main Street to the Point of Beginning at the intersection of the centerlines of Main Street and Palmer Drive.

Properties excluded from the above-described IC boundary are as follows: 805 Brady Street.

Addendum 5 - Existing and Proposed Building Data Summary:

A map showing the location of the existing and proposed buildings within the campus boundary can be seen on sheets C-1 through C-6. The summary of building areas, number of stories, and gross floor areas can be seen below:

Name	Footprint (sf)	Stories	Gross Area (sf)	Height (ft)	Student Housing (units)	
Existing:					Existing	Proposed
Academic Health Center	19,847	3	59,541	48	0	0
Administration Building	8,502	4	36,987	65	0	0
Argyle Apartments	5,996	4	23,984	48	31	31
Brady Manor	2,652	3	8,329	36	3	3
Campus Center	15,770	5	58,136	65	0	0
Chemistry Building	11,540	2	19,035	34	0	0
Classroom Building	23,608	2	55,114	38	0	0
Fitness Center	28,375	2	43,758	40	0	0
Library	16,620	3	51,343	40	0	0
Memorial Building	6,416	3	20,918	38	0	0
North Hall	4,800	2	6,600	26	0	0
Palmer Alumni Office	5,830	1	5,830	15	0	0
Palmer Mansion	6,130	3	12,718	48	0	0
Perry Hill Residences (520 Perry St)	11,322	3	27,736	44	35	35
Perry Hill Residences (521 Perry St)	11,536	3	28,310	40	35	35
The Roslyn (739 Perry St)	3,228	3	9,696	38	13	13
Research Center	6,043	4	26,910	40	0	0
Paul & Donna VanDuyne Hall	25,003	4	96,529	40	119	119
Vickie Anne Palmer Hall	22,132	4	123,046	86	0	0
Villas at Palmer	12,419	3	27,736	44	63	63
West Hall	22,560	3	81,240	40	0	0
8 Gables Student Housing	3,986	2	7,972	26	9	9
208 E 11th Street	2,589	2	7,972	26	6	6
711 Brady Street	4,608	2	6,912	30	12	12
723 Brady Street	3,108	3	9,324	48	10	10
725 Perry Street	1,734	2	2,620	24	1	1
727 Perry Street	1,864	2	2,796	24	4	4
728 Perry Street	1,098	1	1,098	16	2	2
1019 Perry Street	3,760	2	4,874	30	8	8
1111 Perry Street	2,840	2	5,608	26	11	11
Proposed:						
New Student Housing	10,725	4	41,500	46	0	40
New Student Housing	10,725	4	41,500	46	0	40
Palmer Forum	29,050	3	36,500	48	0	0

Addendum 6 - Parking Summary:

Existing Parking Conditions:

The existing number of parking spaces on Campus was determined using a combination of site visits and reviewing aerial photos of the areas in the campus boundary. Per the City of Davenport Zoning Ordinance 17.10.050(B) – 3 – b, the on-street parking capacity was calculated using measurements of aerial photos and dividing the available curb space by 22 feet per stall. Areas that had posted "no parking" signs were excluded from this calculation to ensure that the existing parking stall count was as accurate as possible.

In addition to the calculated number of stalls, Palmer Security Staff completed a survey of the campus parking areas on September 8th, 2025, to collect information about the use demand at the parking areas. These surveys were completed roughly around 10 am and 2 pm to try to capture the peak demand at the parking lots. The tables on the right side of sheet C-7 Existing Campus Parking Data show the total number of stalls in each lot, the number of stalls being utilized during the AM count, and the number of stalls utilized during the PM count. Because Palmer has year-round classes, and students are on campus consistently, these counts can be considered representative of the regular demand in these lots.

In total, it was calculated that between the on-street and off- street parking there are 1,436 stalls available for use within the Palmer Campus Boundary. During the AM counts, Palmer security observed 591 stalls being utilized in the off-street parking areas, and 241 on-street parking stalls in use. This combined to a total demand of 832 parking stalls. During the PM rounds, Palmer security counted 578 off-street parking stalls in use, and 232 on-street parking stalls being used. Combining these counts, total demand in the afternoon was 810 stalls. Utilizing the total demand for the AM & PM parking observations, on average there are approximately 615 extra parking spaces available within the campus footprint during peak demand hours. Consistent with observed use from previous IC parking studies, the area of greatest demand on campus is in the north-east quadrant.

Proposed Parking Conditions:

Based on the observed demand from the campus parking counts, the future parking lots included in the IC are strategically located in the north-east quadrant of campus. Overall, the updated campus plan removes parking lots A and B for the proposed event center, reconstructs parking lots C, H, and F to increase capacity, and combines parking lots G, K, and R into one large parking area. A summary of the overall change of the parking count in the north-east quadrant of the campus can be seen in the following table:

Removed Parking Areas	
Lot	Stalls
A	36
B	87
C	43
E	8
F	60
G	78
H	25
K	61
R	64
P36	9
Total Removed =	471

Added Parking Areas	
Lot	Stalls
C	70
F	155
H	42
R	346
Total Added =	613

The proposed campus plan adds 142 stalls in the north-east area of campus. These parking lots will predominately serve the areas that are currently being served by the removed parking lots. Besides the new lots in the north-east, an additional 70 stalls are proposed in the new parking lot E for the future student housing buildings. In total, all the projects included in the latest IC will bring the total available parking on campus to 1,630 stalls. As with the previous IC, Palmer proposes to continue to monitor changes in demand after the completion of the additional parking lot constriction. If needed, Palmer can implement a demand management plan to reallocate commuter traffic to underutilized lots on campus.

City Parking Requirements:

To determine how many parking stalls are required per section 17.10.040 of the city zoning ordinance, areas of the buildings on campus were broken out based on uses defined in table 17.10-2: Off-Street Vehicle Parking Requirements. A summary of the areas is shown in the following table.

Use Square Footage	Parking Requirement	Required Spaces
Dwelling - Multi-Family: Units - 204	1.5 per dwelling unit	306
Education Facility – University: Classrooms – 60 / Offices – 209 Maximum Enrollment – 1000 Students	2 per classroom + 2 per office + 1 per 4 students of maximum enrollment	788
Reception: 43,230 square feet GFA	1 per 300 square feet GFA	114
Indoor Recreation: 43,760 square feet GFA	1 per 500 square feet GFA	88
Outdoor Recreation: 64,000 square feet GFA	1 per 1000 square feet GFA	64
Office: 43,230 square feet GFA	1 per 500 square feet GFA	86
Total Parking Required		1,446

The buildings included in this summary are mainly focused on those that use the parking spots available in the north-east area of campus, and not all the buildings within the campus footprint were considered.

With the addition of the proposed event center, required parking counts for the considered area will increase by the amounts shown in the following table.

Use Square Footage	Parking Requirement	Required Spaces
Auditorium: Capacity - 1300	1 per 5 persons	260
Gathering / Event Space: 18,460 square feet GFA	1 per 300 square feet GFA	62
Offices: 1,320 square feet GFA	1 per 500 square feet GFA	3
Total Parking Required		325

The construction of the event center includes the removal of the existing North Hall, which leads to a total required parking count of 1,763 stalls.

Under section 17.10.050(D) of the city zoning ordinance, required parking counts can be reduced on sites using the shared parking calculations in table 17.10-3. The calculated shared parking requirement for the noted campus areas can be seen in the following table.

Land Use Category	Weekday			Weekend		
	Mid. – 7:00am	7:00 am – 6:00 pm	6:00 pm – Mid.	Mid. – 7:00 am	7:00 am – 6:00 pm	6:00 pm – Mid.
Residential	306	306	306	306	306	230
Restaurant	-	-	-	-	-	-
Hotel / Motel	-	-	-	-	-	-
Indoor / Outdoor Recreation	0	93	132	7	93	132
Office / Industrial	5	86	5	0	35	9
Institutional – Education Facility	0	788	394	0	0	0
Institutional – Place of Worship	-	-	-	-	-	-
Totals	311	1,273	837	313	434	371

Based on this calculation, the total required count for the buildings in the area under consideration is reduced from 1,446 stalls to 1,273 stalls. Though this number is closer to the apparent observed demand, it is still higher than what we believe will be necessary to service the campus. This is mainly due to the fact that the event center's highest demand for parking will occur during large events on campus such as graduation ceremonies. When these events are being held, other activities on campus that drive demand, such as classes and clinics, will not be happening. Removing the required stall counts for the offices and educational facilities that will not be in use during large events further reduces the total count by 531 stalls. In conjunction with the total number from the shared parking calculation, the reduced required parking amount to service the buildings in the north-east area of campus is 742 stalls. This number is much closer to what we believe is the actual demand for the proposed campus facilities and is able to be serviced between the existing and proposed projects.

Parking Ratios:

The parking ratios were calculated by dividing the total number of parking spaces on campus by the total square footage of the buildings and structures on campus and multiplying the result by 1000. This final calculated number gives an indication of how many parking stalls are available per 1000 square feet of building within the campus footprint.

Existing Parking Ratio - $PR_E = \frac{1436\ stalls}{319{,}295\ ft^2} \times 1000$ = 4.50 stalls/1000 ft^2

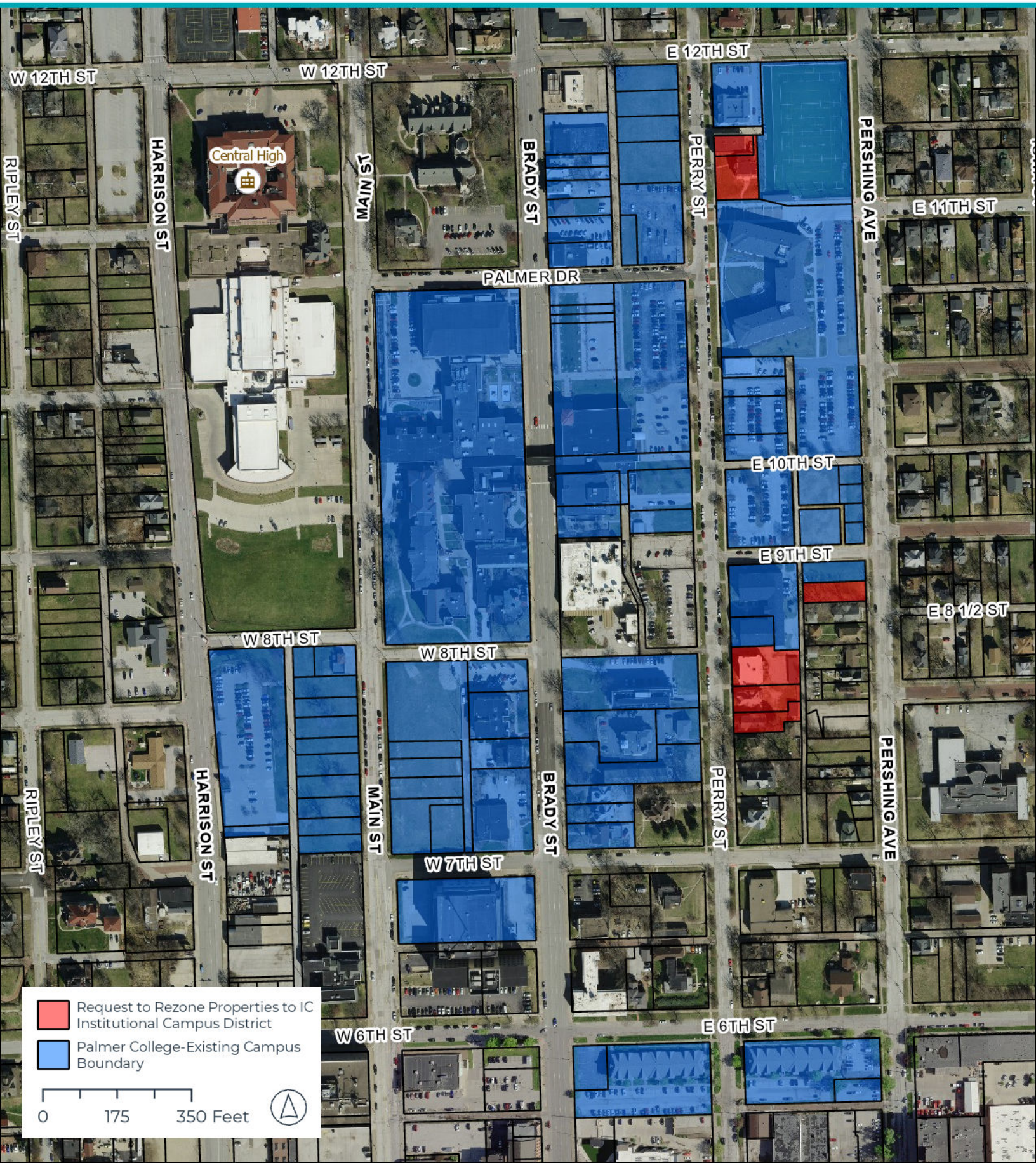
Proposed Parking Ratio - $PR_P = \frac{1630\ stalls}{359{,}370\ ft^2} \times 1000$ = 4.54 stalls/1000 ft^2

As these numbers show, when comparing existing campus conditions to proposed campus conditions, there is essentially no change in the overall number of stalls available per 1000 square feet of building space. This consistent parking ratio aligns with the design team's expectation that the proposed improvements will not reduce the overall parking conditions on Campus.

THE CITY OF DAVENPORT
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Campus Map | Case REZ26-01

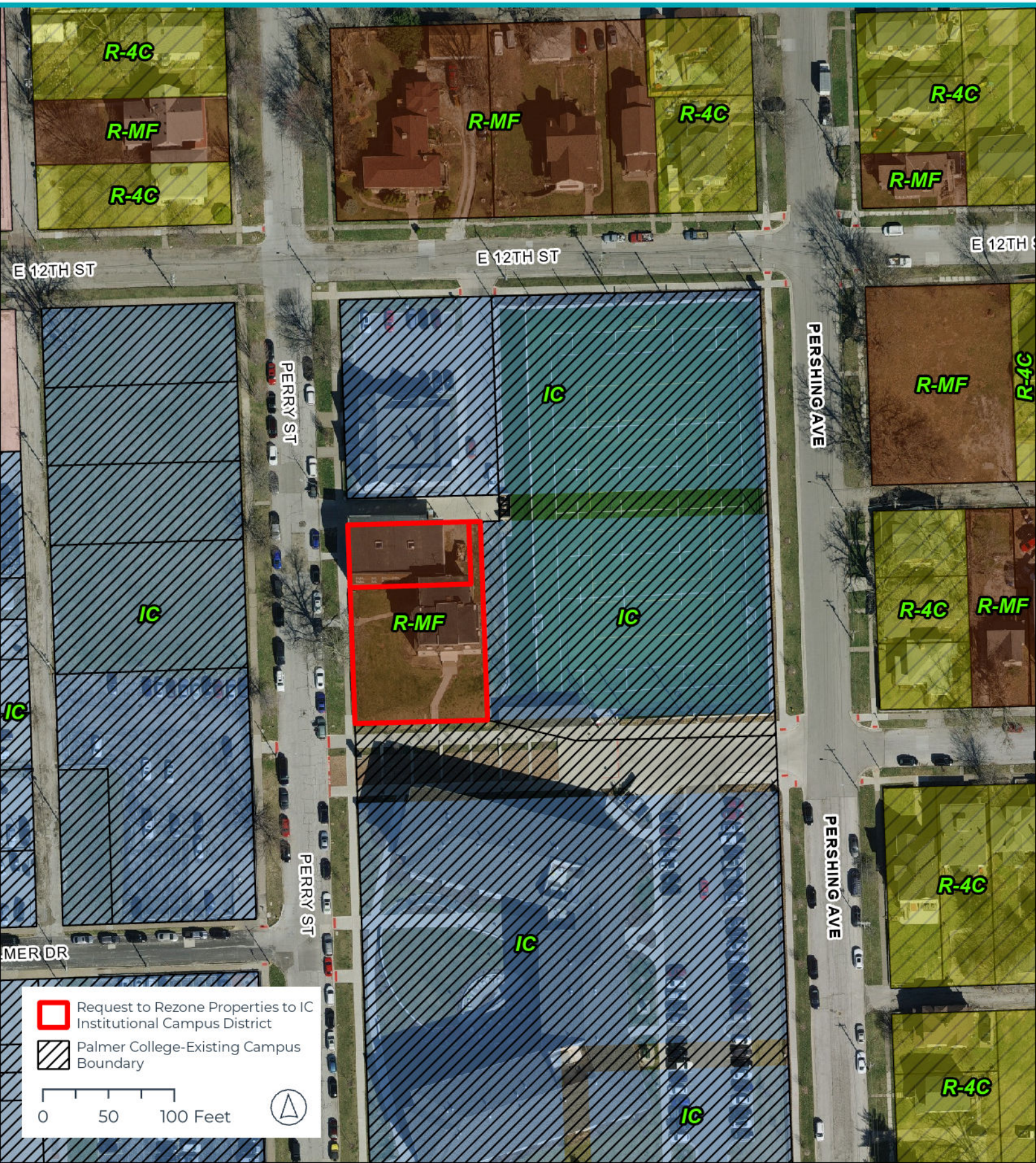
Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]



THE CITY OF DAVENPORT
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Rezoning Map | Case REZ26-01

Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]



THE CITY OF DAVENPORT
IOWA | USA

Rezoning Map | Case REZ26-01

Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]



THE CITY OF DAVENPORT
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Future Land Use Map | Case REZ26-01

Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]



THE CITY OF DAVENPORT
IOWA | USA

Future Land Use Map | Case REZ26-01

Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]



DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 500 feet of the Palmer College of Chiropractic Campus

Neighborhood Meeting
Date: 1/27/2026
Time: 6:00 PM
Location: Palmer Welcome Center Conference Room | 1005 N Brady Street

Plan & Zoning Commission Public Hearing Meeting
Date: 2/3/2026
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 Palmer College of Chiropractic. The proposed amendment to the Palmer College of Chiropractic Campus Master Plan updates the Institutional Campus District to reflect recent property acquisitions, revised circulation and right-of-way plans, and the addition of a new academic and gathering facility. The amendment removes previously approved street closures and a mixed-use development, enhances pedestrian safety and traffic flow—particularly along Perry Street—and identifies expanded green space and potential sites for future student housing. Overall, the changes are intended to improve campus access, safety, and functionality while supporting long-term institutional growth. See the attached Campus Master Plan for more information.

Requests/Case Descriptions:

1. **Case ORD26-01**: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]
2. **Case REZ26-01**: Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]
3. **Case ROW26-01**: Request of Palmer College of Chiropractic to vacate Palmer Drive, between Brady Street and Perry Street, and the southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition. [Ward 3]
4. **Case ROW26-02**: Request of Palmer College of Chiropractic to vacate East 10th Street, between Perry Street and Pershing Avenue, and the adjacent public alley rights-of-way located north and south of East 10th Street in Outlots 30 and 31 of LeClaire's 2nd Addition.

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 February 3, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 17, 2026. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. 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

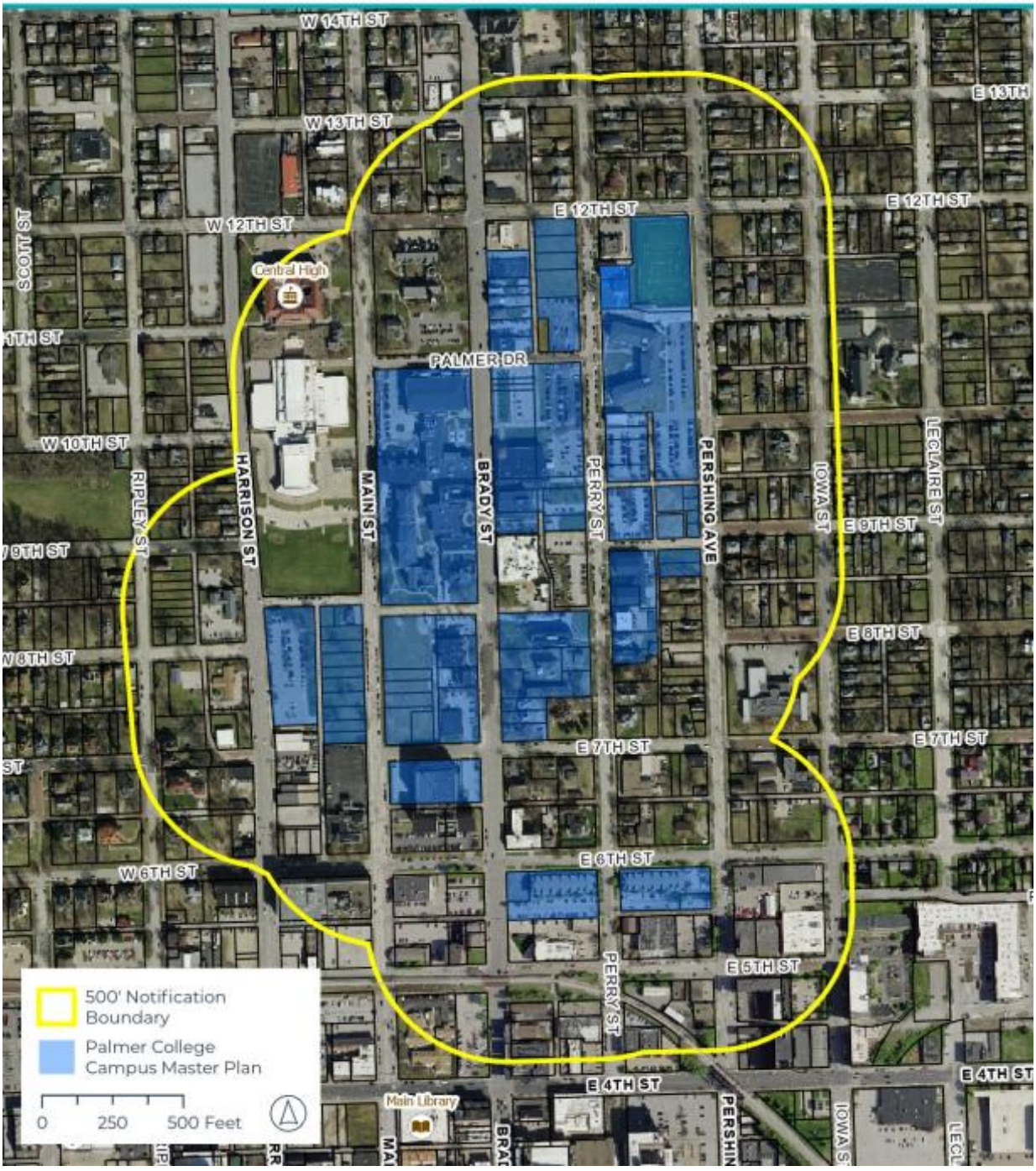
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan 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.

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

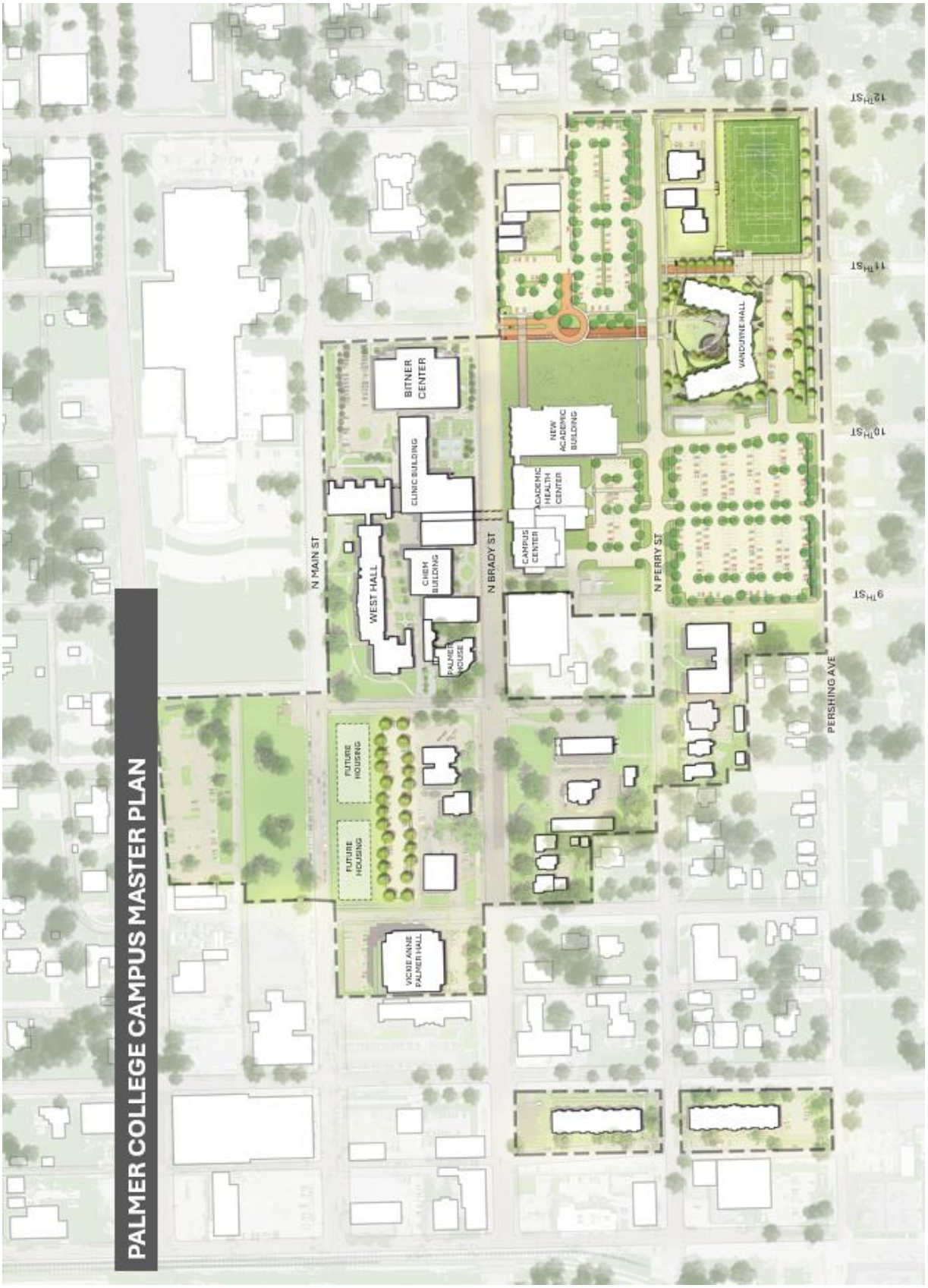
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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davenportiowa.com/DNS

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/3/2026**

Subject:
Case ROW26-01: Request of Palmer College of Chiropractic to vacate Palmer Drive, between Brady Street and Perry Street, and the southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition. [Ward 3]

Recommendation:
Hold the public hearing.

A formal staff recommendation will be provided at the February 17, 2026 Plan and Zoning Commission meeting.

Background:
Palmer College of Chiropractic is requesting the vacation of Palmer Drive between Brady Street and Perry Street, along with a portion of the mid-block alley located immediately north of Palmer Drive. The proposed vacation would allow for the construction of a new private drive that will function as the primary vehicular entrance to the campus.

The proposed circulation design includes a roundabout that will direct vehicles either north to an expanded parking area or back onto Brady Street. Vehicular access between Brady Street and Perry Street would be limited to emergency vehicles only. The eastern portion of Palmer Drive is proposed to be repurposed as a pedestrian pathway, providing improved connectivity between the campus core and VanDuyne Hall.

This request is part of a broader campus beautification initiative intended to enhance visitor circulation and campus functionality, and to provide improved access to the new academic building, enhanced greenspace, and expanded parking facilities. The closure of Palmer Drive was previously identified and approved as part of Palmer College's Campus Master Plan in 2021.

Subject Right-Of-Ways
A legal description and plat has been submitted for review. The total area for proposed vacation is approximately 13,889 square feet (.32 acres).

1. Palmer Drive is approximately 40 feet wide by 317 feet in length, or 12,689 square feet. Palmer Drive is a one-way street directing vehicles eastbound. On-street parking is only permitted on the north side of the roadway, which is approximately 25 feet in width from back-of-curb to back-of-curb.
2. The mid-block alley right of way is approximately 20 feet wide by 60 feet in length, or 1,200 square feet. The condition of the alley pavement is poor. There are overhead utility poles and wires extending through the alley, north to 12th Street.

The vacation of public right-of-way is a two-step process:

1. Determine if the right-of-way is needed for public purposes.
2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

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

Abutting Future Land Use Designations:
The college campus spans several land use categories identified in the Davenport +2035 Future Land Use Map. The immediately adjacent properties are designated Civic and Institutional in the Davenport +2035 Future Land Use Map. The campus is also located within the Urban Corridor Overlay. The northern portion of the block, bounded by Brady Street, Palmer Drive, Perry Street, and 12th Street, is designated as Residential General. These categories are defined as follows:

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).
2. **Urban Corridor**: Generally established corridors along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.
3. **Residential General**: Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Abutting Zoning District:
The abutting properties are zoned **IC Institutional Campus District**. This zoning district is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:

1. Further the policies of the Comprehensive Plan.
2. Permit appropriate institutional growth within boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.

4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

Technical Review:
Formal technical review comments from City Departments and Utility Companies will be provided at the February 17, 2026 Plan & Zoning Commission meeting.

Public Input:
The IC Institutional Campus District requires organizations to make a good faith effort to notify all City recognized neighborhoods located within 500 feet of the campus at least 60 days prior to submission of a formal application. Palmer College held this meeting on December 9, 2025 for the purpose of sharing the details of the petition, answering questions, and receiving feedback. A representative of the Hilltop Campus Village was in attendance to learn more about the project.

Letters were then sent to property owners within 500 feet of the campus boundary notifying the community of the January 27th neighborhood meeting and the February 3rd Plan and Zoning Commission Public Hearing. A notice of the public hearing was also published in the Quad City Times.

The January 27th neighborhood meeting was held on campus in the Palmer Welcome Center Conference Room. Those in attendance included the applicant (Chancellor and CEO of Palmer College, IMEG, and Studio 483), Chair of the Plan & Zoning Commission, At-Large Alderperson, Community Development Chair, Ward Alderman, planning staff, and approximately 10 members of the public. After the Chancellor presented an overview of the Campus Master Plan, rezoning, and right-of-way vacations, there was a question-and-answer session. Discussion topics included:

1. Project timeline and anticipated phasing of development.
2. Delineation of campus boundaries to prevent encroachment into adjacent residential neighborhoods.
3. Potential traffic-calming measures along Perry Street.
4. Strategies to enhance walkability and pedestrian safety, particularly along Perry Street and Brady Street.
5. Planned improvements to the pedestrian environment, including lighting, wayfinding, campus branding, and general site beautification.
6. Emergency vehicle access and circulation following the proposed right-of-way vacations.
7. Anticipated need for additional student housing.
8. Location and total number of proposed parking spaces.

City Staff will apprise the Commission of any additional correspondence with the public at the February 17, 2025 Plan & Zoning Commission meeting.

Attachments:

1. Application
2. Palmer Drive-Truck Turning Movement Exhibit
3. Vicinity Map
4. Public Notice
5. Public Comment in Opposition-1129 Brady Street

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

RIGHT-OF-WAY VACATION

(EASEMENT ABANDONMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

PROJECT TITLE
Palmer Drive ROW Vacation

GENERAL LOCATION DESCRIPTION
Palmer Drive Between Brady Street and Perry Street

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

AREA OF VACATION	EXISTING USE	PROPOSED USE	SQUARE AREA
	ROW / Alleyway	Drive / Drop off / Pedestrian	13,889 s.f.

APPLICANT INFORMATION

Applicant Name | Company Name
Palmer College of Chiropractic

Address
1000 N Brady Street

City | State | Zip
Davenport, IA 52803

Phone
(563) 884-5294

Secondary Phone

E-Mail Address

Acceptance of Applicant

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

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

Jennifer Randazzo
Type Applicant's Name

Jennifer Randazzo
Applicant's Signature

01/08/2026
Date

DEVELOPMENT TEAM

Surveyor
Mike Richmond

Address
1717 State Street, Suite 201

Phone
(563) 823-6080

Secondary Phone

E-Mail Address

Attorney/Other

Address

Phone

Secondary Phone

E-Mail Address

COMPLETE SUBMITTALS SHALL INCLUDE:	***SUBMITTED***
Concept/Development Plan, if applicable	☐
Authorization to Act as Applicant	☐
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☐
Legal Description Dimensioned Sketch	☐
Application Fee: (REQUIRED) **$400*** * check payable to 'City of Davenport'	☐

***PROJECT NARRATIVE*:** (submit separate sheet if needed)

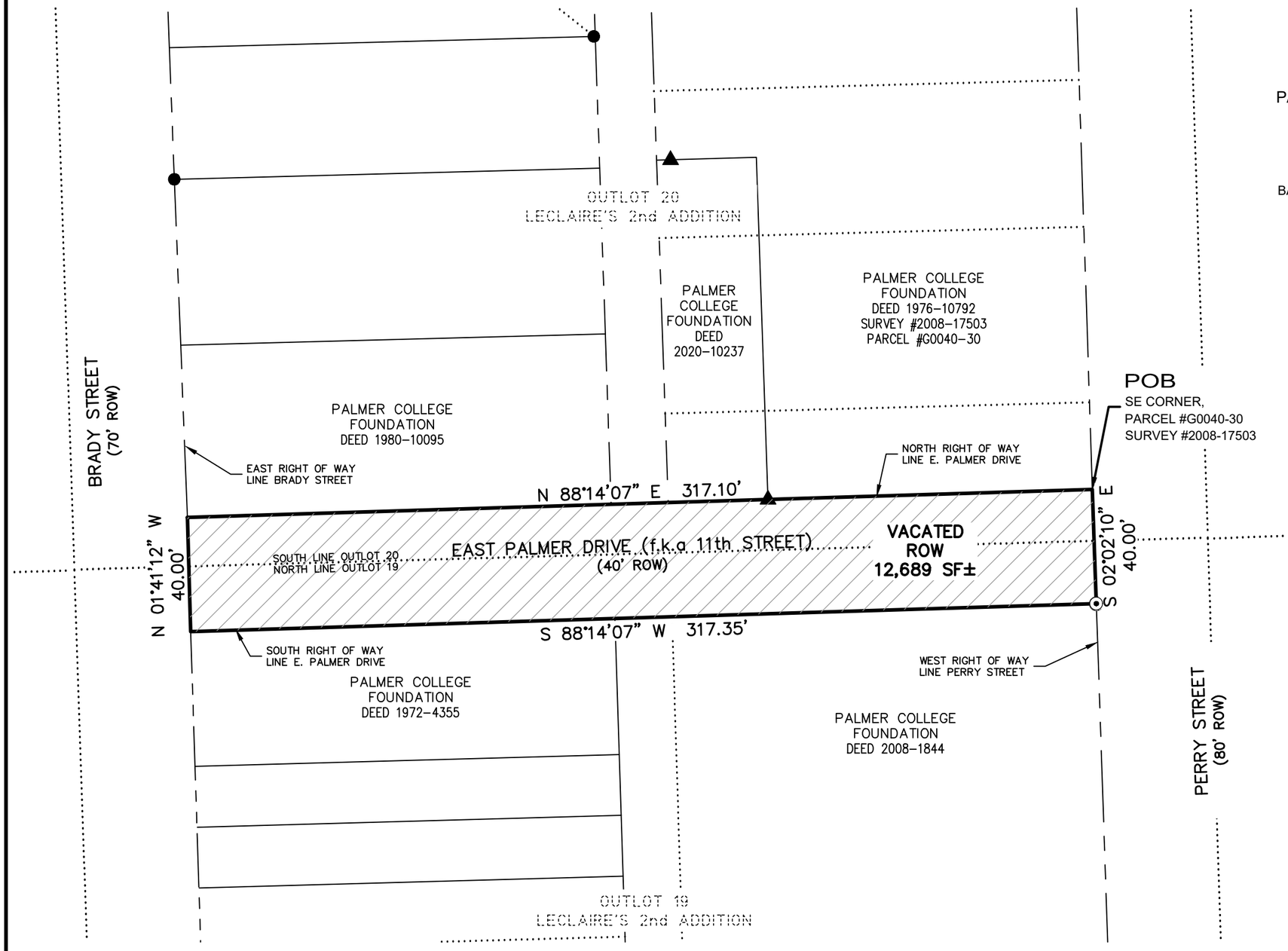
Palmer College is requesting the vacation of part of East Palmer Drive, formerly known as East 11th Street, located between Brady Street and Perry Street. Palmer would like to acquire the property to convert the roadway to a campus entrance and drop off area, as well as a pedestrian corridor through the center of campus. Exhibits showing the existing area requested to be vacated and the proposed layouts can be seen attached to this submittal.

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

ROW VACATION PLAT
EAST PALMER DRIVE

(FORMERLY KNOWN AS 11th STREET)
PART OF OUTLOTS 19 AND 20 OF LECLAIRE'S 2ND ADDITION IN THE CITY OF DAVENPORT, COUNTY OF SCOTT, STATE OF IOWA

BASIS OF BEARINGS: THE NORTH AMERICAN DATUM OF 1983, IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (2011 ADJUSTMENT)



0 40'

SCALE: 1" = 40'

LEGEND

●	REBAR, FOUND
◎	PIPE, FOUND
X	CHISELED "X" IN CONCRETE, FOUND
▲	REBAR WITH CAP #_____, FOUND
⊙	P.K. NAIL, FOUND
100.00'	MEASURED DIMENSION
(100.00')	RECORDED DIMENSION
———	RIGHT OF WAY VACATION BOUNDARY
———	PROPERTY LINE
—— – – ——	RIGHT OF WAY LINE
.....	HISTORICAL LINE - AS NOTED

PREPARED FOR
CITY OF DAVENPORT
1200 EAST 46TH STREET
DAVENPORT, IOWA 52807
ATTN: REAL ESTATE MANAGER

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL D. RICHMOND 23503
IOWA

PRELIMINARY
11.18.2025

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

Michael D. Richmond, PLS No. 23503 Date
My license renewal date is December 31, 2025
No. of sheets covered by this seal: ____

REVISIONS

No.	DESCRIPTION	DATE

IMEG
Ph: 563.344.0080
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722

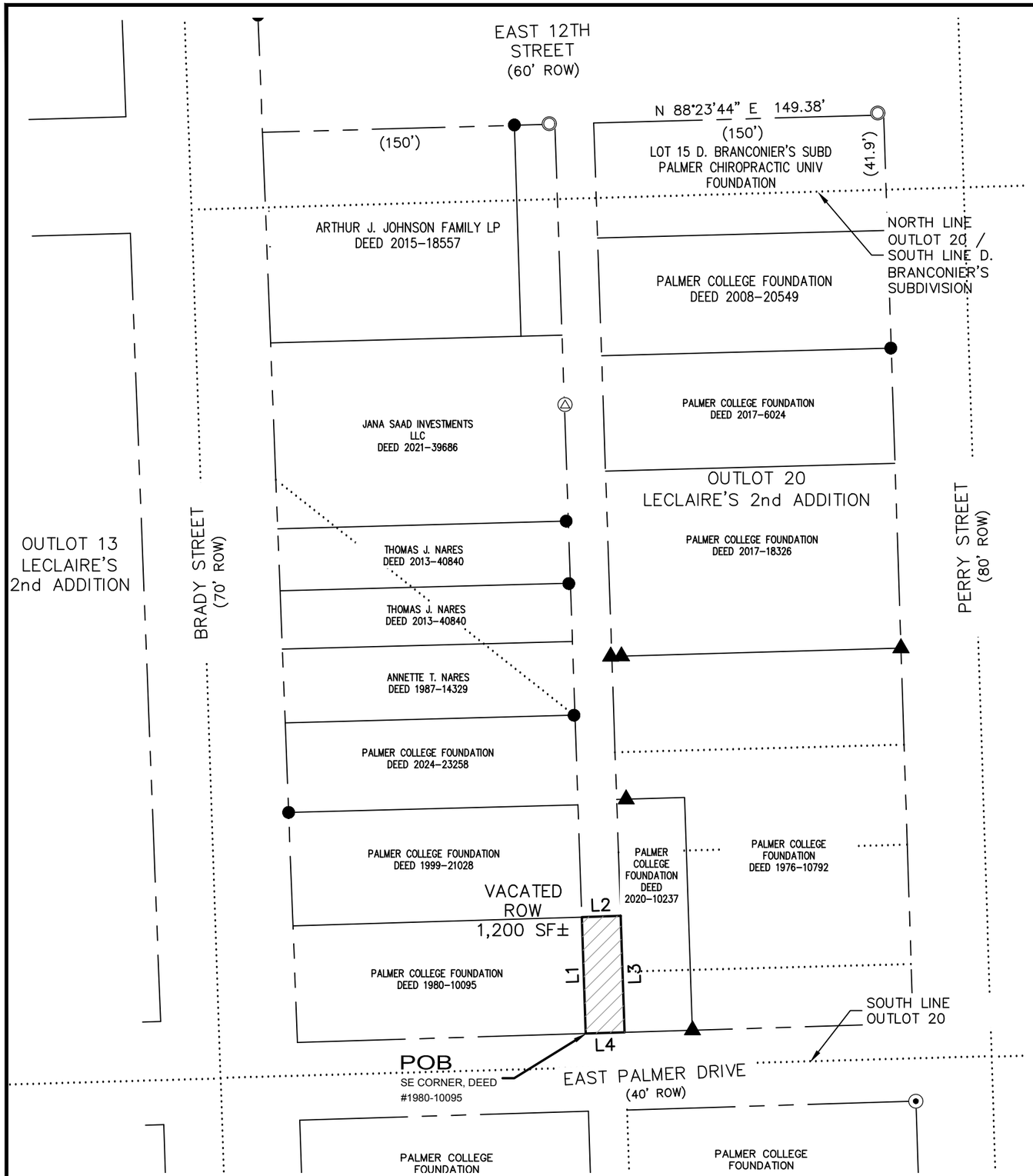
Palmer College Event Center
Davenport, Iowa

ROW Vacation Plat - E. Palmer Dr.

IMEG Project No: 25003972.00
File Name: 25003972.00 Vacation E Palmer Drive
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No:
Drawn By: MDR
Checked By: DAB
Date: 10/31/2025

Sheet 1 of 1

G:\2025\25003972.00\DESIGN\CIVIL\C3D\SURVEY\25003972.00 VACATION E PALMER DRIVE.DWG
Tuesday, November 18, 2025 8:20:20 AM



ALLEY VACATION PLAT

PART OF OUTLOTS 20 AND 21 OF LECLAIRE'S 2ND ADDITION IN THE CITY OF DAVENPORT, COUNTY OF SCOTT, STATE OF IOWA

BASIS OF BEARINGS: THE NORTH AMERICAN DATUM OF 1983, IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (2011 ADJUSTMENT)

0 60'

SCALE: 1" = 60'

LEGEND

●	REBAR, FOUND
◎	PIPE, FOUND
X	CHISELED "X" IN CONCRETE, FOUND
▲	REBAR WITH CAP #_____, FOUND
⊙	P.K. NAIL, FOUND
100.00'	MEASURED DIMENSION
(100.00')	RECORDED DIMENSION
———	RIGHT OF WAY VACATION BOUNDARY
———	PROPERTY LINE
— — —	RIGHT OF WAY LINE
.....	HISTORICAL LINE - AS NOTED

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°56'50" W	60.00'
L2	N 88°14'07" E	20.00'
L3	S 01°56'50" E	60.00'
L4	S 88°14'07" W	20.00'

PREPARED FOR
CITY OF DAVENPORT
1200 EAST 46TH STREET
DAVENPORT, IOWA 52807
ATTN: REAL ESTATE MANAGER

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL D. RICHMOND
23503
IOWA

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

PRELIMINARY
11-18-2025

Michael D. Richmond, PLS No. 23503 Date
My license renewal date is December 31, 2025
No. of sheets covered by this seal: ____

REVISIONS

No.	DESCRIPTION	DATE

IMEG
PH: 563.344.6060
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722

Palmer College Welcoming Corridor
Davenport, Iowa

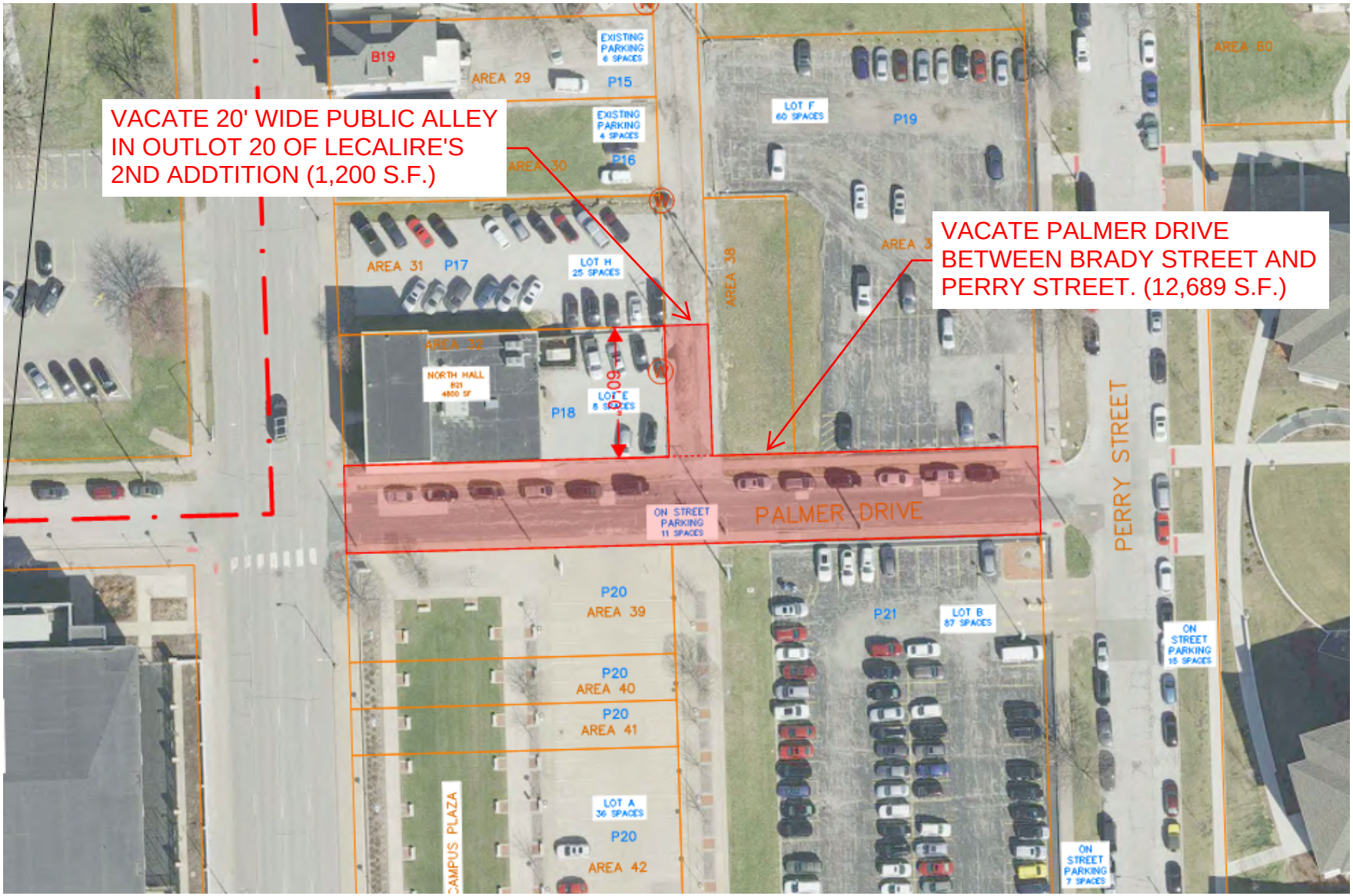
Alley Vacation Plat - Outlots 20-21

IMEG Project No: 25003972.00
File Name: 25003972.00 Vacation Alley OL-20.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No:
Drawn By: MDR
Checked By: DAB
Date: 10/31/2025

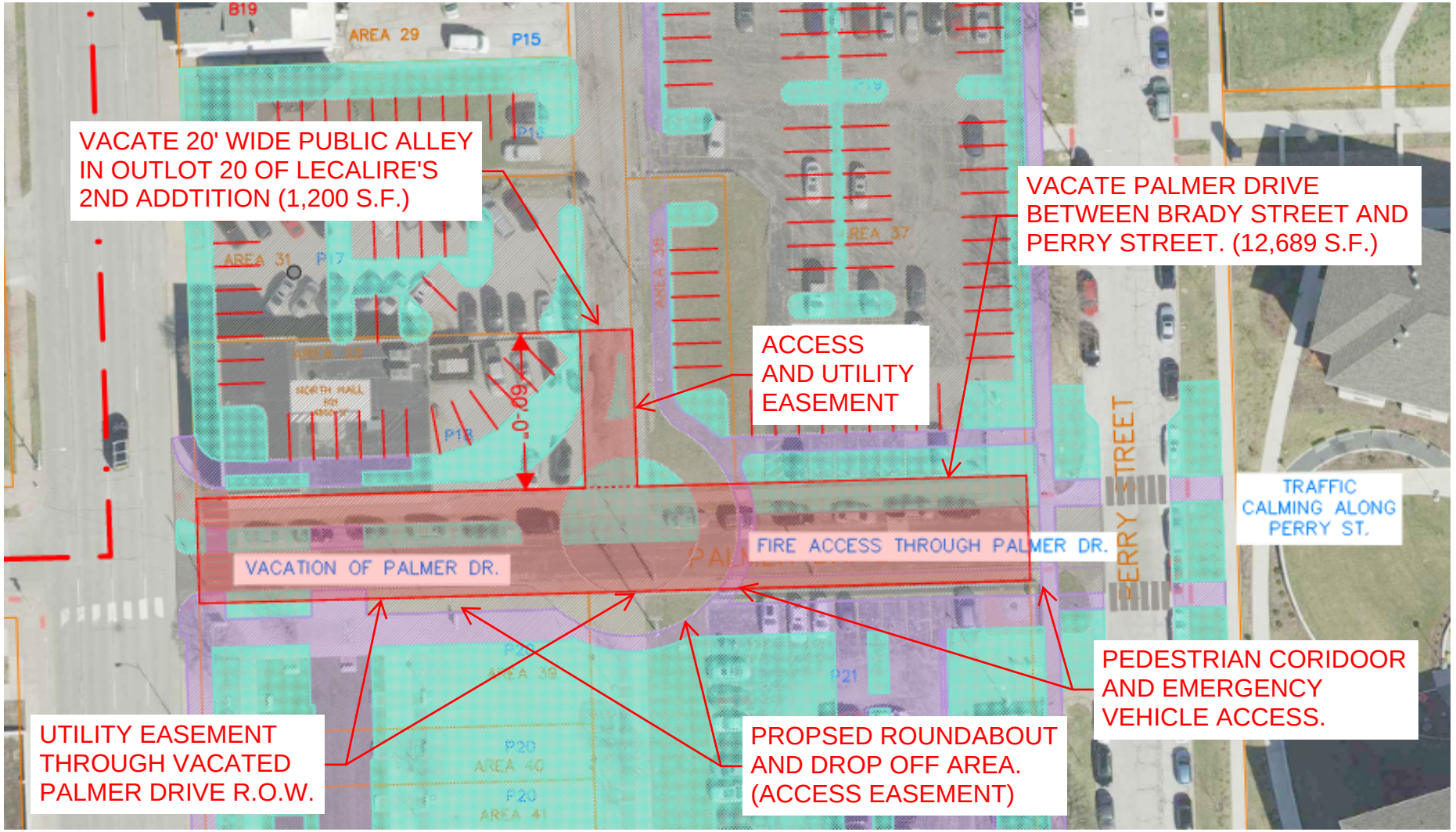
Sheet 1 of 1

Thursday, December 18, 2025 3:35:17 PM
G:\2025\25003972.00\DESIGN\CIVIL\C3D\SURVEY\25003972.00 VACATION ALLEY OL-20.DWG

EXISTING CONDITIONS



PROPSED CONDITIONS





Know what's below. Call before you dig.

SCALE: 1" = 20'



12TH STREET ENTRANCE

VIA GOOGLE STREETVIEW



ALLEYWAY FACING SOUTH

VIA GOOGLE STREETVIEW



ALLEYWAY FACING NORTH

VIA GOOGLE STREETVIEW



PALMER DRIVE ENTRANCE

VIA GOOGLE STREETVIEW

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

RDG: DESIGN PLANNING

CIVIL
IMEG
6300 5th Ave.
Rock Island, Illinois 61201
Phone: (309) 788-0673

LAND. ARCHITECT
RDG Planning & Design
300 Third Street
Des Moines, Iowa 50309
Phone: (515) 288-3141

MECH/ ELEC/ PLUMB
IMEG
6300 5th Ave.
Rock Island, Illinois 61201
Phone: (309) 788-0673

ARCHITECT
RDG Planning & Design
300 Third Street
Des Moines, Iowa 50309
Phone: (515) 288-3141

STRUCTURAL
IMEG
6300 5th Ave.
Rock Island, Illinois 61201
Phone: (309) 788-0673

PARTNER ARCH.
Studio 483 Architects
3414 Main Street
Rock Island, Illinois 61201
Phone: (309) 788-9810

IT / SECURITY
IMEG
6300 5th Ave.
Rock Island, Illinois 61201
Phone: (309) 788-0673

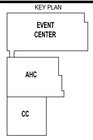
LIGHTING
RDG Planning & Design
300 Third Street
Des Moines, Iowa 50309
Phone: (515) 288-3141

PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

KEY PLAN



ID	ISSUANCE	DATE
00	100% DESIGN DEVELOPMENT	01/30/2026

PROJECT NO: **R3004.877.05**

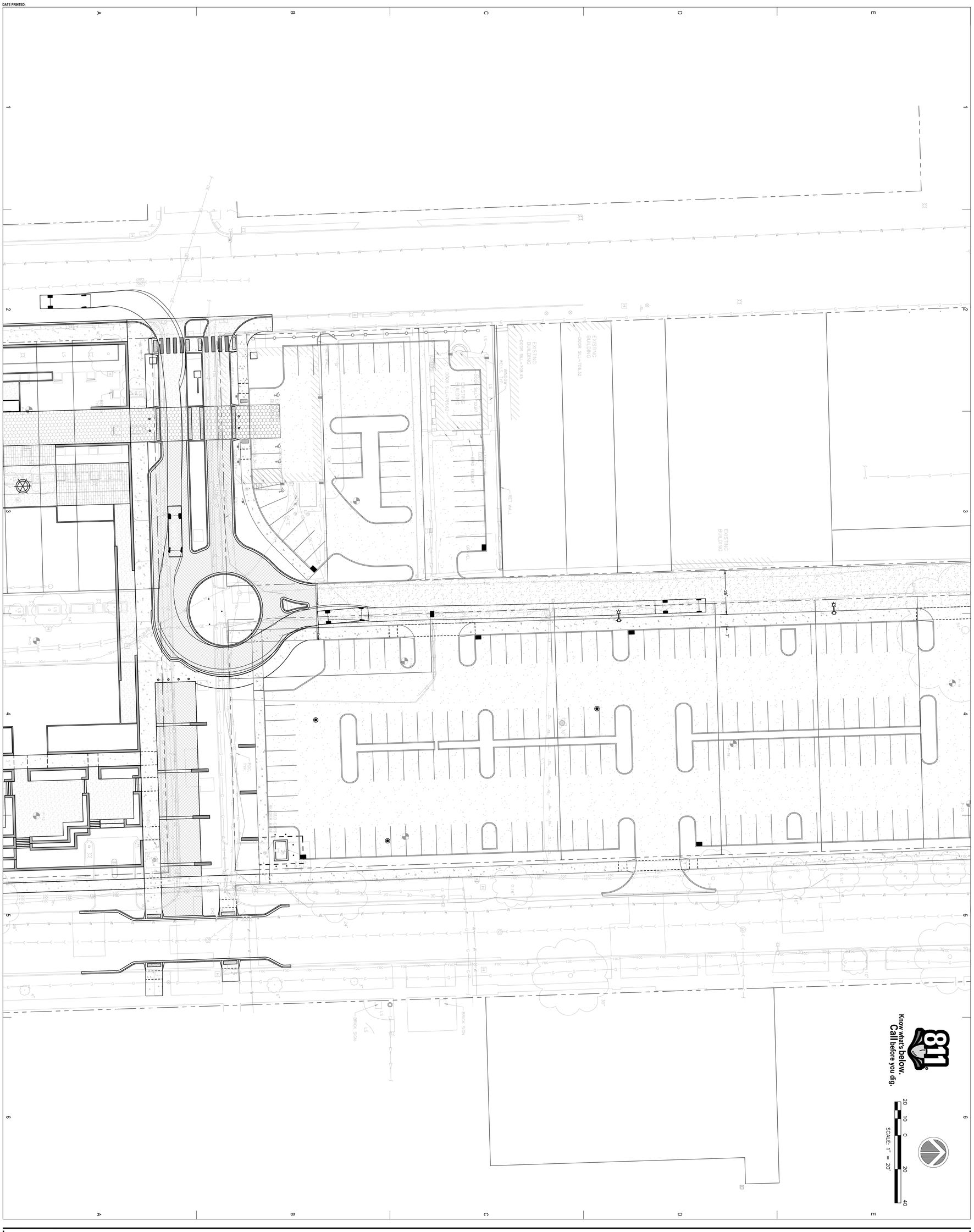
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EXISTING CONDITIONS EXHIBIT

EX-3

DATE PRINTED:

DATE PRINTED:



PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

EX-1

OVERALL TRUCK CIRCULATION EXHIBIT

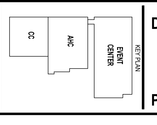
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RDG Planning & Design
IN THE DISCIPLINE(S) OF THE
ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, PLANNING

PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

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NO.	DESCRIPTION	DATE
01	100% DESIGN DEVELOPMENT SUBMISSION	03/06/26

PROJECT NO: R0004.077.00



DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

CIVIL
IMEG
623 26th Ave,
Rock Island, Illinois 61201
Phone: (309) 788-0673

MECH/ ELEC/ PLUMB
IMEG
623 26th Ave,
Rock Island, Illinois 61201
Phone: (309) 788-0673

STRUCTURAL
IMEG
623 26th Ave,
Rock Island, Illinois 61201
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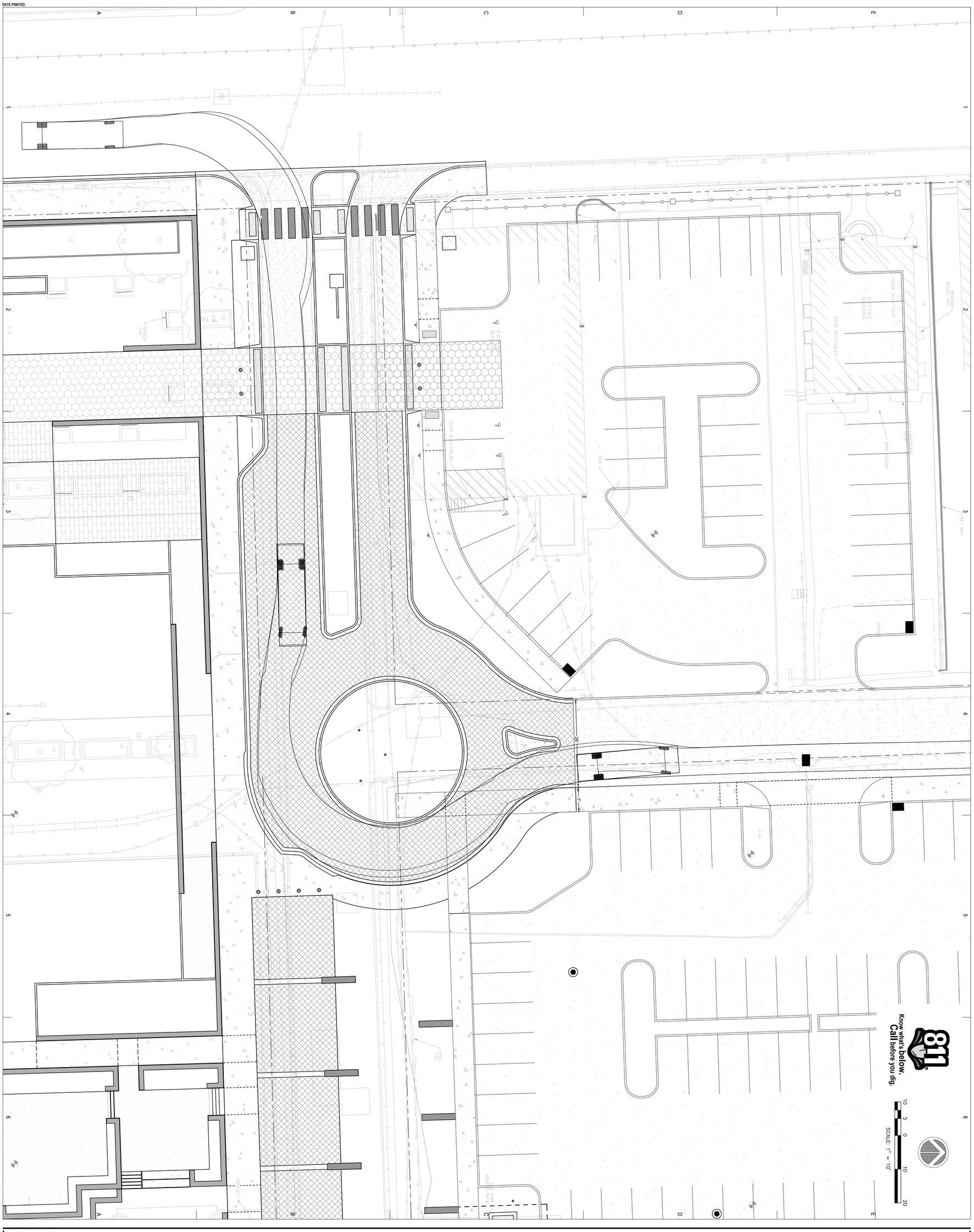
ARCHITECT
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Phone: (515) 288-3141

PARTNER ARCH.
Studio 483 Architects
124 Arts Alley
Rock Island, Illinois 61201
Phone: (309) 786-9910

LIGHTING
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Phone: (515) 288-3141

RDG PLANNING ● DESIGN

DATE PRINTED:


A
B
C
D
E
1
2
3
4
5
6
EXISTING BUILDING
RET WALL
DOOR SILL=710.97
DOOR SILL=705.63
WINDOW WELLS, TYP.
BIRD FEEDER
BENCH TYP.
DOOR SILL=709.38
CURB CUT
RET WALL
RET WALL
RET WALL

THE CITY OF DAVENPORT
IOWA | USA

Vicinity Map | Case ROW26-01

Request of Palmer College of Chiropractic to vacate Palmer Drive, between Brady Street and Perry Street, and the southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition. [Ward 3]



DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 500 feet of the Palmer College of Chiropractic Campus

Neighborhood Meeting
Date: 1/27/2026
Time: 6:00 PM
Location: Palmer Welcome Center Conference Room | 1005 N Brady Street

Plan & Zoning Commission Public Hearing Meeting
Date: 2/3/2026
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 Palmer College of Chiropractic. The proposed amendment to the Palmer College of Chiropractic Campus Master Plan updates the Institutional Campus District to reflect recent property acquisitions, revised circulation and right-of-way plans, and the addition of a new academic and gathering facility. The amendment removes previously approved street closures and a mixed-use development, enhances pedestrian safety and traffic flow—particularly along Perry Street—and identifies expanded green space and potential sites for future student housing. Overall, the changes are intended to improve campus access, safety, and functionality while supporting long-term institutional growth. See the attached Campus Master Plan for more information.

Requests/Case Descriptions:

1. **Case ORD26-01**: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]
2. **Case REZ26-01**: Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]
3. **Case ROW26-01**: Request of Palmer College of Chiropractic to vacate Palmer Drive, between Brady Street and Perry Street, and the southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition. [Ward 3]
4. **Case ROW26-02**: Request of Palmer College of Chiropractic to vacate East 10th Street, between Perry Street and Pershing Avenue, and the adjacent public alley rights-of-way located north and south of East 10th Street in Outlots 30 and 31 of LeClaire's 2nd Addition.

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 February 3, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 17, 2026. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. 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

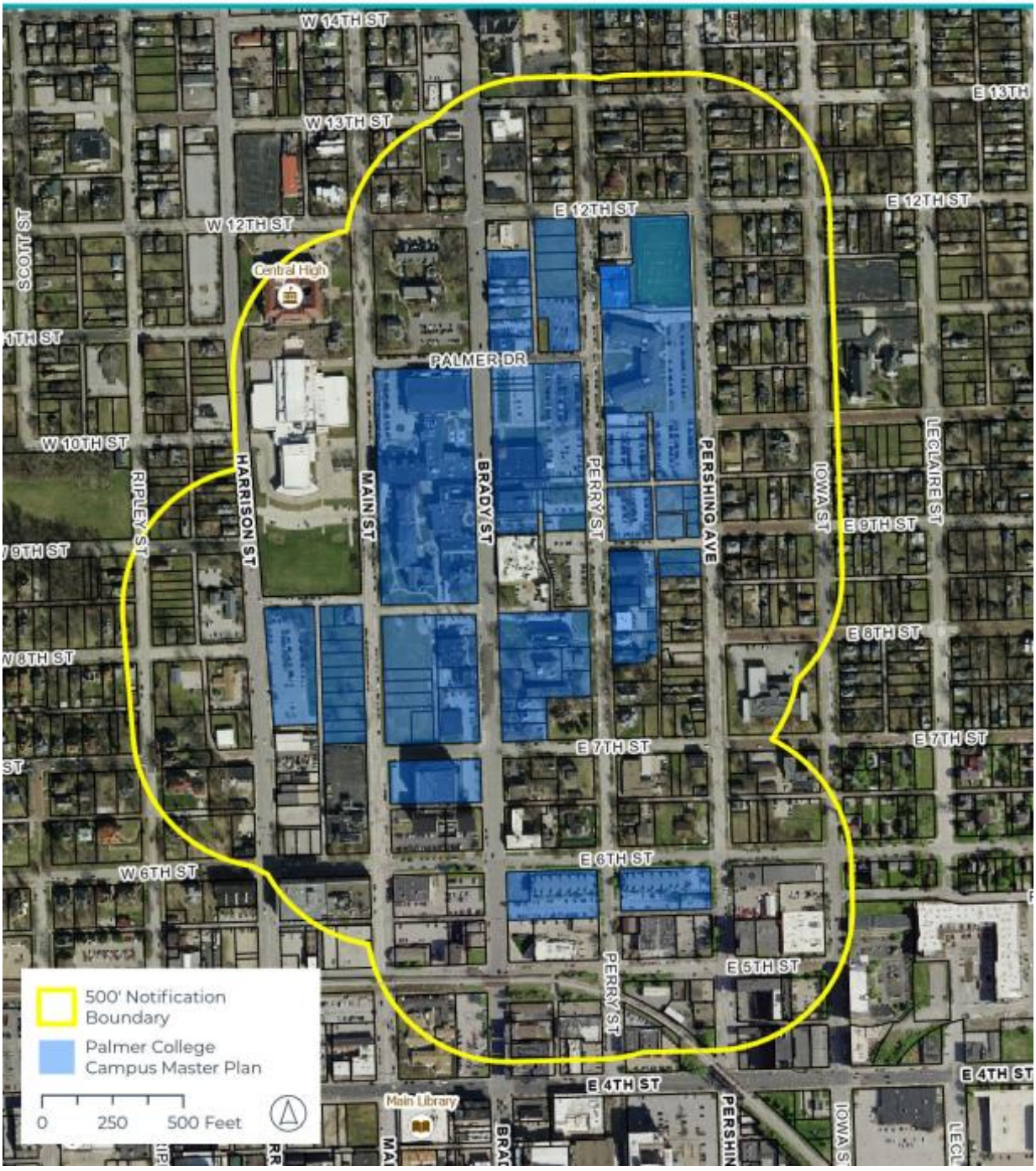
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan 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.

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

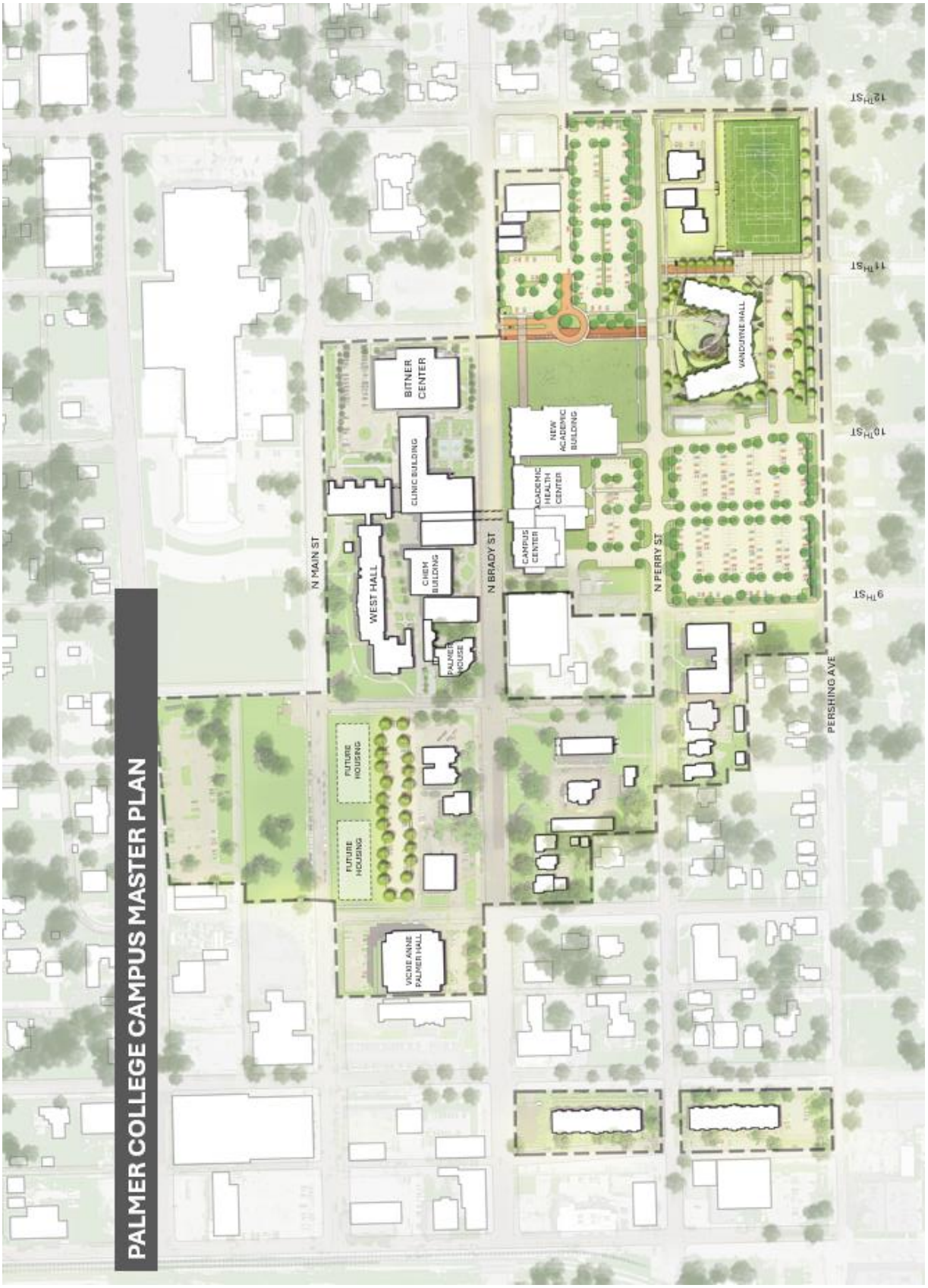
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

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Milissa K. Hofmann
Brian T. Fairfield
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Michael C. Walker
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Kelli M. Golinghorst
Nicholas J. Huffmon
Samuel M. Hawley

Thomas A. Skorepa, P.C.
Of Counsel

Jack L. Brooks
Retired
Thomas R. Schirman, Jr.
Retired

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Fax (309) 786-4940

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Attorneys Admitted in Illinois and Iowa

Davenport Office
3425 E. Locust Street
Davenport, IA 52803

Eldridge Office
202 N. 2nd Street, Suite A
Eldridge, IA 52748

VIA EMAIL:
planning@davenportiowa.com

Our File No. 125461

February 2, 2026

Davenport Planning & Zoning Commission
226 West 4th Street
Davenport, Iowa 52801

Dear Sir or Madam:

I represent Jana Saad Investments LLC, which owns the property at 1129 Brady St, Davenport, Iowa. The premises is operated as a furniture store, which does business as Brady Furniture. As a neighboring property owner, my client has an interest in the applications filed by Palmer College of Chiropractic ("Palmer") as Case Nos. ORD26-01, REZ26-01, ROW26-01, and ROW26-02, which are scheduled to be considered by this Commission at its meeting on February 3, 2026.

My client objects to Palmer's application to vacate Palmer Drive and a portion of the adjoining alleyway. This specifically pertains to Case Nos. ORD26-01 and ROW26-01.

My client currently has one to two furniture deliveries per week to its furniture store. These deliveries are either made in 26-foot delivery trucks or in 53-foot semi-trailers. When the deliveries are made in 26-foot delivery trucks, the trucks routinely drive onto Palmer Drive, then drive north onto the alley behind my client's store in order to make their deliveries. When the delivery is completed, the trucks proceed north onto E. 12th St.

Palmer's application to vacate Palmer Drive and a portion of the adjoining alleyway significantly frustrates my client's business. It is quite clear that the vacation of Palmer Drive and proposed roundabout would prevent delivery trucks from using the alleyway in the same manner that they do now. If these changes are made, my client will have to require the delivery trucks to back up on Brady Street in order to park next to Brady Furniture's building. This is what the 53-foot semi-trailers currently do because they are too large for the alleyway.

An increase in the number of trucks backing up on Brady Street is not in the public interest. The semi-trailers that currently have to back up on Brady Street already block multiple lanes of Brady Street. In doing so, they encounter annoyed drivers, and there have been incidents of drivers attempting to go around the trucks in a dangerous manner. Also, backing a truck up on the street is less safe for pedestrians, including Brady Furniture's customers, compared to driving a truck straight through the alley. If the 26-foot delivery trucks are required to back up on Brady Street similar to the 53-foot semi-trailers, these problems will increase.

The only parking for Brady Furniture's customers is next to the store, and these customers often use the alleyway behind the store to come and go. Additionally, Gio's Barber Shop, which is located next to Brady Furntire, has its customers park in the back of its shop, off the alleyway. The loss of Palmer Drive and part of the alleyway to access these businesses will frustrate these customers and harm the businesses.

For these reasons, Palmer Drive and the adjoining alleyway are still being used by the public and should not be vacated. Palmer's application to vacate these rights-of-way fails to "minimize[e] the adverse impacts associated with development and geographic expansion," and it further fails to "protect[] the livability and vitality of adjacent areas." *See* Davenport Municipal Code § 17.07.030. Lastly, the increase in trucks backing up on Brady Street would increase danger for pedestrians and drivers.

My client respectfully requests that this Commission deny Palmer's application to vacate these rights-of-way.

Very truly yours,

BROOKS LAW FIRM, P.C.

/s/ Nicholas J. Huffmon

Nicholas J. Huffmon
Sender's email: njh@brookslawfirmpc.com

NJH/

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/3/2026**

Subject:
Case ROW26-02: Request of Palmer College of Chiropractic to vacate East 10th Street, between Perry Street and Pershing Avenue, and the adjacent public alley rights-of-way located north and south of East 10th Street in Outlots 30 and 31 of LeClaire's 2nd Addition. [Ward 3]

Recommendation:
Hold the public hearing.

A formal staff recommendation will be provided at the February 17, 2026 Plan and Zoning Commission meeting.

Background:
This request seeks to vacate East 10th Street between Perry Street and Pershing Avenue, as well as the mid-block public alley rights-of-way located to the north and south. As illustrated in the campus master plan, this area will be converted into additional off-street parking. Easements would ensure the continued movement of vehicles between Perry Street and Pershing Avenue. The vacation of this right-of-way would support the increased parking demand generated by the new academic building and event facility.

The closure of 10th Street was previously identified and approved as part of Palmer College's Campus Master Plan in 2021. This request is therefore consistent with the already approved plan and represents an implementation step rather than a new policy direction.

Subject Right-Of-Ways
A legal description and plat has been submitted for review. The total area for the proposed vacation is approximately 15,225 square feet (.35 acres).

1. East 10th Street is approximately 20 feet wide by 321.2 feet in length, or 6,424 square feet. There is no on-street parking, as the pavement width is approximately 16 feet in width from back-of-curb to back-of-curb. 10th Street facilitates two-way traffic.
2. The mid-block alley right of way, located north of 10th Street, is approximately 20 feet wide by 238.6 feet in length, or 4,770 square feet. The alley functions as a drive aisle to Palmer College's parking lots. The property at 1019 Perry Street (not owned by Palmer College) utilizes the alley for access.
3. The mid-block alley right-of-way, located south of 10th Street, is approximately 14.33 feet wide by 183.8 feet in length, or 2,635 square feet. The alley connects 10th Street to 9th Street, but does not provide access to the adjacent parking lot on the western portion of the block.
4. The angled mid-block alley right-of-way, located south of 10th Street, is approximately 10 feet wide. The total area is approximately 1,396 square feet. The alley is currently unimproved and remains as a remnant of the block's former residential development

pattern.

The vacation of public right-of-way is a two-step process:

1. Determine if the right-of-way is needed for public purposes.
2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

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

Abutting Future Land Use Designations:
The college campus spans several land use categories identified in the Davenport +2035 Future Land Use Map. The immediately adjacent properties are designated Civic and Institutional in the Davenport +2035 Future Land Use Map. The eastern half of the block, bounded by 10th Street, Perry Street, 9th Street, and Pershing Avenue is designated as Residential General. These categories are defined as follows:

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

Abutting Zoning District:
The abutting properties are zoned **IC Institutional Campus District**. This zoning district is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:

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

Technical Review:
Formal technical review comments from City Departments and Utility Companies will be provided at the February 17, 2026 Plan & Zoning Commission meeting.

Public Input:
The IC Institutional Campus District requires organizations to make a good faith effort to notify all City recognized neighborhoods located within 500 feet of the campus at least 60 days prior to submission of a formal application. Palmer College held this meeting on December 9, 2025 for the purpose of sharing the details of the petition, answering questions, and receiving feedback. A representative of the Hilltop Campus Village was in attendance to learn more about the project.

Letters were then sent to property owners within 500 feet of the campus boundary notifying the community of the January 27th neighborhood meeting and the February 3rd Plan and Zoning Commission Public Hearing. A notice of the public hearing was also published in the Quad City Times.

The January 27th neighborhood meeting was held on campus in the Palmer Welcome Center Conference Room. Those in attendance included the applicant (Chancellor and CEO of Palmer College, IMEG, and Studio 483), Chair of the Plan & Zoning Commission, At-Large Alderperson, Community Development Chair, Ward Alderman, planning staff, and approximately 10 members of the public. After the Chancellor presented an overview of the Campus Master Plan, rezoning, and right-of-way vacations, there was a question-and-answer session. Discussion topics included:

1. Project timeline and anticipated phasing of development.
2. Delineation of campus boundaries to prevent encroachment into adjacent residential neighborhoods.
3. Potential traffic-calming measures along Perry Street.
4. Strategies to enhance walkability and pedestrian safety, particularly along Perry Street and Brady Street.
5. Planned improvements to the pedestrian environment, including lighting, wayfinding, campus branding, and general site beautification.
6. Emergency vehicle access and circulation following the proposed right-of-way vacations.
7. Anticipated need for additional student housing.
8. Location and total number of proposed parking spaces.

City Staff will apprise the Commission of any additional correspondence with the public at the February 17, 2025 Plan & Zoning Commission meeting.

Attachments:
1. Application
2. Vicinity Map
3. Public Notice

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

RIGHT-OF-WAY VACATION

(EASEMENT ABANDONMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

PROJECT TITLE
10th Street and Alleys ROW Vacation

GENERAL LOCATION DESCRIPTION
10th Street between Perry Street and Pershing Avenue

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

AREA OF VACATION	EXISTING USE	PROPOSED USE	SQUARE AREA
	ROW / Alleyway	Parking Lot	15,225 s.f.

APPLICANT INFORMATION

Applicant Name | Company Name
Palmer College of Chiropractic

Address
1000 N Brady Street

City | State | Zip
Davenport, IA 52803

Phone
(563) 884-5294

Secondary Phone

E-Mail Address

Acceptance of Applicant

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

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

Jennifer Randazzo
Type Applicant's Name

Jennifer Randazzo
Applicant's Signature

01/08/2026
Date

DEVELOPMENT TEAM

Surveyor
Mike Richmond

Address
1717 State Street, Suite 201

Phone
(563) 823-6080

Secondary Phone

E-Mail Address

Attorney/Other

Address

Phone

Secondary Phone

E-Mail Address

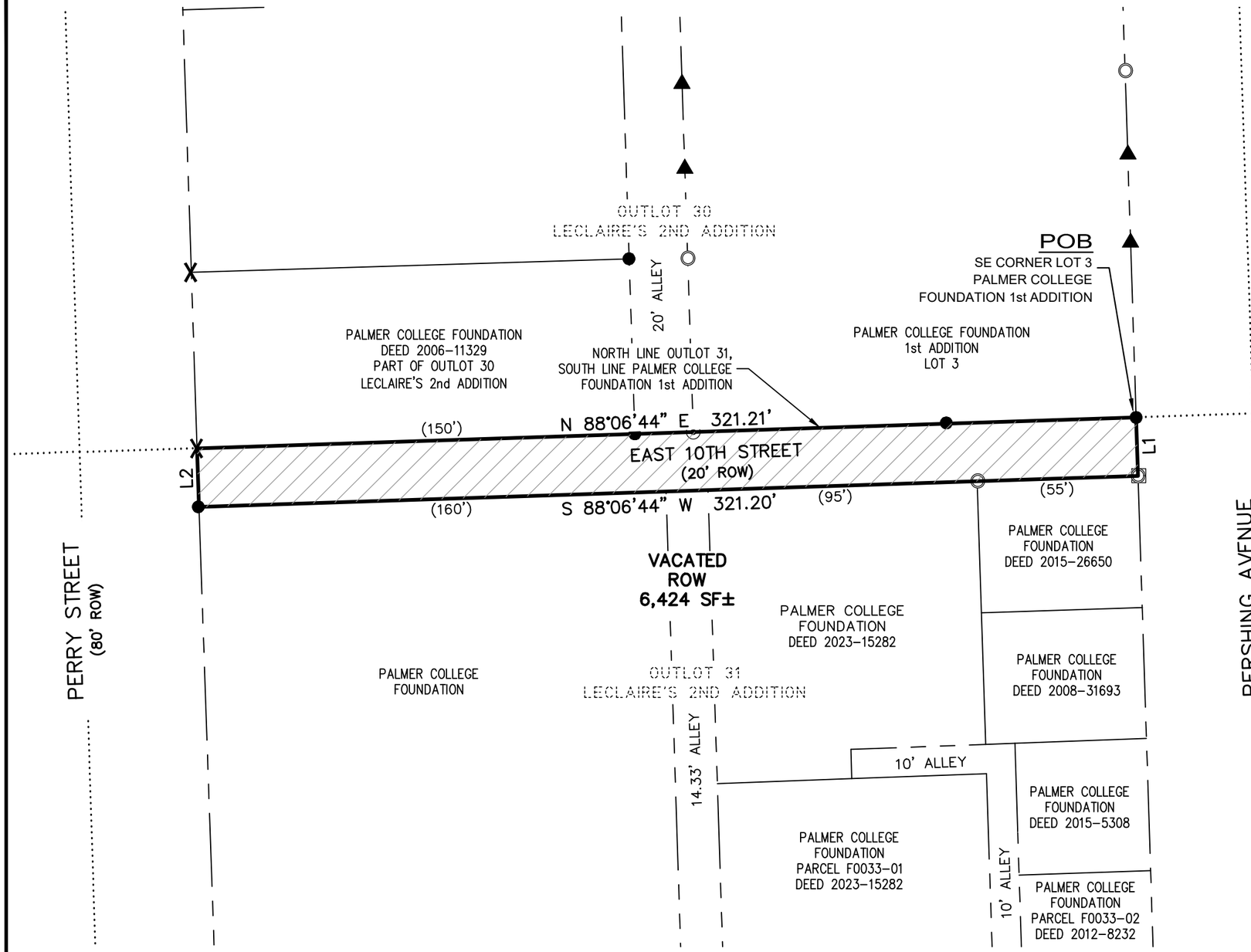
COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan, if applicable	☐
Authorization to Act as Applicant	☐
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☐
Legal Description Dimensioned Sketch	☐
Application Fee: (REQUIRED) **$400*** * check payable to 'City of Davenport'	☐

***PROJECT NARRATIVE*:** (submit separate sheet if needed)

Palmer College is requesting the vacation of part of East 10th Street Between Perry Street and Pershing Avenue, as well as the alleyways to the North and south of 10th Street. Palmer would like to acquire the property to convert the area to an improved parking lot for students, staff, and patients, as well as install an access road through the center of the lot. An access easement and utility easement will be provided through the center of the new parking lot to allow traffic through to travel freely from Perry Street to Pershing Ave.

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

ROW VACATION PLAT
EAST 10th STREET
PART OF OUTLOT 31 OF LECLAIRE'S 2ND ADDITION IN
THE CITY OF DAVENPORT,
COUNTY OF SCOTT, STATE OF IOWA



LEGEND

●	REBAR, FOUND
◎	PIPE, FOUND
X	CHISELED "X" IN CONCRETE, FOUND
▲	REBAR WITH CAP #_____, FOUND
⊙	P.K. NAIL, FOUND
100.00'	MEASURED DIMENSION
(100.00')	RECORDED DIMENSION
———	RIGHT OF WAY VACATION BOUNDARY
———	PROPERTY LINE
— — —	RIGHT OF WAY LINE
.....	HISTORICAL LINE - AS NOTED

PREPARED FOR
CITY OF DAVENPORT
1200 EAST 46TH STREET
DAVENPORT, IOWA 52807
ATTN: REAL ESTATE MANAGER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°50'01" E	20.00'
L2	N 01°51'27" W	20.00'

0 40'
SCALE: 1" = 40'

BASIS OF BEARINGS: THE NORTH AMERICAN DATUM OF 1983,
IOWA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE (2011 ADJUSTMENT)

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL D. RICHMOND
23503
IOWA

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

Michael D. Richmond, PLS No. 23503 Date
My license renewal date is December 31, 2025
No. of sheets covered by this seal: ____

PRELIMINARY
11.18.2025

REVISIONS

No.	DESCRIPTION	DATE

IMEG
PH: 563.344.0260
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722

Palmer College Event Center
Davenport, Iowa

ROW Vacation Plat - E. 10th Street

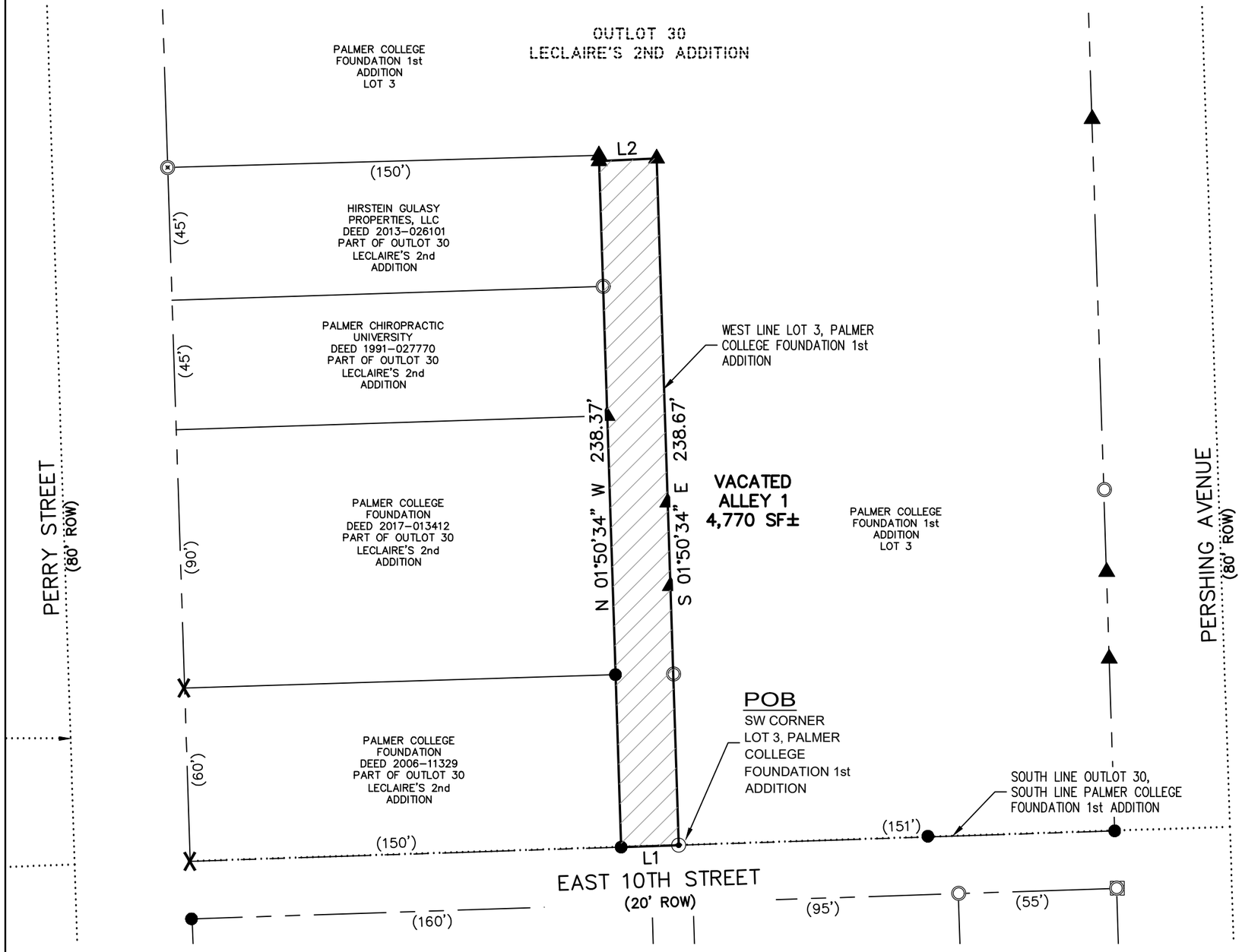
IMEG Project No: 25003972.00
File Name: 25003972.00 Vacation E 10th Street
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No:
Drawn By: MDR
Checked By: DAB
Date: 10/31/2025

Sheet 1 of 1

Tuesday, November 18, 2025 7:47:55 AM
G:\2025\25003972.00\DESIGN\CIVIL\C3D\SURVEY\25003972.00 VACATION E 10TH STREET.DWG

ALLEY VACATION PLAT

PART OF OUTLOT 30 OF LECLAIRE'S 2ND ADDITION
IN THE CITY OF DAVENPORT,
COUNTY OF SCOTT, STATE OF IOWA



LEGEND

●	REBAR, FOUND
◎	PIPE, FOUND
X	CHISELED "X" IN CONCRETE, FOUND
▲	REBAR WITH CAP #_____, FOUND
⊙	P.K. NAIL, FOUND
100.00'	MEASURED DIMENSION
(100.00')	RECORDED DIMENSION
━━━	RIGHT OF WAY VACATION BOUNDARY
———	PROPERTY LINE
—— – – ——	RIGHT OF WAY LINE
.....	HISTORICAL LINE - AS NOTED

PREPARED FOR
CITY OF DAVENPORT
1200 EAST 46TH STREET
DAVENPORT, IOWA 52807
ATTN: REAL ESTATE MANAGER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°06'44" W	20.00'
L2	N 87°15'17" E	20.00'

0 40'
SCALE: 1" = 40'

BASIS OF BEARINGS: THE NORTH AMERICAN DATUM OF 1983,
IOWA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE (2011 ADJUSTMENT)

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL D. RICHMOND
23503
IOWA

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

Michael D. Richmond, PLS No. 23503 Date
My license renewal date is December 31, 2026
No. of sheets covered by this seal: ____

PRELIMINARY
11-18-2025

REVISIONS

No.	DESCRIPTION	DATE

IMEG
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722
PH: 563.344.6060
www.imegcorp.com

Palmer College Welcoming Corridor
Davenport, Iowa

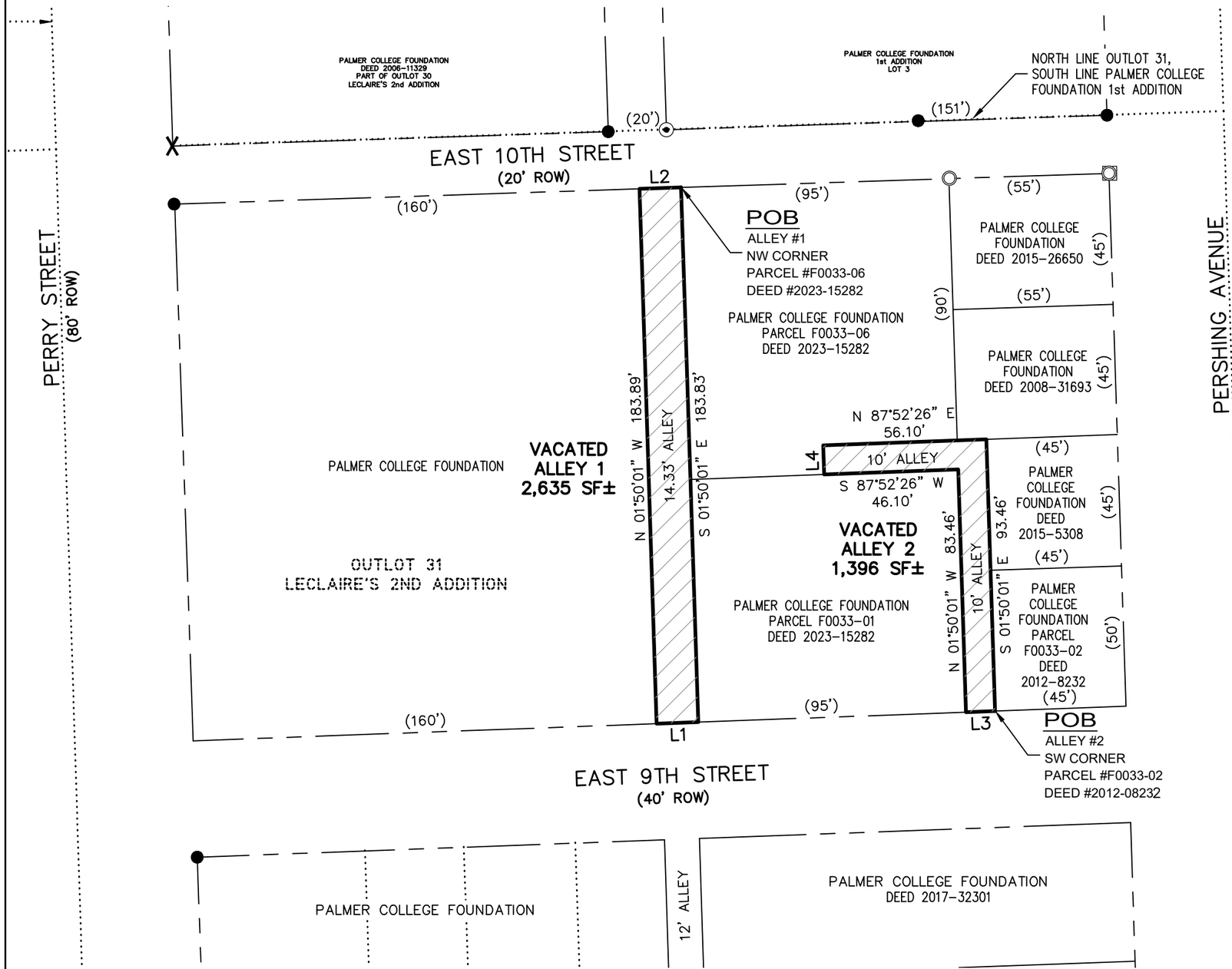
Alley Vacation Plat - Outlot 30

IMEG Project No: 25003972.00
File Name: 25003972.00 Vacation Alley
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No:
Drawn By: MDR
Checked By: DAB
Date: 10/31/2025

Sheet 1 of 1

ALLEY VACATION PLAT

PART OF OUTLOT 31 OF LECLAIRE'S 2ND ADDITION
IN THE CITY OF DAVENPORT,
COUNTY OF SCOTT, STATE OF IOWA



LEGEND

●	REBAR, FOUND
○	PIPE, FOUND
X	CHISELED "X" IN CONCRETE, FOUND
▲	REBAR WITH CAP #_____, FOUND
⊙	P.K. NAIL, FOUND
100.00'	MEASURED DIMENSION
(100.00')	RECORDED DIMENSION
———	RIGHT OF WAY VACATION BOUNDARY
———	PROPERTY LINE
— — —	RIGHT OF WAY LINE
.....	HISTORICAL LINE - AS NOTED

PREPARED FOR
CITY OF DAVENPORT
1200 EAST 46TH STREET
DAVENPORT, IOWA 52807
ATTN: REAL ESTATE MANAGER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°52'26" W	14.33'
L2	N 88°06'44" E	14.33'
L3	S 87°52'26" W	10.00'
L4	N 01°50'01" W	10.00'

0 40'
SCALE: 1" = 40'

BASIS OF BEARINGS: THE NORTH AMERICAN DATUM OF 1983,
IOWA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE (2011 ADJUSTMENT)

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PRELIMINARY
11-18-2025

REVISIONS		
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IMEG
Ph: 563.344.6060
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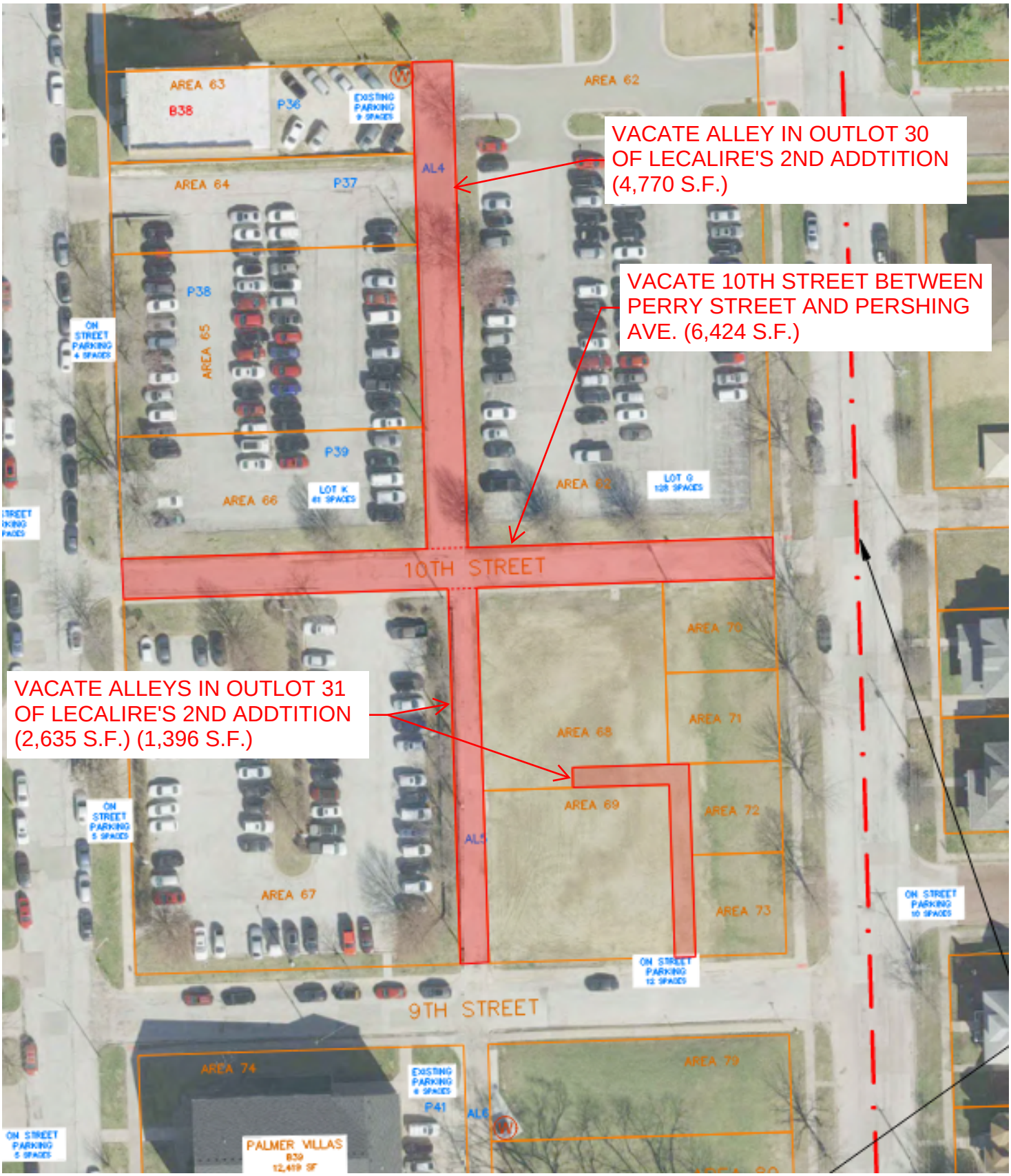
Palmer College Welcoming Corridor
Davenport, Iowa

Alley Vacation Plat - Outlot 31

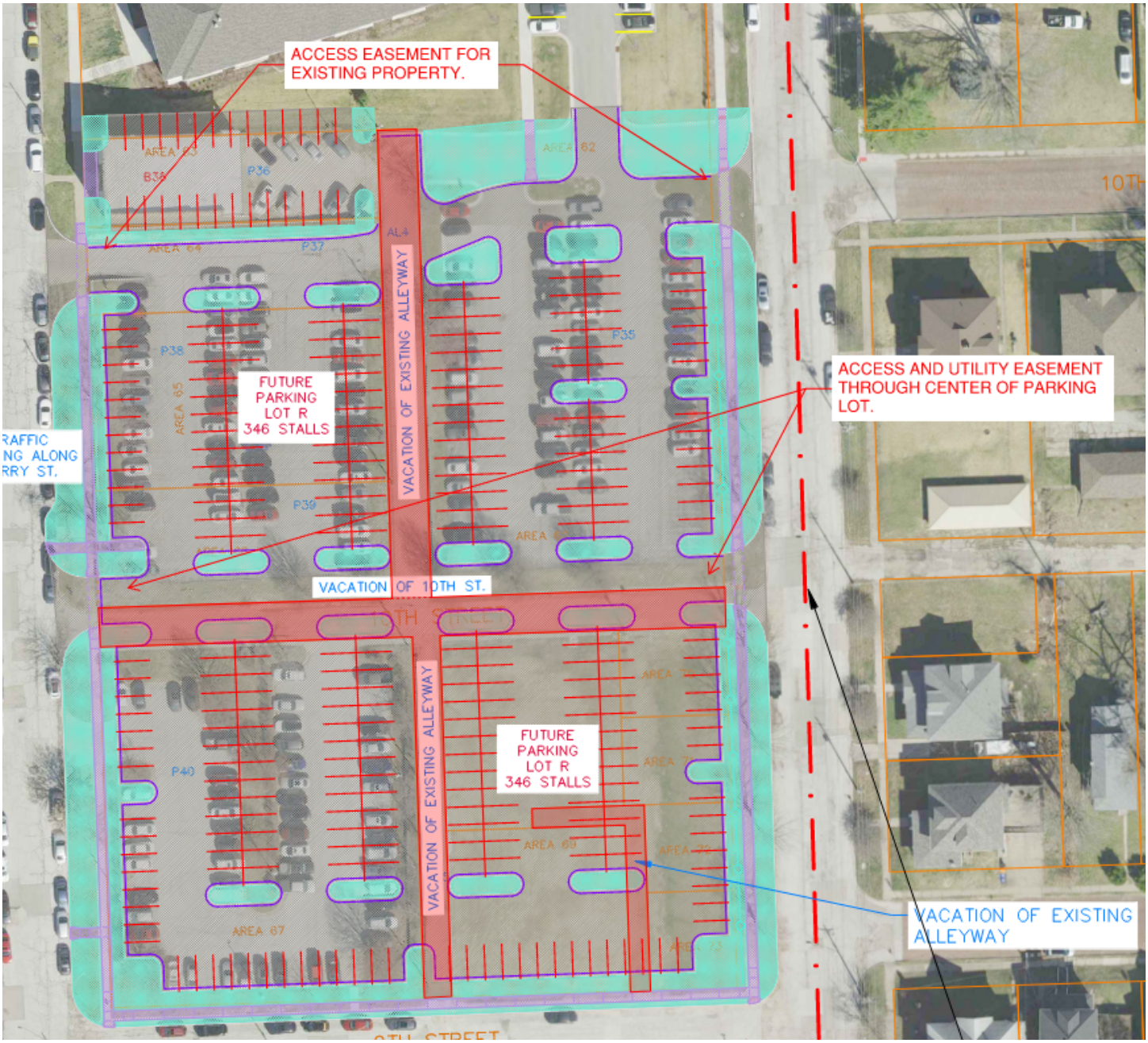
IMEG Project No: 25003972.00
File Name: 25003972.00 Vacation Alley
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Field Book No:
Drawn By: MDR
Checked By: DAB
Date: 10/31/2025

Sheet 1 of 1

EXISTING CONDITIONS



PROPOSED CONDITIONS



THE CITY OF DAVENPORT
IOWA | USA

Vicinity Map | Case ROW26-02

Request of Palmer College of Chiropractic to vacate East 10th Street, between Perry Street and Pershing Avenue, and the adjacent public alley rights-of-way located north and south of East 10th Street in Outlots 30 and 31 of LeClaire's 2nd Addition. [Ward 3]



DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 500 feet of the Palmer College of Chiropractic Campus

Neighborhood Meeting
Date: 1/27/2026
Time: 6:00 PM
Location: Palmer Welcome Center Conference Room | 1005 N Brady Street

Plan & Zoning Commission Public Hearing Meeting
Date: 2/3/2026
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 Palmer College of Chiropractic. The proposed amendment to the Palmer College of Chiropractic Campus Master Plan updates the Institutional Campus District to reflect recent property acquisitions, revised circulation and right-of-way plans, and the addition of a new academic and gathering facility. The amendment removes previously approved street closures and a mixed-use development, enhances pedestrian safety and traffic flow—particularly along Perry Street—and identifies expanded green space and potential sites for future student housing. Overall, the changes are intended to improve campus access, safety, and functionality while supporting long-term institutional growth. See the attached Campus Master Plan for more information.

Requests/Case Descriptions:

1. **Case ORD26-01**: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]
2. **Case REZ26-01**: Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]
3. **Case ROW26-01**: Request of Palmer College of Chiropractic to vacate Palmer Drive, between Brady Street and Perry Street, and the southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition. [Ward 3]
4. **Case ROW26-02**: Request of Palmer College of Chiropractic to vacate East 10th Street, between Perry Street and Pershing Avenue, and the adjacent public alley rights-of-way located north and south of East 10th Street in Outlots 30 and 31 of LeClaire's 2nd Addition.

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 February 3, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 17, 2026. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. 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

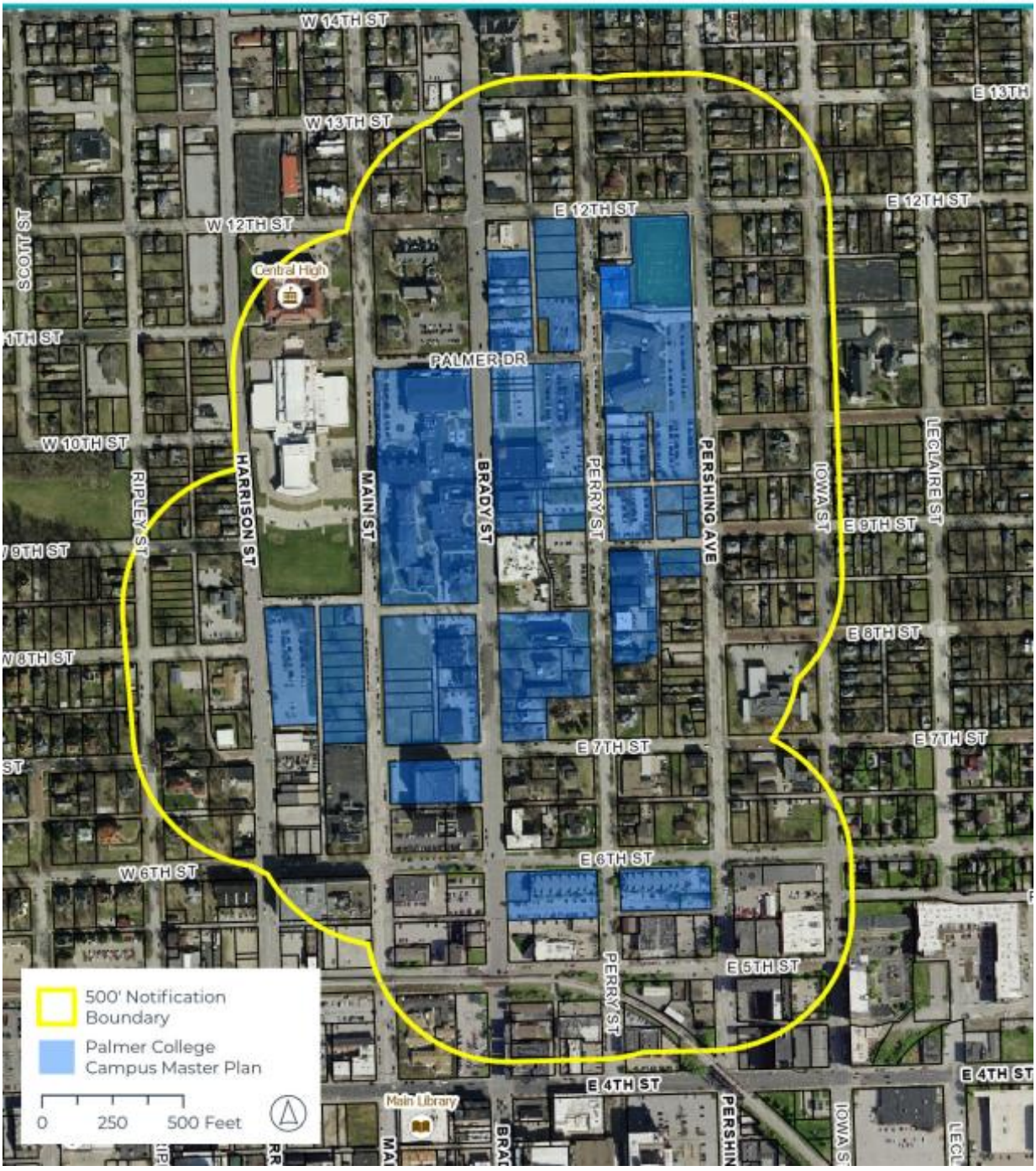
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan 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.

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

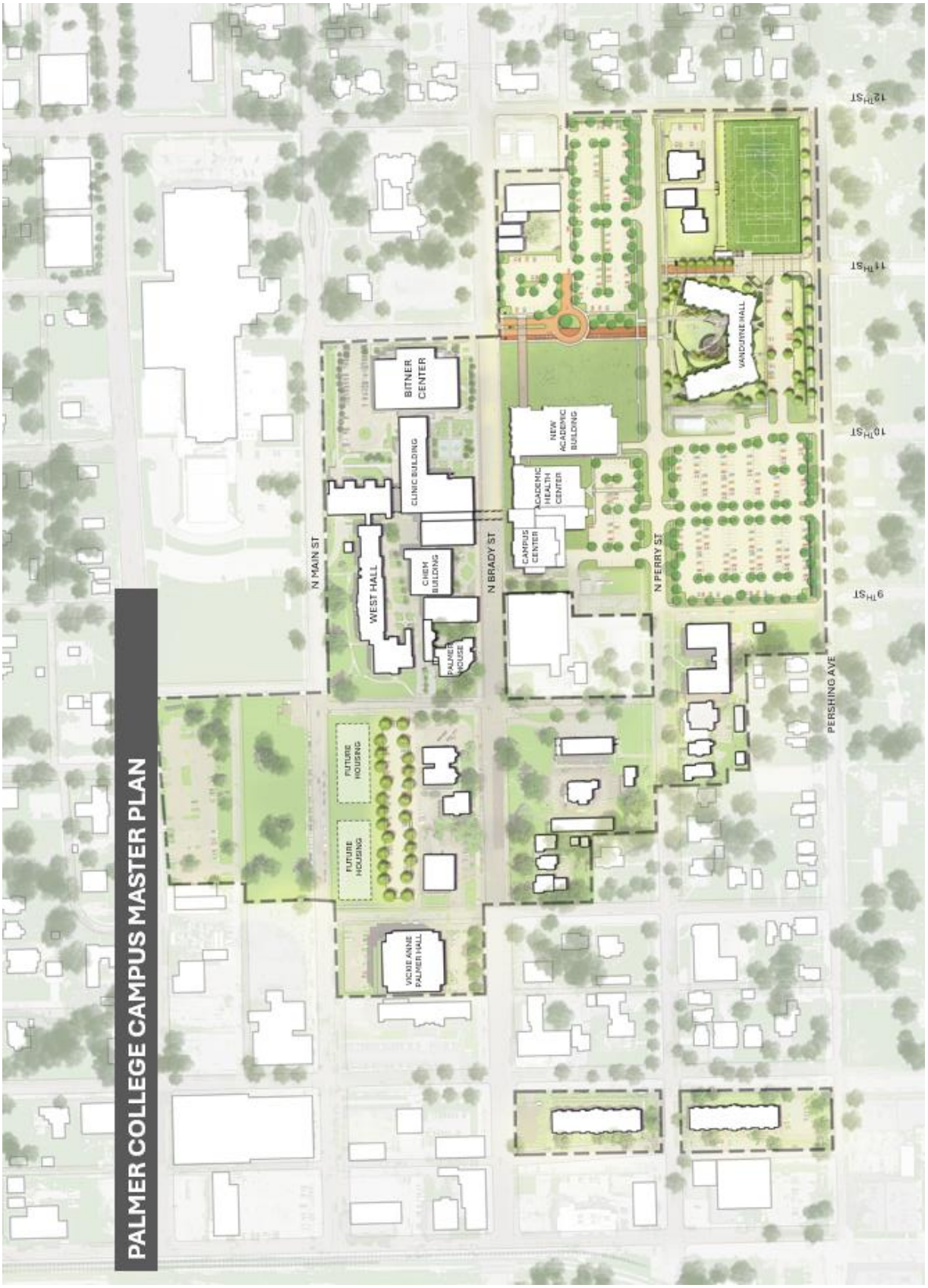
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/3/2026**

Subject:
Consideration of the November 4, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The November 4, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 11-4-25

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, November 04, 2025; 5:00 PM

Police Department | 416 Harrison Street | Community room
REGULAR MEETING Minutes

REGULAR MEETING AGENDA

I. Roll Call

Present: Dunlop, Eikleberry, Hepner, Johnson, Tallman, Maness, Garington, Schilling, Thomas, Schneider

Staff: Berkley, Reu

II. Report of the City Council Activity

III. Secretary's Report

1. Consideration of the October 14, 2025 meeting minutes.

   Motion by Tallman, seconded by Hepner, to approve the September 30, 2025 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

1. CASE ORD25-03: Request of Leverage Holdings LLC to amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Wholesale Establishments" as a permitted use in the C-3 General Commercial Zoning District [All Wards].

   Staff presented a summary of the request and presented condition for principal use standards to be applied to wholesale. Commissioner Schilling raised concerns for bulk quantities of hazardous materials like paints, fertilizers, solvents, and more near or abutting residential properties. Commissioner Eikleberry asked how that is different from facilities currently storing and selling hazardous materials. Schilling stated that the volume of the materials stored is of concern.

   Commissioner Tallman asked how close are C-3 zones to residential zones. Staff attempted to pull up a digital map of zoning districts. IT were working on the maps, preventing view in a timely manner. Schilling and Tallman asked if a buffer can be applied to Wholesale. Garrington asked what of the standards for

fireworks?

Applicant, Thad Denhartog, stated that fire Marshall verifies that sprinklers work and other inspections related to the Fire Marshall's duties. Schilling states that sprinklers must be specialized for the type of containers and contents. Staff member Berkely asked if in C-3 Districts, we add to principal use standards a restriction on bulk storage or sale of hazardous materials near residential zones.

Denhartog states that C-3 already holds hazardous materials. Lowes or Menards stack large quantities of paint, fertilizer, and more. These sales of bulk materials happen in the rear of the building. Schilling and Berkley discussed the difference between retail sale of propane and bulk sale of hazardous material. Berkley asked what does 'bulk' mean? Johnson asked if we can prohibit bulk hazardous materials 100 feet from residential zones?

Commission Chair, Ingram, requested that the conversation end and that applicants introduce themselves and offer comment. Dernhartog introduced his business and background. Stating that the proposal stems from the change of the industrial real estate market in the last couple decades. Large warehouses for wholesale are struggling to build new buildings due to cost and are looking to take advantage of the shifting retail industry. Tearing down box stores is taking away an opportunity for compatible uses. These high-ceiling and functional buildings are primed for wholesale.

Berkley asked Dernhartog what kind of wholesale will take advantage of this zoning change. Dernhartog responded that wholesale of general goods and products. Insurance will likely deter users looking to sell hazardous materials. Dernhartog stated that the high-ceiling, heated and cooled buildings will attract users looking to sell general goods. Schilling asked if Zoning can restrict wholesale in C-3 to those just in general goods?

Dunlop asked if Zoning can restrict the kind of products for sale? Applicant, Tom Pasternack, stated that it may create nonconformities for existing wholesale in C-3, prior to the 2019 zoning change.

Berkely affirmed Pasternack statements. Berkely stated that for example, fireworks are inspected by the Fire Marshall, regulated by the State, and that regulating hazardous materials through zoning may create more nonconformities. Berkely would like to contact the Fire Marshall and continue the discussion. Berkely asked if this application can move on while staff investigate hazardous materials regulation in the Zoning code.

Inghram asked if staff can update the commission on the discussion about hazardous materials.

Motion by Inghram, second by Manes, to approve staff recommendations in Case ORD25-03. Motion to approve the case was unanimous by a roll call vote (10-0).

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F25-13: Request of Elmore Storage LLC for a Final Plat of Jersey Farms Commercial Park Fifth Addition. The 2-lot subdivision is located at 6403 Elmore Avenue, on 13 acres. [Ward 6]

   Staff presented a summary of the case and conditions staff require. Petitioner, Thad Dernhartog, stated that the reason for the petition is to adapt to market conditions and provide another lot for a different kind of commercial development. The Commission had no questions for the petitioner.

   Motion by Inghram, second by Eikleberry, to approve staff recommendations in Case F25-13. Motion to approve the case was unanimous by a roll call vote (10-0).

2. Case F25-14: Request of Dan and Sandy Gayman for a Final Plat of D&S Gayman Addition. The 3-lot subdivision is located at 4104 Telegraph Road, on 8.44 acres. [Ward 1]

   Staff presented a summary of the case and conditions staff require. Petitioner, Luke Miller, is present for Commission comments. Commission Chair Inghram stated that the City has not enforced the Accessory Structures Code along Telegraph Road and would ask if a restriction on accessory buildings be added to the petition.

   Berkely stated that out-buildings like what Inghram is describing may be nonconforming with code and may have bene built without a permit. The Commission should reach out to staff if they see questionable out-buildings. Commissioner Dunlop shares Inghram's concern but states that the city has limited resource for addressing these out-buildings. Commissioner Johnson also shares Inghram's concerns. Johnson asked if the lots will take access from Telegraph. Berkely affirmed. Inghram inquired about previous Commission action regarding access onto roads.

   Garrington asked if both of the new lots are 1 acre or less. Applicant confirmed. Garrington asked if the lots would use septic or sanitary sewer. Applicant stated they can build septic or connect to sanitary sewer.

   Motion by Inghram, second by Tallman, to approve staff recommendations in Case F25-14. Motion to approve the case was unanimous by a roll call vote (10-0).

VII. Future Business

VIII. Communications

IX. Adjourn

Motion by Tallman, seconded by Eikleberry, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (10-0).

The meeting was adjourned at 5:40 pm.