COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, March 4, 2026; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for Case ORD26-01 being the 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. Public Hearing for Case REZ26-01 being the 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. Public Hearing for Case ROW26-01 being the 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. Public Hearing for Case ROW26-02 being the 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]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project, CIP #35062. [Ward 5]

2. Public Hearing on the plans, specifications, form of contract, and estimate of cost

for the Riverfront Quiet Zone (City Right-of-Way) Improvements project, CIP #ARP12. [Wards 3 & 5]

3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the PROTECT | 2nd and Gaines Flood Mitigation project, CIP#35067. [Ward 3]

4. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Taxiway C and Terminal Apron Entrance Taxiways Reconstruction project at the Davenport Municipal Airport, CIP# 20016. [Ward 8]

VII. Presentations

1. Firefighter Swearing-In Ceremony
-Griffin Wilder
-Tynan Numkena

VIII. Petitions and Communications from Council Members and the Mayor

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Matt Lienen, Chair; Mark Holloway, Vice Chair

X. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance for Case ORD25-03 being the request of Leverage Holdings LLC to amend Chapter 17.08 entitled "Uses" of the Municipal Code of Davenport, Iowa, to allow wholesale establishment as a permitted use in the C-3 zoning district and add principal use standards for wholesale establishment. [All Wards]

2. First Consideration: Ordinance for Case ORD26-01 being the 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]

3. First Consideration: Ordinance for Case REZ26-01 being the 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]

4. First Consideration: Ordinance for Case ROW26-01 being the 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]

5. First Consideration: Ordinance for Case ROW26-02 being the 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]

6. Resolution setting a Public Hearing on the proposed conveyance of 3.12 acres of City-owned property located in the 3100 block of Research Parkway to Cornbelt Properties, LLC, Petitioner. [Ward 8]

7. Resolution approving Case F26-01 being the request of Blowing Up LLC for a final plat of Knight Nation Addition, a 2-lot subdivision on 4.715 acres located at 743 Schmidt Road. [Ward 3]

XI. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

XII. PUBLIC SAFETY

1. Second Consideration: Ordinance amending Schedule XI Resident Parking Only of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa, by adding 12th Street along the south side from a point 50 feet west of Christie Street, west 24 feet. [Ward 5]

2. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

   Cornbelt Running Club; Brady Street Sprints; 6:00 p.m. - 9:00 p.m. Thursday, July 23, 2026; **Closure:** Brady Street from 4th Street to Palmer Drive. [Ward 3]

   Cornbelt Running Club; Junior Bix; 12:00 p.m. - 9:00 p.m. Friday, July 24, 2026; **Closures:** East 4th Street from Pershing Avenue to River Drive; East 3rd Street from Iowa Street to River Drive; and Iowa and LeClaire Streets from East 3rd Street to East 4th Street. [Ward 3]

3. Motion approving noise variance requests on the listed dates and times for outdoor events.

   Kilkenny's; St. Patrick's Day Celebration; 300 West 3rd Street; 8:00 a.m. Saturday, March 14, 2026 - 12:00 a..m. Sunday, March 15, 2026; Outdoor music/band, over 50 dBA. [Ward 3]

4. Motion approving beer and liquor license applications.

   A. New License, New Owner, Temporary Permit, Temporary Outdoor Area, Location Transfer, Etc. (as noted):

   Ward 1

Family Dollar Store 21879 (Family Dollar Stores of Iowa, LLC) – 2378 Rockingham Road – New License – License Type: Class B Beer/Wine (Carry-Out)

Ward 3

Carriage Haus (Smoking Haus Entertainment) - 312 West 3rd Street - Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

Daiquiri Factory (Daq Fac, LLC) - 303 West 3rd Street - Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) - 300 West 3rd Street - Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

Mac's Tavern (Failte, Inc) - 316 West 3rd Street – Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

The Office (Local 563 Cocktail Lounge, LLC) - 116 West 3rd Street - Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

Maldon Kitchen + Bar (Maldon, LLC) – 229 Brady Street #102 – New License – License Type: Class C Liquor (On-Premises)

River Music Experience (Common Chord) – 131 West 2nd Street – Recurring License – License Type: Class C Liquor (On-Premises)

Ward 4

Happy Joe's Pizza (Dynamic Restaurant Acquisition, Inc) - 1616 West Locust Street – New License - License Type: Special Class C Beer/Wine (On-Premises)

Ward 5

Riley's Sports Haus (The Clubhaus, LLC) – 2218 East 11th Street – New License/Owners - License Type: Class C Liquor (On-Premises)

Ward 7

El Gallo 502, LLC (El Gallo 502, LLC) – 3839 Brady Street – New License/Owners – License Type: Class C Liquor (On-Premises)

B. Annual License Renewals (with Outdoor Area as noted):

Ward 1

The Goods Spot (Inconvenience, Inc) - 2805 Telegraph Road - License Type: Class B Beer/Wine (Carry-Out)

Ward 3

Cru 221 (Cru 221, LLC) - 221 Brady Street - License Type: Class C Liquor (On-Premises)

Golden Mart (Golden Mart, Inc) - 1026 West River Drive - License Type: Class E Liquor (Carry-Out)

KCBrothers (KC 2 Brothers, Inc) - 214 Myrtle Street - License Type: Class E Liquor (Carry-Out)

Lopiez Pizza (Lopez Curse, LLC) - 429 East 3rd Street #1 - License Type: Class C Liquor (On-Premises)

Redstone Room (Common Chord) - 129 Main Street - License Type: Class C Liquor (On-Premises)

Ward 4

The Goods Spot (Inconvenience, Inc) - 1732 North Marquette Street - License Type: Class B Beer/Wine (Carry-Out)

Mississippi Valley Fairgrounds (Mississippi Valley Fair, Inc) - 2815 West Locust Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

The Pour House (Boss Lady, Inc) - 1502 West Locust Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 5

Brew in the Village (3 Blessings, Inc) - 1104 Jersey Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Grumpy's Saloon (2118-2120, Inc) - 2120 East 11th Street - License Type: Class C Liquor (On-Premises)

Ward 6

Buffalo Wild Wings (Blazin' Wings, Inc) - 4860 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Camp McClellan Cellars (Julie Keehn) - 2302 East 11th Street - License Type: Class B Beer/Wine (Carry-Out)

Crown Smoke & Vape (Crown Smoke & Vape, Inc) - 4810 Elmore Avenue - License Type: Class E Liquor (Carry-Out)

El Compita (El Compita Mexican Bar & Grill in Kimberly, Inc) - 1720 East Kimberly Road - License Type: Class C Liquor (On-Premises)

Los Agaves Mexican Grill (Los Agaves, Inc) - 4876 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Los Amigos (Los 3 Amigos 3, LLC) - 2843 East 53rd Street - License Type: Class C Liquor (On-Premises)

QC Mart (Bethany Enterprises, Inc) - 2415 East 53rd Street - License Type: Class B Beer/Wine (Carry-Out)

Ward 7

Lotus Asian Bistro (Double Chen Holdings, Inc) - 589 East 53rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 8

Super Market (Super Market, Inc) - 6723 Northwest Boulevard - License Type: Class E Liquor (Carry-Out)

C. Request for 19/20-Year-Old Exemption

Ward 3

Redstone Room (Common Chord) - 129 Main Street - License Type: Class C Liquor (On-Premises)

River Music Experience (Common Chord) – 131 West 2nd Street – Recurring License – License Type: Class C Liquor (On-Premises)

XIII. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Paul Vasquez Vice Chair

XIV. PUBLIC WORKS

1. Resolution accepting work completed under the Fairmount Library Roofing project by Sterling Commercial Roofing, Inc of Sterling, Illinois, in the amount of $399,100, CIP #23093. [Ward 2]

2. Resolution awarding a contract for Glaspell Street Rehabilitation project to CDMI Concrete Contractors, Inc of Port Byron, Illinois, in the amount of $419,569.50, CIP #35062. [Ward 1]

3. Resolution awarding a contract for the Jebens Avenue (West 61st Street to West 62nd Street) Reconstruction project to Feldman Concrete of Dyersville, Iowa, in the amount of $231,458.60, CIP #35062. [Ward 2]

4. Resolution awarding a contract for the West 15th Street (Harrison Street to Brady Street) Mill and Overlay project to CDMI Concrete Contractors, Inc of Port Byron, Illinois, in the amount of $200,844.80, CIP #35062. [Ward 5]

5. Resolution awarding a contract for the installation of traffic signals at the intersection of Brady Street and Lombard Street to Davenport Electric Contract Company of Davenport, Iowa, in the amount of $181,201.38, CIP #38015. [Ward 5]

6. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project, CIP #35062. [Ward 5]

7. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Riverfront Quiet Zone (City Right-of-Way) Improvements project, CIP #ARP12. [Wards 3 & 5]

8. Resolution approving the plans, specifications, form of contract, and estimate of cost for the PROTECT | 2nd and Gaines Flood Mitigation project, CIP#35067. [Ward 3]

9. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Taxiway C and Terminal Apron Entrance Taxiways Reconstruction project at the Davenport Municipal Airport, CIP #20016. [Ward 8]

10. Resolution amending the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5]

11. Resolution overruling objections for the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5]

12. Resolution adopting the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5]

13. Resolution ordering preparation of detailed plans, specifications, notice of hearing, notice to bidders, form of contract, and publication of the notice to bidders and notice of hearing covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5]

14. Resolution approving a grant agreement with the Iowa Department of Transportation in the amount of $1,106,812 for the Utica Ridge Road and East 56th Street Roundabout project. [Ward 6]

15. Resolution approving a cost-share and reimbursement agreement with the Iowa Department of Transportation for three projects on Kimberly Road. [Wards 2, 6, & 7]

16. Motion determining property values for the FY 2026 Streambank Stabilization Cost-Share Program project at 1030 Meadowview Lane. [Ward 8]

17. Motion approving the purchase of one Ford F-250 pickup truck chassis in the amount of $43,725 from Stivers Ford of Waukee, Iowa, using Iowa Department of Administrative Services contract #26063, and one Knapheide service body in the amount of $39,326 from Truck Equipment of Des Moines, Iowa, using Iowa Department of Administrative Services contract #MA005-24134, CIP #24033. [All Wards]

XV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; John Blunk, Vice Chair

XVI. FINANCE

XVII. Motion recommending discussion or consent for Finance items

XVIII. PURCHASE ORDERS OF $10,000 TO $50,000 ENTERED FEBRUARY 1-15, 2026 (For Information Only)

1. Assured Partners Capital Inc | risk and occupation health consulting services | Amount: $10,000
2. Humility of Mary Shelter | emergency winter shelter | Amount: $10,000
3. Motion Industries Inc | conveyor belts for Compost | Amount: $11,543.37
4. WRS Construction Inc | wall repair at Modern Woodmen Park | Amount: $11,605
5. First Arriving LLC | PD recruitment | Amount: $12,000
6. UB Holdings LLC | payment platform at RiverCenter | Amount: $14,109.11
7. McClure Engineering Co Inc | Duck Creek planning project | Amount: $15,310
8. MH Logistics Corp | TYMCO sweeper parts for stock | Amount: $16,202.50
9. Watersmith Engineering | 37th/Welcome Way storm sewer engineering services | Amount: $16,750
10. LeadsOnline | annual renewal | Amount: $18,215
11. Klingner & Associates PC | West 90th Street reconstruction topographic survey | Amount: $44,600

XIX. Other Ordinances, Resolutions and Motions

1. Resolution approving ten 2026 Open Prairie/Forest Cover property tax exemptions. [Wards 1, 2, 6, 7, & 8]

2. Resolution approving an increase to base salary for Corporation Counsel Samuel Huff and a modification to Section 8 of Huff's Employment Agreement. [All Wards]

XX. Motion recommending discussion or consent for Other Ordinances, Resolutions and Motions items

XXI. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business not appearing on this agenda. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaints or suggestions tonight.

Please state your name and ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XXII. Final Comments from Council Members and the Mayor

XXIII. Adjourn

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **3/4/2026**

Subject:
Public Hearing for Case ORD26-01 being the 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 Hearing.

Background:
Request

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 11th 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.

Plan and Zoning Commission Recommendation

At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case ORD26-01 to the City Council with a recommendation for approval subject to the listed findings.

Findings

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

The staff report from the February 17, 2026, Plan and Zoning Commission meeting is attached.

Attachments:
1. Ordinance
2. Plan & Zoning Commission Staff Report

3. Application
4. Maps
5. Public Notice-Committee of the Whole
6. Public Notice-Plan & Zoning Commission
7. Applicant Presentation at Neighborhood Meeting
8. Palmer Community Organization Communication Timeline
9. Public Comment in Opposition-1129 Brady Street
10. Palmer Drive-Truck Turning Movement Exhibit

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ORD26-01 BEING THE 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.

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

Section 1. The following described unit of Scott County, Iowa, real estate is hereby subject to the adopted land use plan in Case ORD26-01. The property 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.

Section 2. That the following findings are hereby imposed upon said ordinance:

Findings

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

Section 3. At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case ORD26-01 to the City Council with a recommendation for approval subject to the listed findings.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____
Jason Gordon
Mayor

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/17/2026**

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:
Staff recommends Case ORD26-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

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.

Davenport's Zoning Ordinance defines 'Educational Facility - University or College' as "a facility for post-secondary higher learning that grants associate or bachelor degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. Educational facilities – university or college include ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses."

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.

Approval Standards for Map Amendments (Chapter 17.14.040)

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

1. **The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.**
    - Staff Response: The campus, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue, is designated Civic & Institutional, Downtown, Residential General, and Urban Corridor on the Davenport +2035 Future Land Use Map.
    - Palmer's campus is located within the Existing Urban Service Area, where the Comprehensive Plan supports reinvestment, infill development, and the efficient use of existing public infrastructure. The proposal represents continued development within an established institutional campus rather than expansion into residential areas.
    - The Civic & Institutional designation specifically anticipates major educational uses and recognizes that such facilities operate at a scale distinct from surrounding development. The Master Plan continues to consolidate academic, student housing, and campus-support functions within a defined institutional footprint, reinforcing the land use pattern envisioned by the Comprehensive Plan.
    - In areas designated Downtown and along Urban Corridors such as Brady Street

and Perry Street, the Comprehensive Plan emphasizes walkability, urban design quality, and multi-modal transportation. The Master Plan advances these objectives through enhanced pedestrian corridors, open space improvements, internal circulation modifications, and proposed traffic-calming features intended to improve pedestrian safety and connectivity within the campus and in the surrounding area.

- For areas adjacent to Residential General neighborhoods, the Comprehensive Plan calls for compatible transitions between differing intensities of use. The Master Plan directs the majority of new building activity toward the interior of the campus, which reduces potential land use conflicts and supports neighborhood stability.
- The proposed amendment aligns with the existing Future Land Use designations and does not introduce land use patterns that are inconsistent with the Comprehensive Plan. As such, an amendment to the Future Land Use Map is not warranted. Based on these considerations, staff finds the proposed Campus Land Use Plan amendment to be consistent with the Comprehensive Plan and adopted land use policies.

2. **The compatibility with the zoning of nearby property.**
   - Staff Response: The following zoning districts abut or are within the Palmer College of Chiropractic campus boundary:
     - R-4C Single-Family & Two-Family Central Residential District
     - R-MF Multi-Family Residential District
     - C-T Commercial Transitional District
     - C-1 Neighborhood Commercial District
     - C-2 Corridor Commercial District
     - C-D Downtown District
     - IC Institutional Campus District
   - These surrounding zoning districts reflect the campus's location within a mixed urban context, including residential neighborhoods, commercial corridors, downtown activity, and other institutional uses. The campus is situated along the Brady Street corridor, a major arterial and gateway from downtown, where nearby principal uses include educational facilities (primary and secondary), dwellings, government facilities, offices, places of worship, personal service establishments, and retail goods establishments.
   - The college campus, however, is predominantly bordered by established residential neighborhoods to the east and north. The R-4C Single-Family & Two-Family Central Residential District is intended to preserve and protect Davenport's dense, centrally located housing stock. The purpose of the land use plan is to ensure that the six properties added to the IC District continue to provide housing and remain complementary to the character of the surrounding neighborhood.
   - The IC Institutional Campus District is designed to allow for institutional growth within the district while minimizing potential adverse impacts on adjacent areas. The City recognizes that universities often require additional flexibility to grow and develop within a limited area. The IC District supports this growth while providing enhanced public notification and regulatory oversight.
   - Based on this context, staff concludes that the proposed land use plan amendment is appropriate for an Educational Facility – University or College use.

3. **The compatibility with established neighborhood character.**
    - Staff Response: Davenport's Zoning Ordinance requires the applicant to submit a land use plan amendment when there are major modifications in land use, project scale, recreational area, setbacks, and height. This provides an additional level of oversight to ensure consistency with the surrounding land uses. Once approved, the land use plan is effective for a period of ten years. If it is determined that there is a major amendment, the property owner must return to the Plan and Zoning Commission and City Council for approval.
    - The submitted land use plan offers several beautification projects that will enhance the image of the university. Palmer College intends to reconfigure Palmer Drive to create a main gateway to the campus. An entrance monument will welcome visitors and perspective students that enter the campus from Brady Street. In addition, expanded greenspace and a pedestrian path will better connect the student housing on the eastside of Perry Street to the academic facilities along the Brady Street corridor. To promote further compatibility with the campus, staff recommend the pedestrian corridor along Palmer Drive replicate the treatments used on the former 11th Street walkway, located between the student housing and recreational field. This includes incorporating brick pavers, signage, lighting, and landscaping treatments.
    - The new academic building, Palmer Forum, provides an opportunity to strengthen the campus's character and contribute to a more vibrant and modern built environment. Connected to the Welcome Center, the facility will better reinforce the building line along Brady Street. The placement of Palmer Forum within the core of campus promotes infill development, supports a compact and efficient campus layout, and enhances walkability. Its central location also preserves this area for academic uses while providing a buffer from the residential neighborhoods to the north and east of campus.
    - Since adoption of the 2021 Campus Land Use Plan, Palmer College has acquired six properties immediately adjacent to the existing campus boundary. Two of these properties, 1111 Perry Street and 208 East 11th Street, are located within the Cork Hill National Historic District. Palmer College has undertaken restoration efforts to preserve the historic architectural character of these residential structures. In addition, the Roslyn Building at 739 Perry Street, a nationally listed historic landmark, is being preserved for continued use as student housing. The remaining properties, while not located within a historic district, will be maintained in their current residential form and utilized for student housing without an increase in the number of dwelling units. Collectively, the continued residential use, preservation of historic structures, and maintenance of existing density will ensure compatibility with the surrounding neighborhood character.
    - The Campus Master Plan reconfigures existing parking lots and creates new facilities to help alleviate parking on local roads. Improvements are required to conform with Davenport's landscaping standards, which include perimeter plantings along the edges of the parking lot and the creation of parking lot landscape islands. These enhancements will soften the visual impact of expanded parking areas and contribute to a more clearly defined campus edge.
    - Overall, this plan seeks to enhance the campus's character through the addition of gateway features, a new academic facility, neighborhood compatible student housing, and enhanced off-street parking lots. Staff find that the proposed land

use plan is generally consistent with the established institutional, commercial, and residential character of the area.

4. **The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.**
    - Staff Response: The IC Institutional Campus District requires the review and approval of a land use plan to enable the community to understand the levels of development and activity being proposed, their likely impacts, and appropriate mitigation measures. This additional level of oversight is intended to further protect the health, safety, and welfare of the City.
    - During the January 27th neighborhood meeting, property owners expressed concerns regarding pedestrian safety, particularly along Perry Street. The proposed Campus Master Plan anticipates increased pedestrian activity in the eastern portion of campus, including the 11th Street pedestrian corridor, the VanDuyne Student Housing courtyard, the proposed Palmer Drive pedestrian corridor, and the proposed Palmer Forum outdoor plaza. While these areas are in close proximity, they are separated by the Perry Street right-of-way, creating multiple pedestrian crossing points within an area of concentrated student movement.
    - To address this condition, the plan proposes three bump-outs along Perry Street between 12th Street and 9th Street. These improvements provide several public welfare benefits, including traffic-calming, shorter pedestrian crossing distances, consolidated crossing locations, improved visibility, and enhanced walkability. Emergency vehicle access will be accommodated through the Palmer Drive pedestrian corridor in a manner consistent with the design treatments used for the 11th Street pedestrian corridor. Collectively, the proposed measures mitigate safety risks associated with increased pedestrian volumes and support a campus environment designed for low-speed, shared vehicular and pedestrian activity. In addition, by creating a clearly delineated gateway into the campus, the college is enhancing wayfinding that directs students, staff, and visitors into the central academic corridor of the campus, rather than into surrounding neighborhoods.
    - Development of the proposed campus gateway will be required to comply with all applicable stormwater management regulations, including review and approval of drainage plans to ensure adequate on-site detention and controlled discharge.
    - Staff find that these improvements advance public health, safety, and welfare by reducing potential vehicle–pedestrian conflicts and improving overall circulation safety within the campus core.
5. **The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.**
    - Staff Response: The IC District permits the adoption of a land use plan that establishes regulations providing flexibility for the development and expansion of the institution beyond the standards of the base district. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.
    - The current Campus Master Plan for Palmer College was adopted by City Council in 2021. This plan focused on improvements to the northeast corner of campus, including the construction of VanDuyne Hall for student housing, an outdoor turf

and recreational field, and the conversion of 11th Street into a pedestrian corridor. Since these projects have been completed, the college is looking to proceed forward with improvements that were not identified in 2021. These major modifications include a main campus entrance off Brady Street, a new academic building, traffic-calming on Perry Street, greenspace and outdoor study areas, and additional sites for future student housing. These project are all considered permitted land uses in the IC District and ancillary to an 'Educational Facility-University or College'.

- Palmer College may continue operating in its current capacity; however, the institution cannot advance these projects without an adopted Campus Master Plan. Adoption of the land use plan by the City Council would provide Palmer College the flexibility to pursue development consistent with established land use policies. Staff find the proposed land use plan alternative appropriate to accommodate the principal uses permitted within the IC Institutional Campus District.

6. **The extent to which the proposed amendment creates nonconformities.**
    - Staff Response: The IC Institutional Campus District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for the approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.
    - Under this framework, a land use plan may adjust dimensional and site development standards—including setbacks, lot area and width, building height, and impervious surface coverage—to accommodate coordinated campus development. The adoption of the proposed land use plan will not create any zoning nonconformities. Instead, the ordinance amendment establishes a development framework that brings the subject sites into alignment with IC District standards, consistent with the approved land use plan.
    - The proposed uses—academic facilities, student housing, greenspace, and parking—are consistent with the ancillary institutional and residential components permitted for an Educational Facility — University or College. Rather than introducing nonconforming conditions, the amendment aligns the zoning designation with the existing and intended institutional land use pattern, helping to minimize potential future land use conflicts.
    - Proposed campus improvements, including a new academic building, student housing, a main campus entrance off Brady Street, outdoor recreational areas, and expanded parking, are all considered permitted uses within the IC District. Staff concludes that redeveloping the campus as outlined in the land use plan will not result in any new nonconformities.

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.

Prior to the February 3rd Plan and Zoning Commission public hearing, the Commission received a letter from legal counsel representing the owner of 1129 Brady Street (Brady Furniture) opposing the proposed alterations to Palmer Drive as a main gateway to the campus (Cases ORD26-01 and ROW26-01). The petitioner stated that the alley and Palmer Drive are regularly used for truck deliveries and customer access. Vacating these rights-of-way would require additional delivery trucks to back into the site from Brady Street, which is asserted to create traffic congestion and safety concerns for motorists and pedestrians. The petitioner contends the proposal would negatively impact adjacent businesses and requests denial of the right-of-way vacation applications. In response, Palmer College prepared a truck turning movement exhibit showing that the proposed entrance off Brady Street and alley can accommodate the turning movements of an SU-30 design vehicle. (This is a standard, single-unit truck measuring 30 feet in length, used in civil engineering and urban planning to determine the minimum turning radii, lane widths, and intersection geometry. City fire trucks are compatible with the turning movements of an SU-30 vehicle.)

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
7. Palmer Drive-Truck Turning Movement Exhibit

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
[redacted]

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

[redacted]
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
[redacted]
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.*

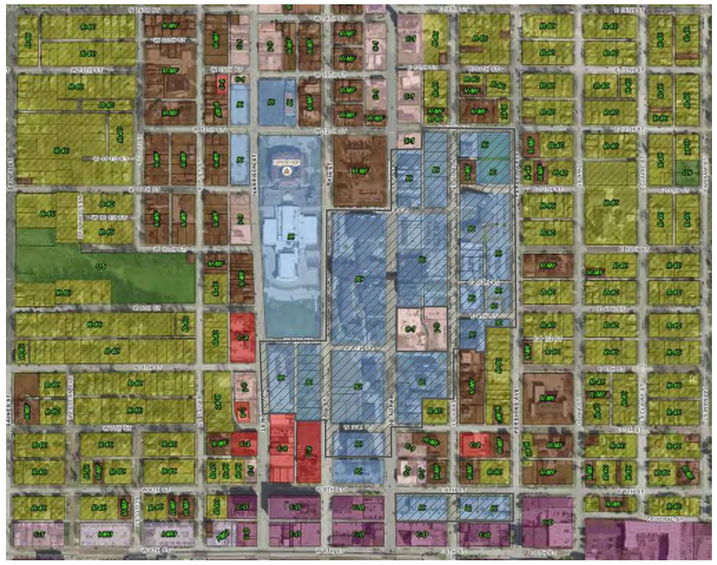
The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.

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.

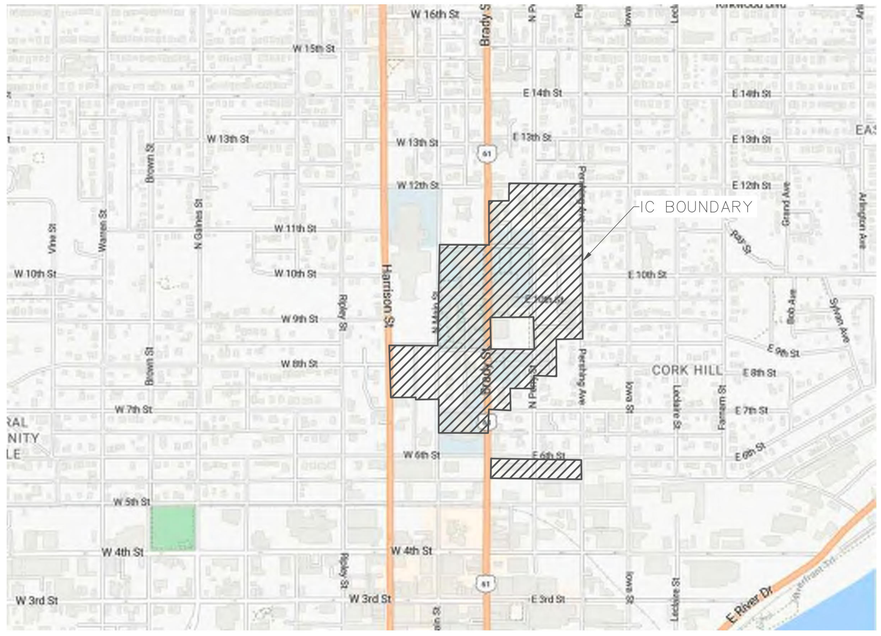
PALMER COLLEGE OF CHIROPRACTIC
INSTITUTIONAL CAMPUS

DAVENPORT, IOWA



EXISTING ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition



VICINITY MAP
NOT TO SCALE

MAP PROVIDED BY GOOGLE



DAVENPORT 2035 ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition

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

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.

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA
COVER 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

IMEG
1717 STATE STREET - SUITE 201
BETTENDORF, IA 52722
563.344.0200
www.imegcorp.com
PROJECT # 25003972.01

IMEG CORP RESERVES PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS, TO THIS DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF IMEG CORP AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF IMEG CORP. © 2018 IMEG CORP.

REFERENCE SCALE IN INCHES
0 1 2 3

Tuesday, December 23, 2025 9:05:13 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--COVER AND DETAILS.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.

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**	

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 EXISTING CONDITIONS

IMEG Project No: 25003972.01

File Name: 25003972.01-EXISTING CONDITIONS.dwg

© COPYRIGHT 2025
ALL RIGHTS RESERVED

Field Book No:####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-1

Sheet 2 of 15

Tuesday, December 23, 2025, 8:34:53 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--EXISTING CONDITIONS.DWG

Tuesday, December 23, 2025 8:37:39 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-EXISTING CONDITIONS.DWG



PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

EXISTING CONDITIONS - NORTH

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

REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No: 25003972.01
File Name: 25003972.01-EXISTING CONDITIONS
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-2

Sheet 3 of 15

Tuesday, December 23, 2025 8:38:18 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-EXISTING CONDITIONS.DWG



GENERAL NOTES:

1. ALL INFORMATION WAS GATHERED BY WALKTHROUGH 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

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

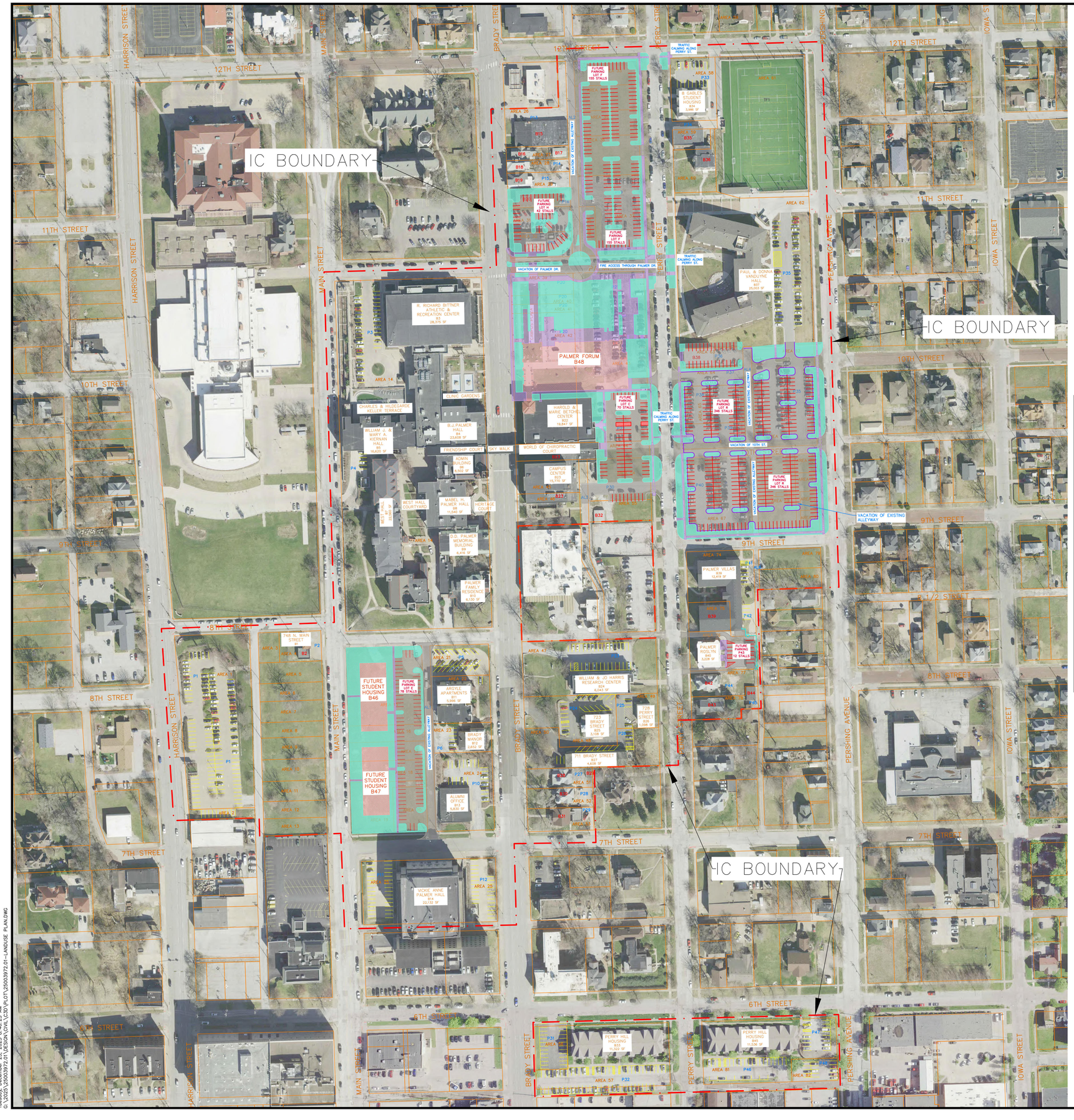
REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No: 25003972.01
File Name: 25003972.01-EXISTING CONDITIONS
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-3

Sheet 4 of 15



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
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-4

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



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 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

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

LAND USE PLAN NORTH

IMEG Project No: 25003972.01

File Name: 25003972.01-Landuse Plan.dwg

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No: ####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-5

Sheet 6 of 15

Tuesday, December 23, 2025 8:41:11 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 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

No.	REVISIONS DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

LAND USE PLAN SOUTH

IMEG Project No: 25003972.01

File Name: 25003972.01-Landuse Plan.dwg

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No: ####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-6

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



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

No.	DESCRIPTION	DATE

REVISIONS

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

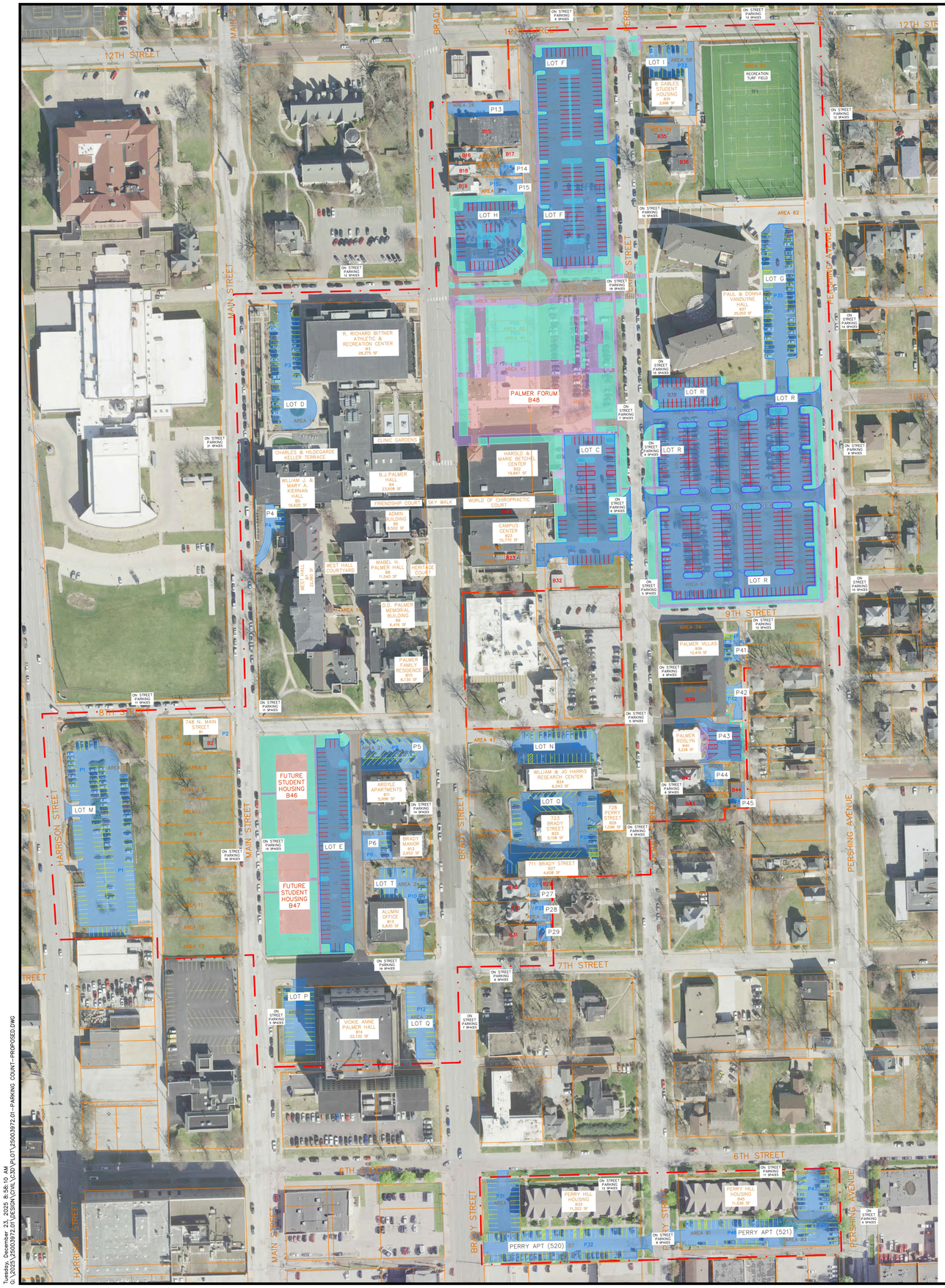
EXISTING CAMPUS PARKING DATA

IMEG Project No: 25003972.01
File Name: 25003972.01-Parking Count-Existing.dwg
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
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.	DATE
REVISIONS	
DESCRIPTION	

IMEG
PH: 928.256.0410
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

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No:####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

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



Tuesday, December 23, 2025 9:00:18 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-SITE AREAS SOILS & GRADING.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

No.	REVISIONS DESCRIPTION	DATE

IMEG
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001
PH: 928.256.0410
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
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No:####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-9

Sheet 10 of 15

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

SITE UTILITY PLAN - NORTH

IMEG Project No: 250039972.01
File Name: 250039972.01-Site Utility Plan.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-10
Sheet 11 of 15

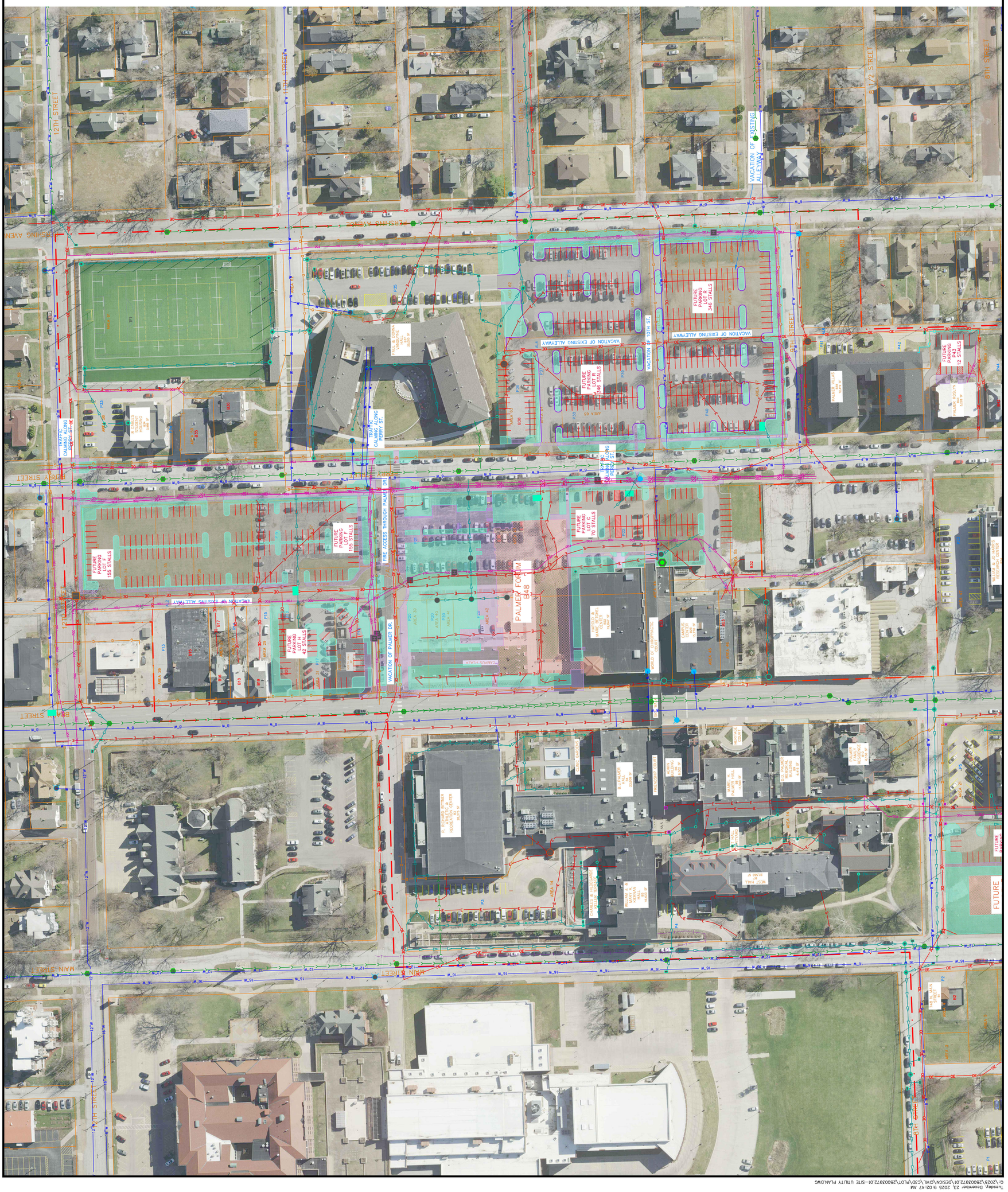
LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING
- STORM MANHOLE
- STORM INLET
- STORM DOUBLE INLET
- SANITARY MANHOLE
- FIRE 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.



Tuesday, December 23, 2025 9:02:47 AM
G:\2025\250039972.01\DESIGN\CIVIL\C3D\PLOT\250039972.01-SITE UTILITY PLAN.DWG

REVISIONS		
NO.	DESCRIPTION	DATE

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

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

SITE UTILITY PLAN - SOUTH

IMEG Project No: 25003972.01
File Name: 25003972.01-Site Utility Plan.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-11

Sheet 12 of 15

GENERAL NOTES

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

SCALE: 1" = 50'

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



Tuesday, December 23, 2025 9:03:35 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-SITE UTILITY PLAN.DWG

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



PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

GRADING AND DRAINAGE - NORTH

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

REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No: 25003972.01
File Name: 25003972.01-Site Areas Soils & Grading.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-12

Sheet 13 of 15

Tuesday, December 23, 2025 9:01:32 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-SITE AREAS SOILS & GRADING.DWG



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'

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 &
© COPYRIGHT 2025 ALL RIGHTS RESERVED
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	VanDuyne Hall	-	3.59	0.00	1.39	0.69	1.38
	B37	25,003	4	96,529	Student Housing		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	-	26,101	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	
75	B39	8,200 4,219	3	27,736	Student Housing		44	0.16	0.19 0.10	0.06	0.19 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
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--COVER AND DETAILS.DWG

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

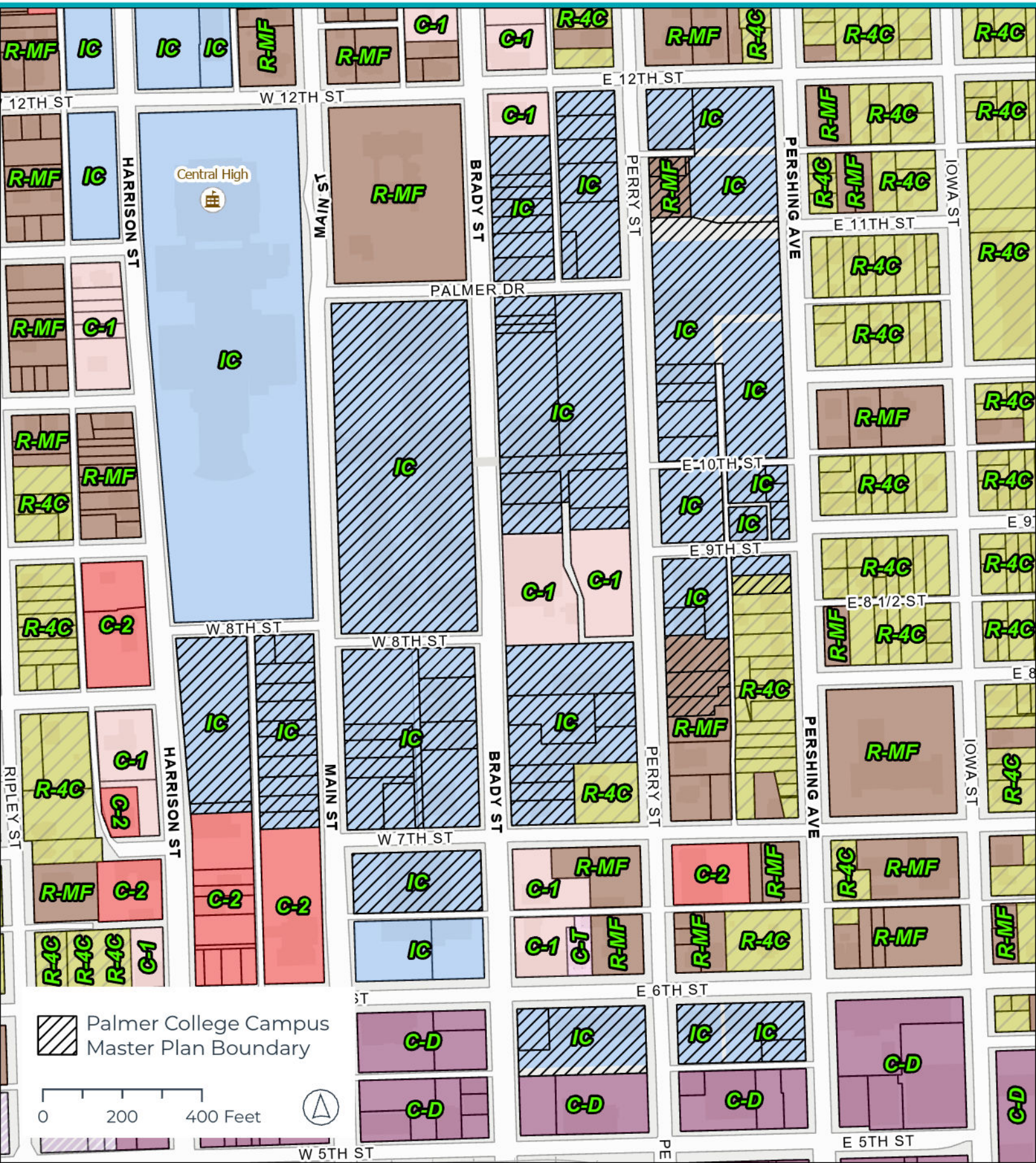
Proposed Parking Ratio - $PR_P = \frac{1630\ stalls}{359{,}370\ ft^2} \times 1000$ = 4.54 stalls/1000 ft^2

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
IOWA | USA

Zoning Map | Case ORD26-01

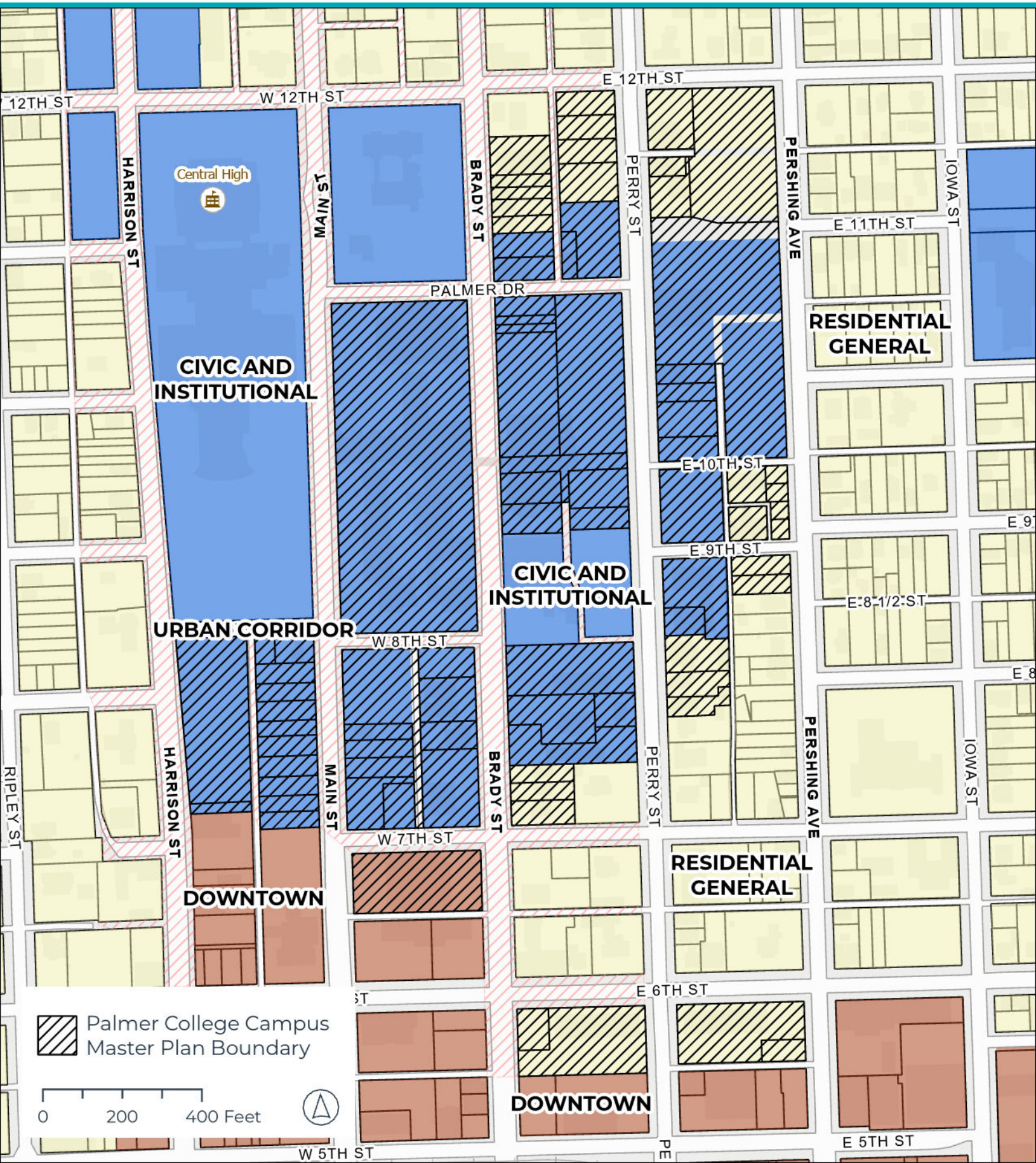
Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



THE CITY OF DAVENPORT
IOWA | USA

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 | COMMITTEE OF THE WHOLE

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

Plan & Zoning Commission Public Hearing Meeting
Date: 3/4/2026 Time: 5:30 PM Location: Council Chambers | City Hall | 226 W 4th St.

What is this About?
This notice is to inform you of an upcoming public hearing regarding a proposed amendment to the Palmer College of Chiropractic Campus Master Plan. The amendment would update the Institutional Campus District to reflect recent property acquisitions and proposed campus improvements, including a new main entrance from Brady Street, construction of an academic building, expanded parking, enhanced greenspace, traffic safety improvements on Perry Street, and identification of future student housing sites along Main Street. These changes are intended to improve campus access, safety, and overall 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.

Plan and Zoning Commission Recommendation:
At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ORD26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.

5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case REZ26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.
4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-02** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.
5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

What are the Next Steps after the Public Hearing?
The public hearing on the above matter is scheduled for 5:30 p.m. on March 4, 2026 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

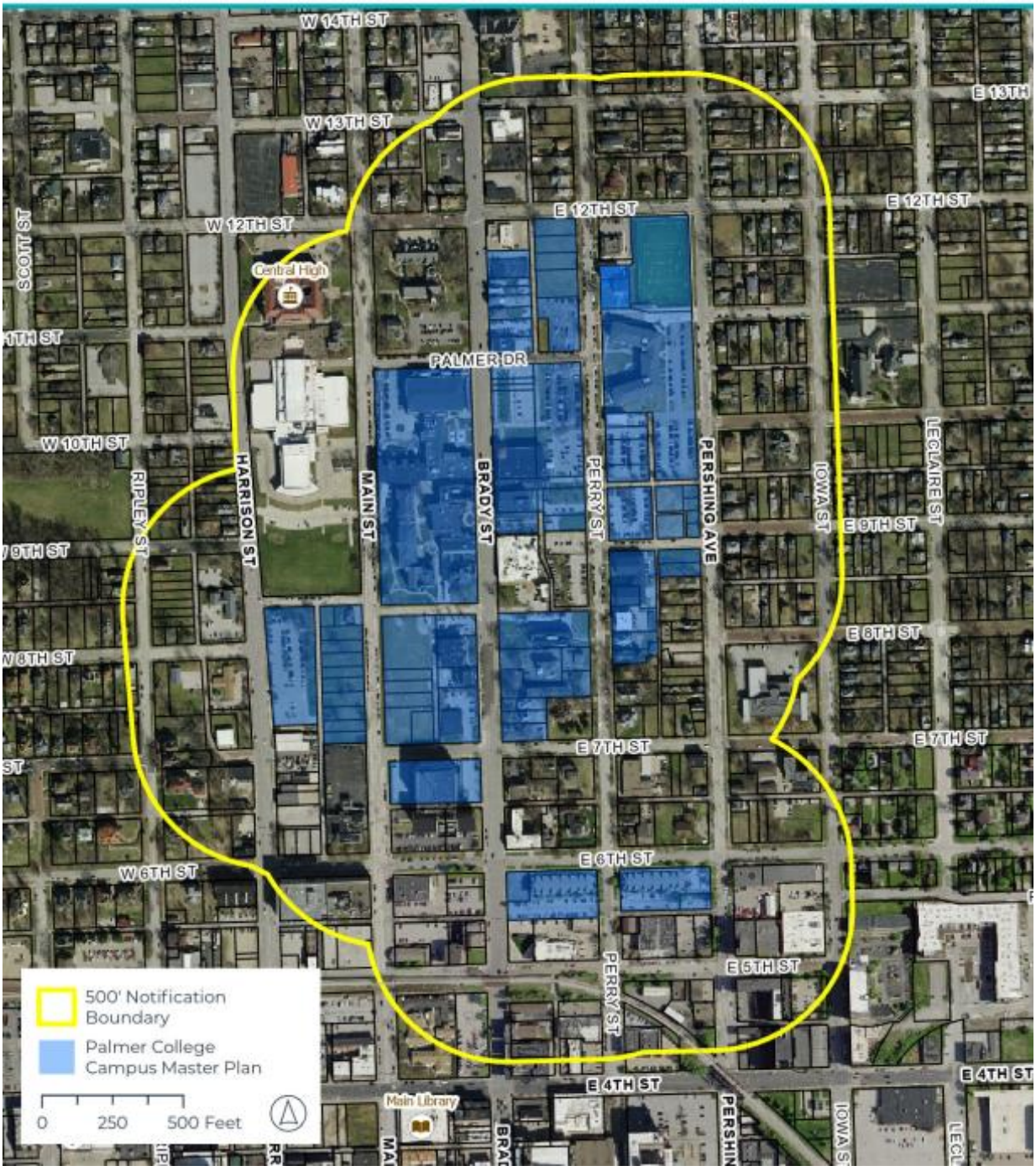
All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles.
TTY: (563) 326-6145

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

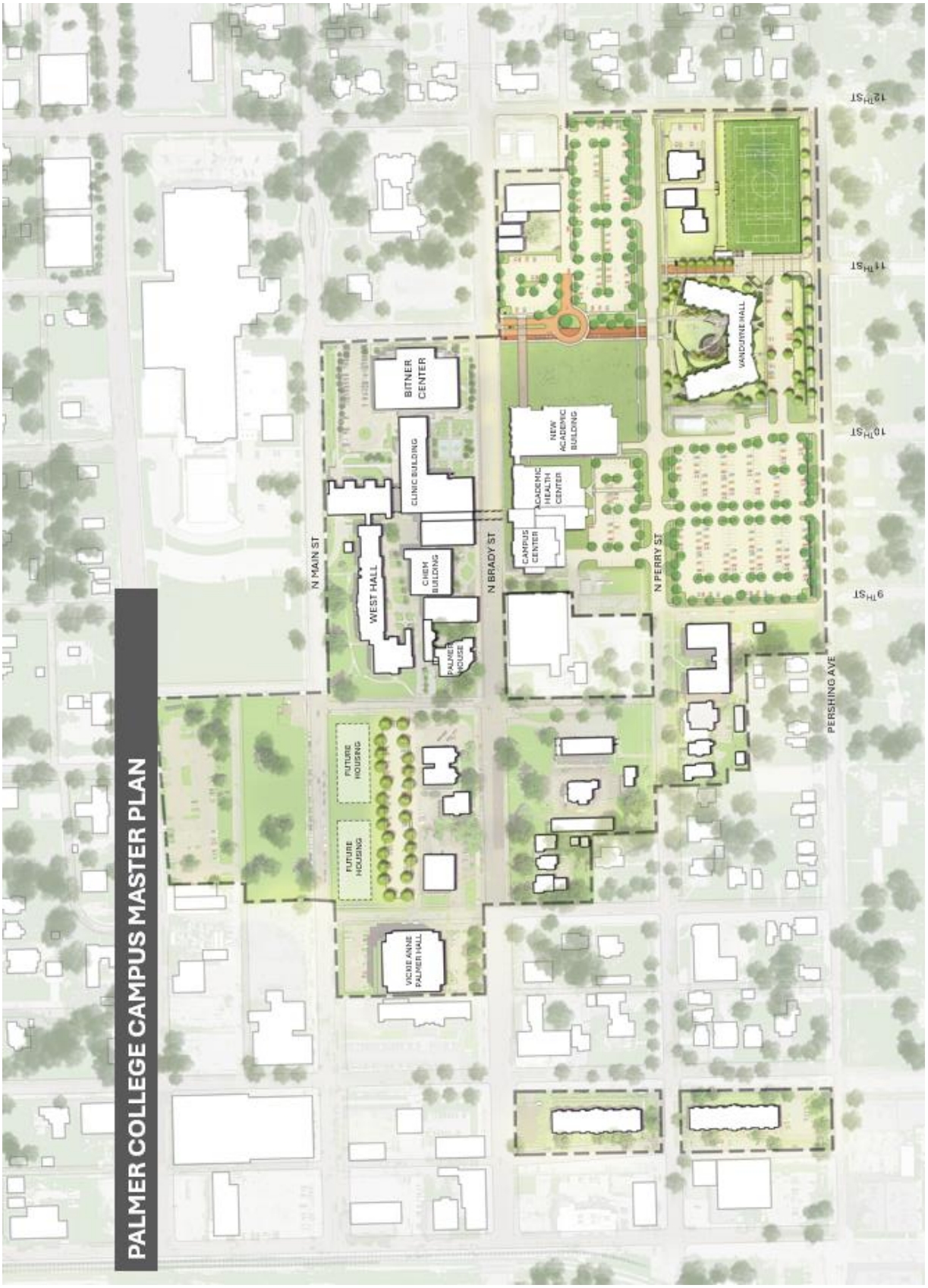
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

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

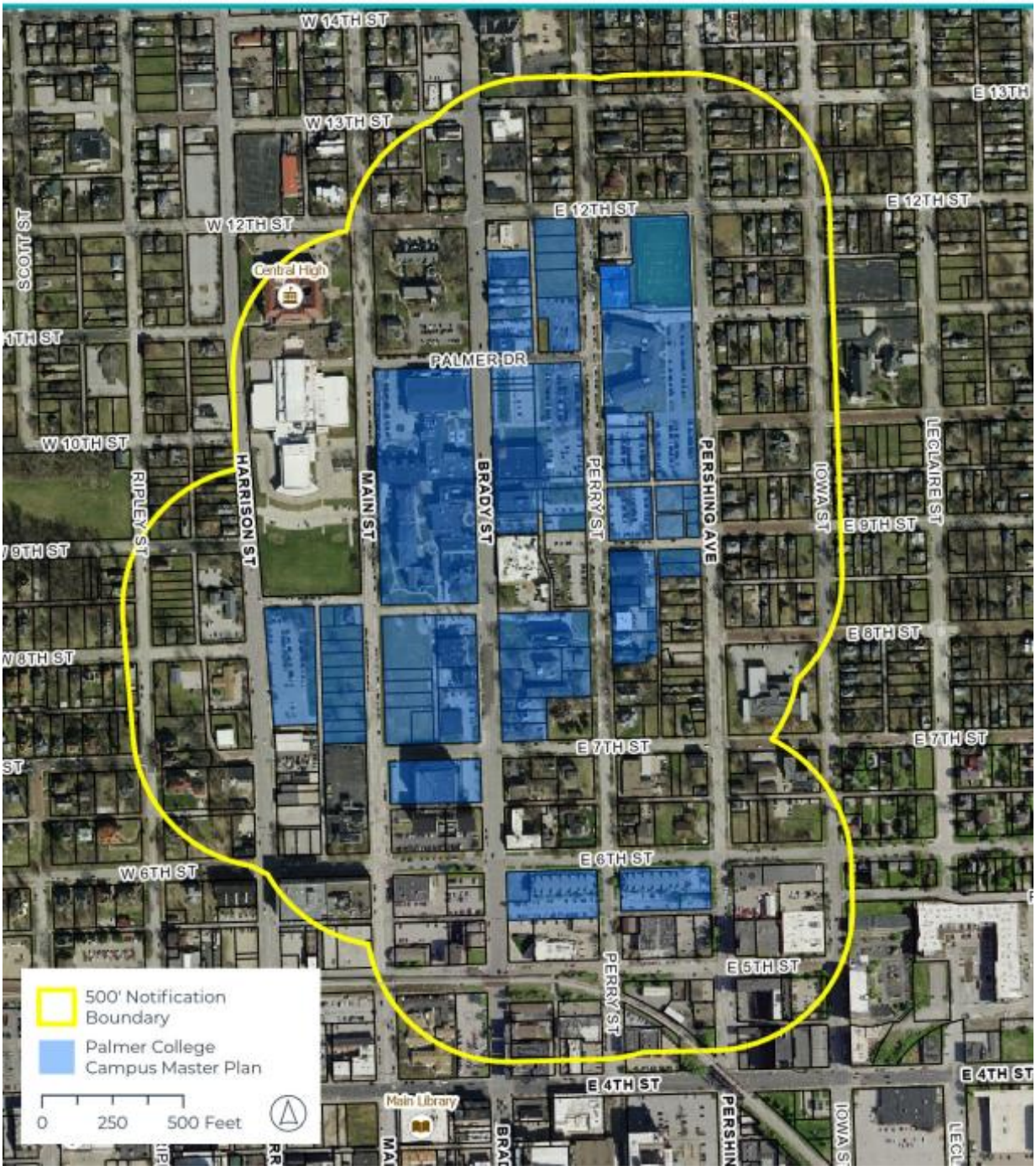
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan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

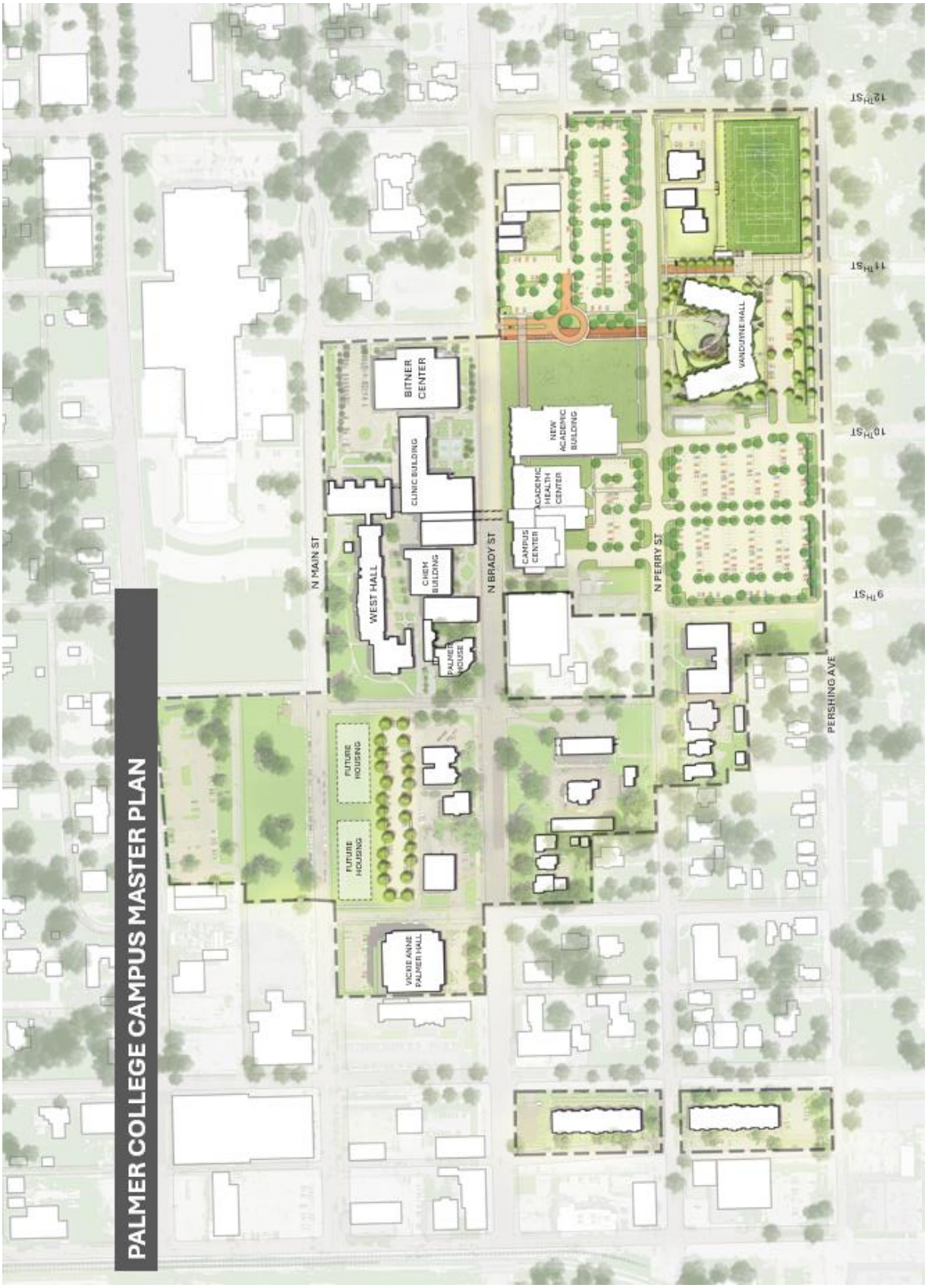
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

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

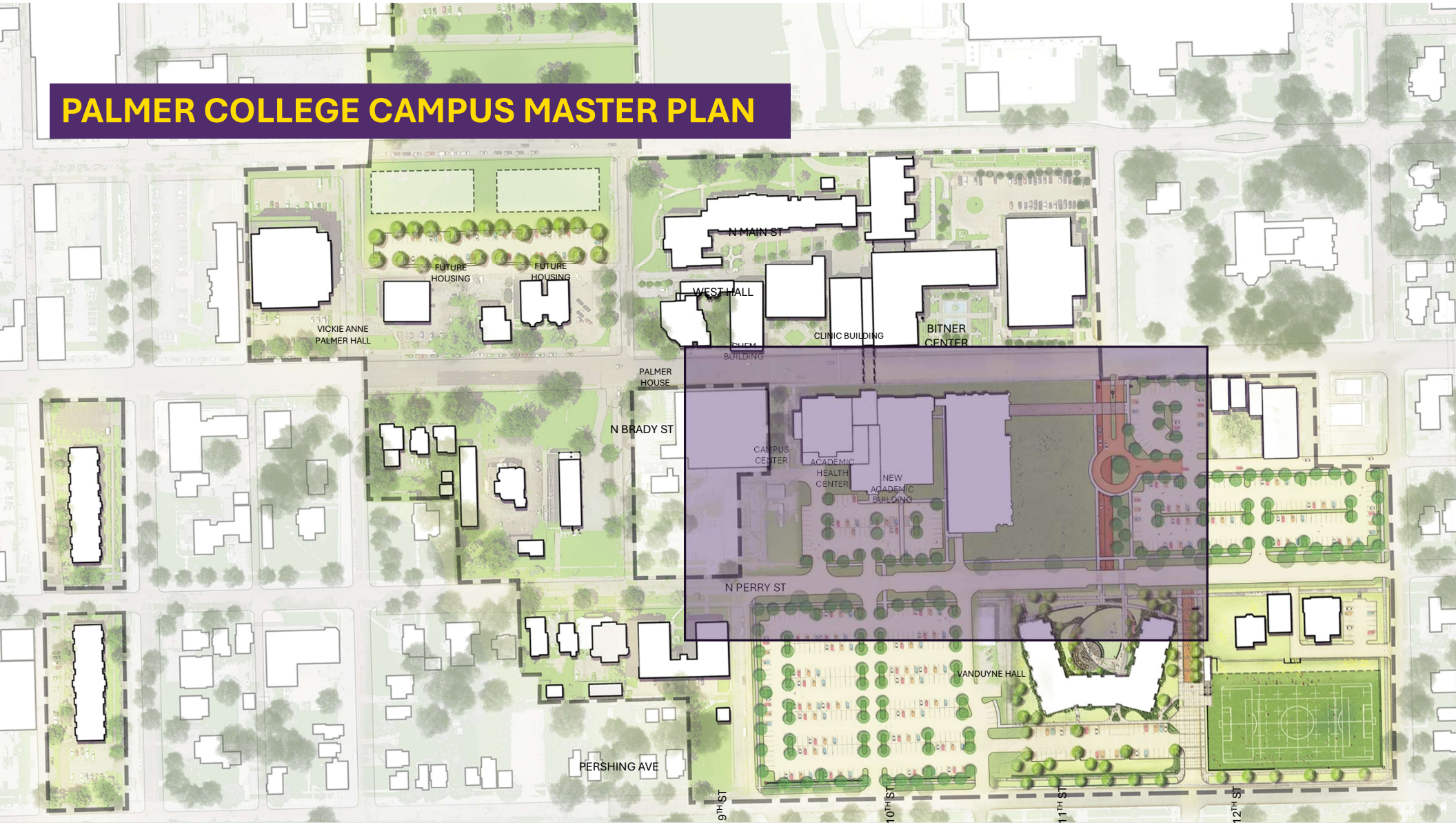


Importance of Campus Master Planning

- 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



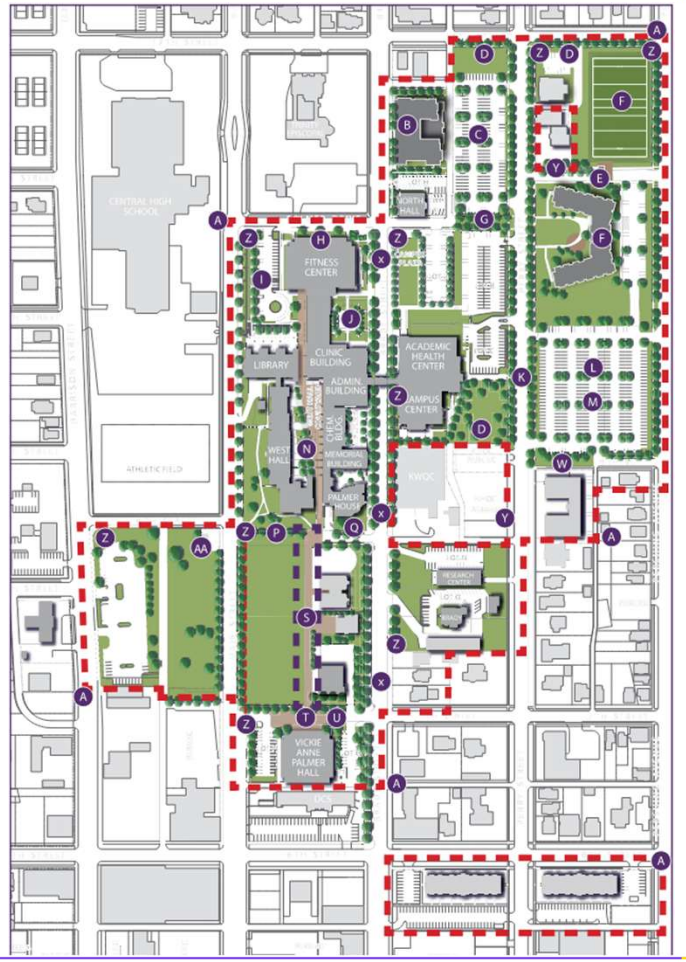
Institutional Campus (IC) Amendment

- 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

THE CITY OF DAVENPORT
IOWA | USA

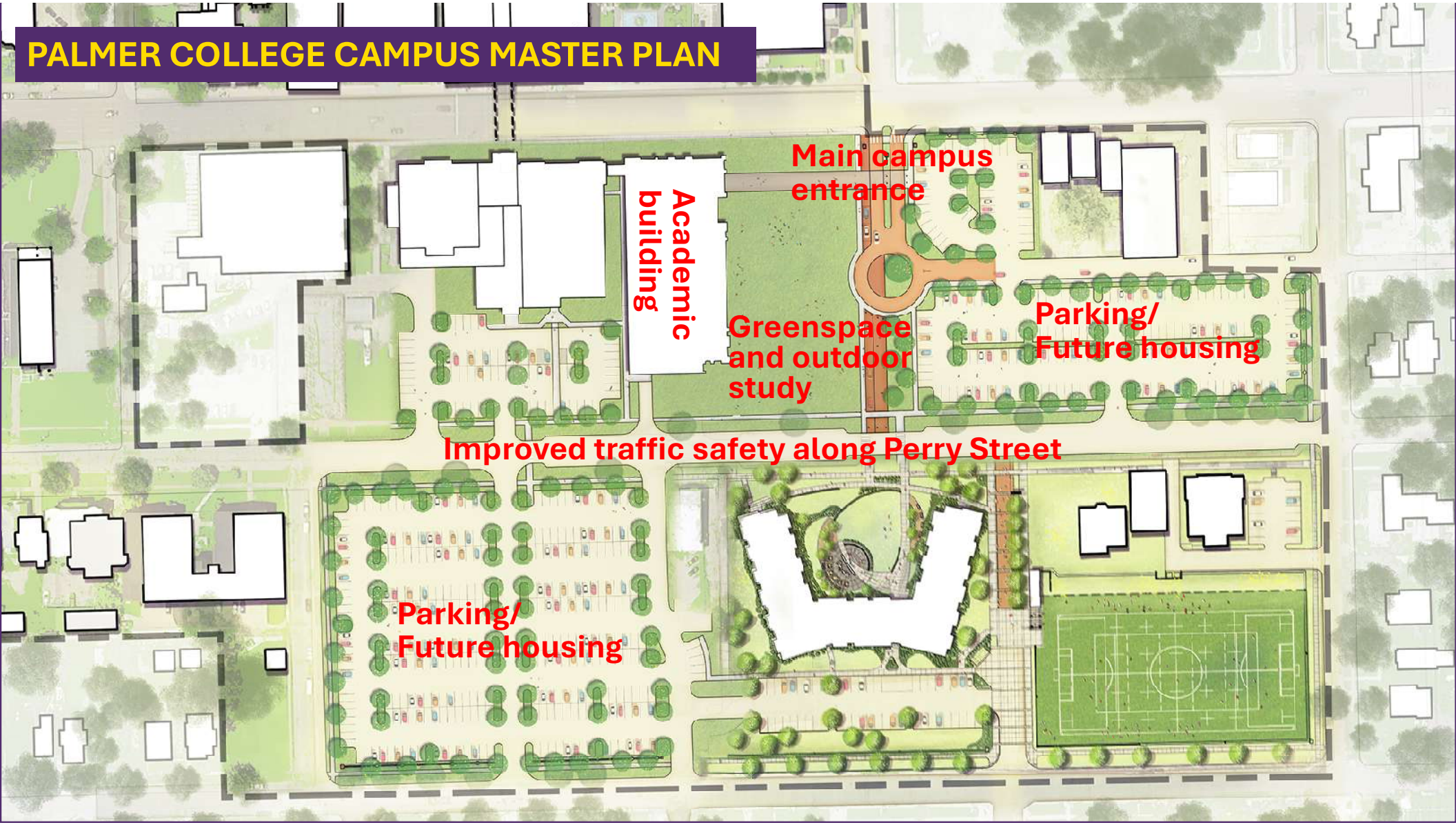
Currently Approved Campus IC

- 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



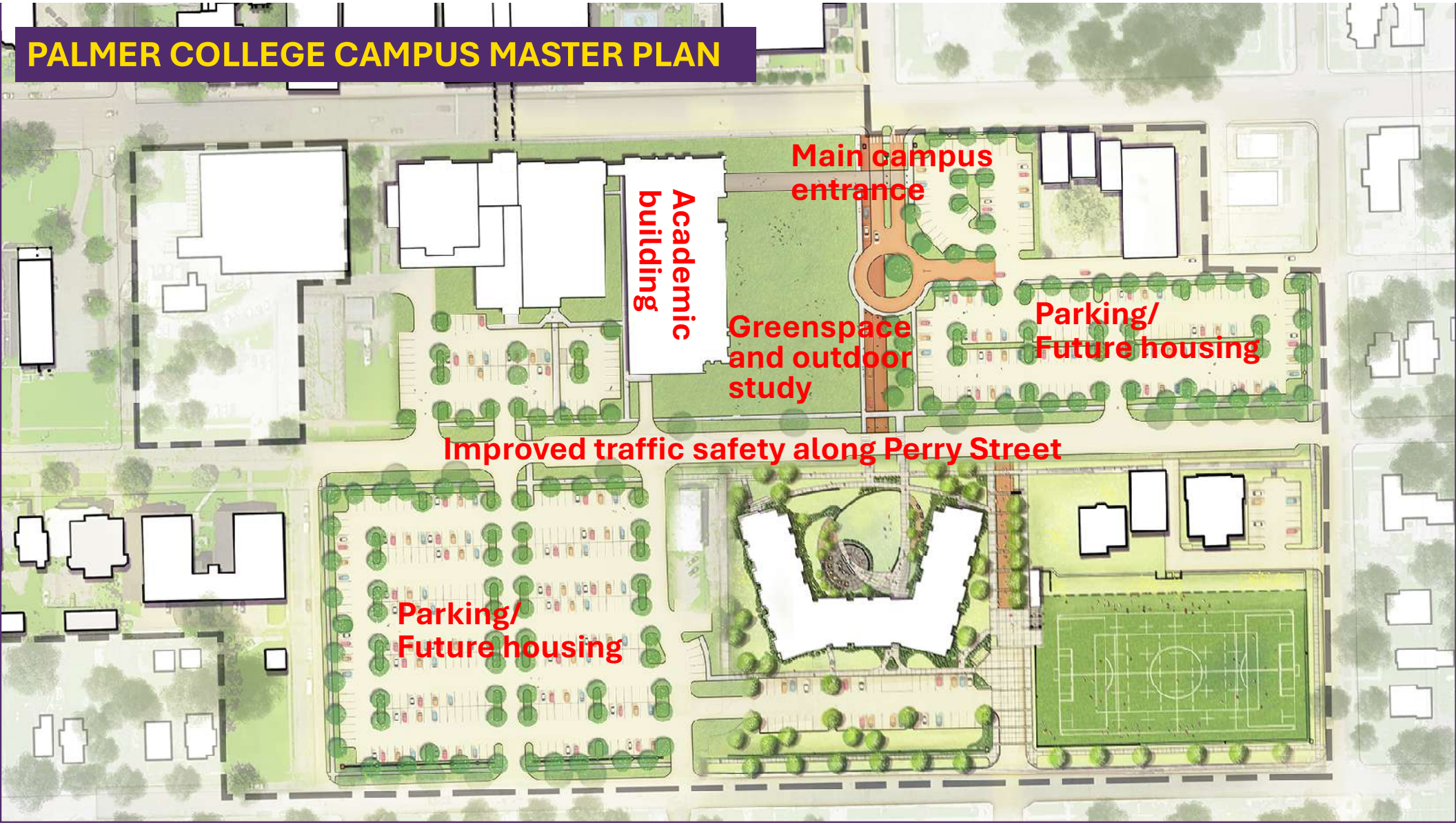
Priorities for Campus Master Planning

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

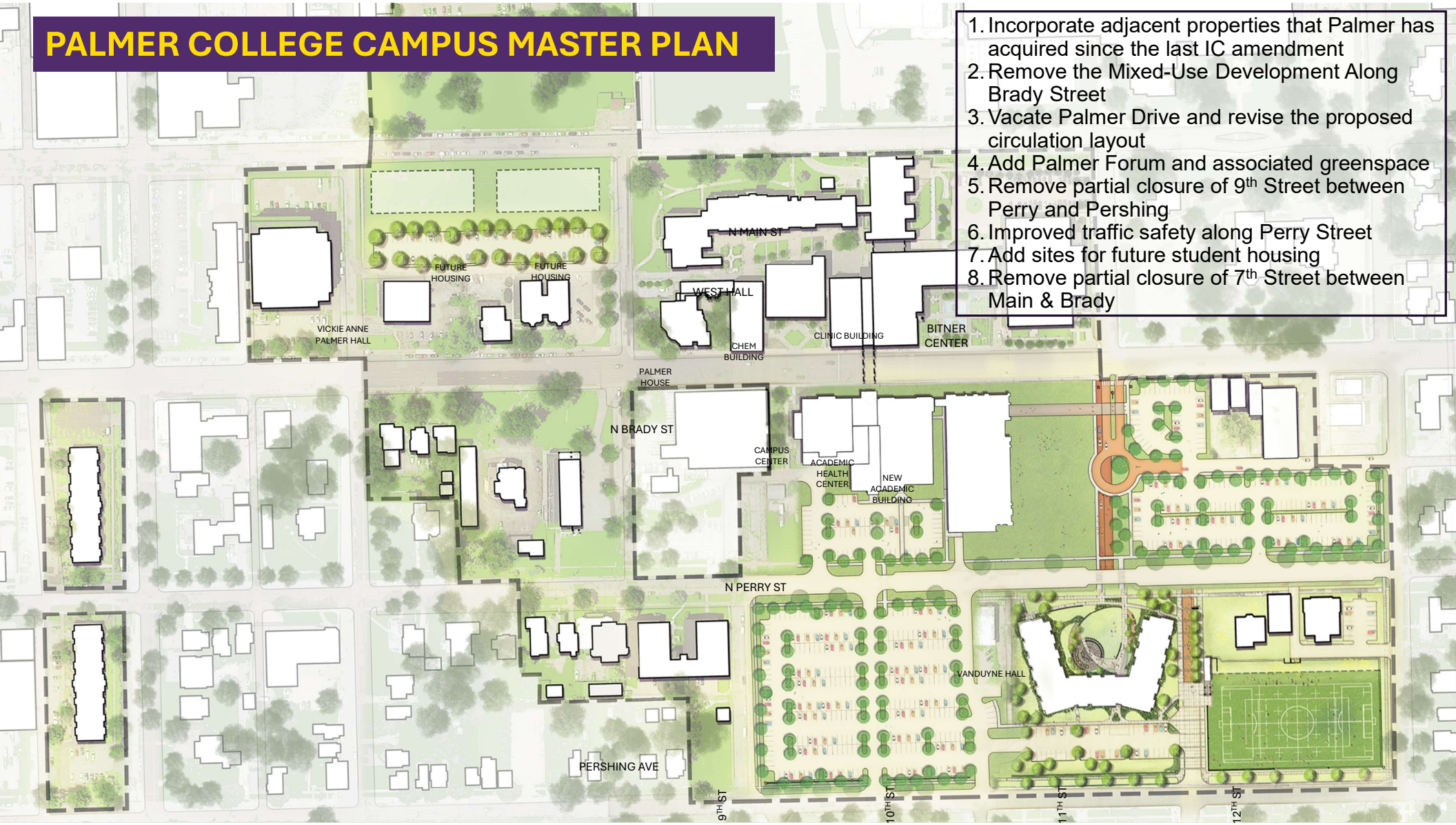

NEW MAIN CAMPUS ENTRY AT BRADY & PALMER DR
←Brady Street


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



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


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 - [redacted]

Tapestry Farms - [redacted]

TMBC at the Lincoln Center - [redacted]

7th Judicial District - [redacted]

Halligan Coffee Lofts - [redacted]

Livery Lots & Hibernian Hall - [redacted]

St. Anthony Catholic Church - [redacted]

Hilltop Campus Village - [redacted]

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.

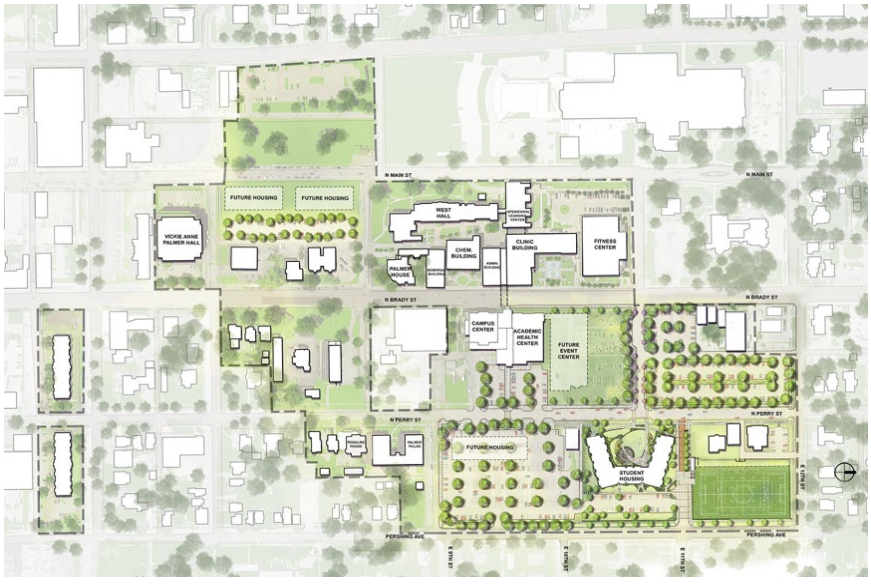
Our participation in this process reflects our commitment to responsible planning and long-term service to our students and the Davenport community. As part of this effort, we will propose updates and improvements to our campus that align with our mission and the City's goals for institutional development. 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,

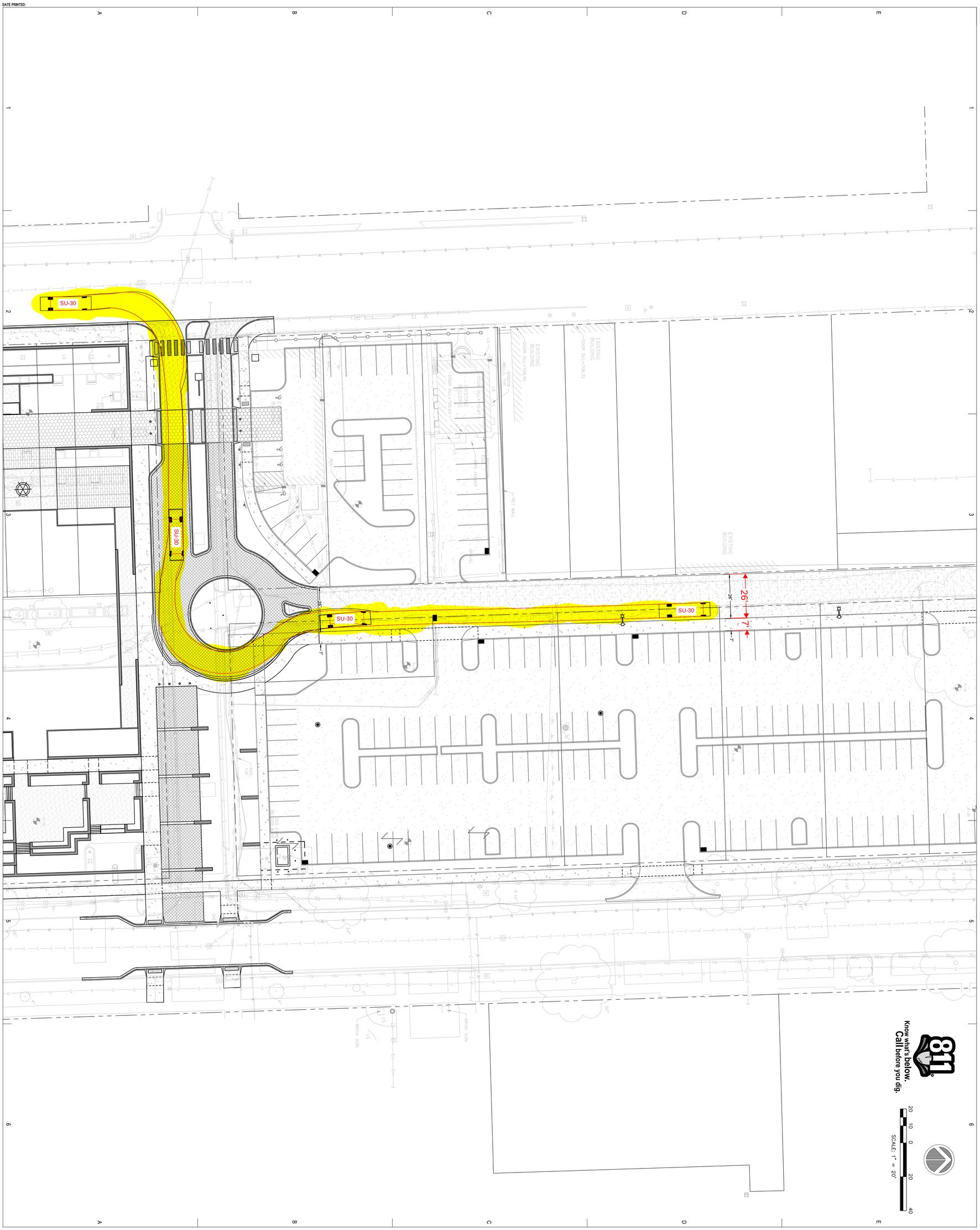
BROOKS LAW FIRM, P.C.

/s/ Nicholas J. Huffmon

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

NJH/

DATE PRINTED:



PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

EX-1

OVERALL TRUCK CIRCULATION EXHIBIT

©2006
RDG Planning & Design
THIS DESIGN IS THE PROPERTY OF RDG PLANNING & DESIGN FOR THE PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER
PROJECT THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR ON OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PERMISSION OF RDG Planning & Design, Inc. REPRODUCTION IS PROHIBITED.
THIS DRAWING MAY NOT REPRESENT ALL CHANGES THAT WILL OCCUR DURING BIDDING OR CONSTRUCTION PHASES. THE CONSTRUCTION DOCUMENTS, ADDENDA AND CHANGE ORDERS REMAIN THE OFFICIAL CONSTRUCTION DOCUMENTS.

DO	TRUCK DESIGN DEVELOPMENT
DESIGNED	DATE
PROJECT NO.	R3004.877.05

KEY PLAN

EVENT CENTER

AHC

CC

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
Phone: (309) 788-0673

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

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

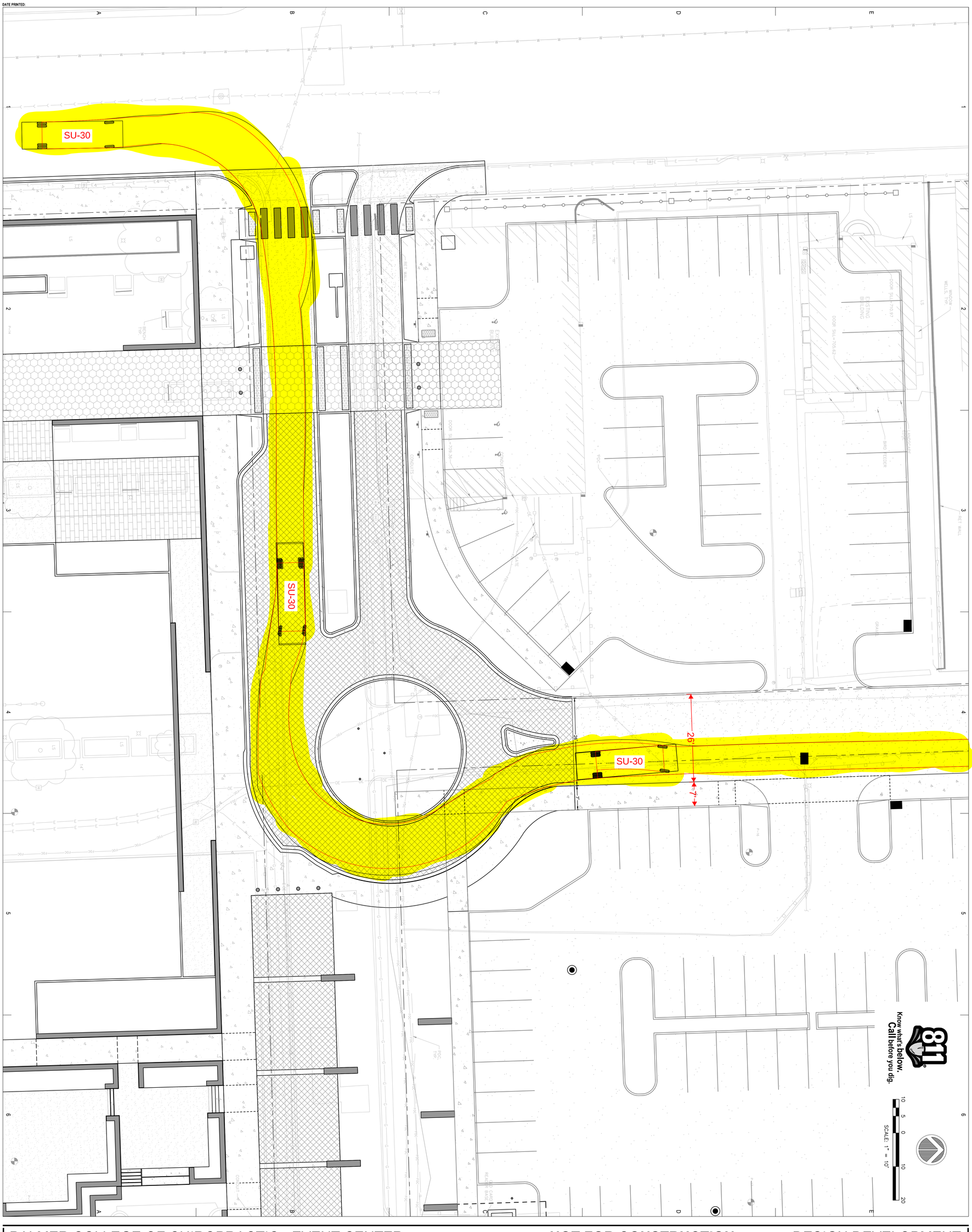
ARCHITECT
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Phone: (515) 288-3141

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:



PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

NOT FOR CONSTRUCTION

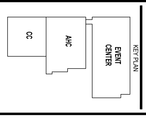
DESIGN DEVELOPMENT

EX-2

TRUCK CIRCULATION
DETAILED EXHIBIT

02008
RDG Planning & Design
IN RDG SPECIFICALLY FOR THE PROJECT NAMED.
CHIROPRACTIC - EVENT CENTER
PALMER COLLEGE OF
DAVENPORT, IA 52803
PROJECT NO: R20064.07.FEB
DATE: 02/26/2021
02 CITY/COUNTY DEVELOPMENT 02/26/2021
01 CITY/COUNTY SUBMITTAL 02/05/2021

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF RDG PLANNING & DESIGN AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED. © Copyright RDG Planning & Design, Inc. REPRODUCTION IS PROHIBITED. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE CHANGED OR MODIFIED IN ANY WAY, EXCEPT BY WRITTEN APPROVAL AND WRITTEN RELEASE OF RDG PLANNING & DESIGN. ANY UNAUTHORIZED USE, CHANGES OR MODIFICATIONS TO THESE PLANS AND SPECIFICATIONS WILL BE AT THE SOLE RISK OF THE PERSON OR ENTITY PERFORMING THE SAME AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO RDG PLANNING & DESIGN. THE PERSON OR ENTITY PERFORMING THE SAME AGREES TO INDEMNIFY AND HOLD HARMLESS RDG PLANNING & DESIGN FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY LEGAL ACTION ARISING OUT OF THE UNAUTHORIZED USE OF THESE CONSTRUCTION DOCUMENTS, WORDING AND/OR DRAWINGS SHALL BE BROUGHT IN A COURT OF COMPETENT JURISDICTION IN THE STATE OF IOWA.



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
Phone: (309) 788-0673

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

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

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



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

PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

RDG PLANNING DESIGN

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

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

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

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

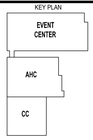
STRUCTURAL
IMEG
623 26th Ave.
Rock Island, Illinois 61201
Phone: (309) 788-0673

PARTNER ARCH.
Suite 483 Architects
124 Arts Alley
Rock Island, Illinois 61201
Phone: (309) 788-0913

IT / SECURITY
IMEG
623 26th Ave.
Rock Island, Illinois 61201
Phone: (309) 788-0673

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

KEY PLAN



00	100% DESIGN DEVELOPMENT	01/30/2026

ISSUANCE DATE

PROJECT NO: R3004.877.05

©2026
RDG Planning & Design
THESE DOCUMENTS HAVE BEEN PREPARED BY RDG SPECIFICALLY FOR THE PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF RDG Planning & Design, Inc. REPRODUCTION IS PROHIBITED.
THIS DRAWING MAY NOT REPRESENT ALL CHANGES THAT HAVE OCCURRED DURING BID OR CONSTRUCTION PHASES. CONSTRUCTION DOCUMENTS, ADDENDA AND CHANGE DOCUMENTS REMAIN THE OFFICIAL CONSTRUCTION DOCUMENTS.

EXISTING CONDITIONS EXHIBIT

EX-3

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **3/4/2026**

Subject:
Public Hearing for Case REZ26-01 being the 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 Hearing.

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.

Plan & Zoning Commission Recommendation

At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26-01 to the City Council with a recommendation for approval subject to the listed findings.

Findings

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

The staff report from the February 17, 2026, Plan and Zoning Commission meeting is attached.

Attachments:
1. Ordinance
2. Plan & Zoning Commission Staff Report
3. Application
4. Maps
5. Public Notice-Committee of the Whole
6. Public Notice-Plan & Zoning Commission

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ26-01 BEING THE 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 SINGLEFAMILY AND TWO-FAMILY CENTRAL RESIDENTIAL DISTRICT TO IC INSTITUTIONAL CAMPUS DISTRICT.

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

Section 1. The following described units of Scott County, Iowa real estate are hereby rezoned to "IC Institutional Campus District."

Property at 208 East 11th Street: The South 102 feet of Lot 1 and the South 102 feet of the West 20 feet of Lot 2 and the East 10 feet of the West 20 feet of the North 48 feet of Lot 2, all in Block 96 in LeClaire's 8th Addition to the City of Davenport, Scott County, Iowa.

Property at 1111 Perry Street: The North 48 feet of Lot 1 and the North 48 feet of the West 10 feet of Lot 2 in Block 96 in LeClaire's 8th Addition to the City of Davenport, Scott County, Iowa.

Properties at 725 Perry Street, 727 Perry Street, and 739 Perry Street: That part of Outlot 31 and Outlot 32 in LeClaire's 2nd Addition in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Commencing at the intersection of the east right of way line of Perry Street and the south right of way line of East 9th Street, as said streets are now established; Thence South 01°59'17" East along the east right of way line of said Perry Street, a distance of 189.25 feet to the northwest corner of Parcel G0041- 10 according to plat of survey, Document #1999-028808, filed at the Office of the Scott County Recorder on August 12, 1999, being the Point of Beginning for the following described tract; Thence North 87°52'26" East along the north line of said Parcel G0041-10, a distance of 100.15 feet to the east line of said parcel; Thence South 01°59'17" East along said east line, a distance of 14.14 feet to the north line of said parcel; Thence North 87°52'26" East along said north line, a distance

of 60.29 feet to the west right of way line of a public alley; Thence South 01°59'17" East along said west alley right of way line, a distance of 174.82 feet to the southeast corner of Parcel G0041-12 as described in Deed #2022-018689, filed at the Office of the Scott County Recorder on July 5, 2022; Thence South 87°52'26" West along the south line of said parcel Parcel G0041-12, a distance of 41.39 feet to the east line of said parcel; Thence South 02°21'47" East along said east line, a distance of 22.24 feet to the south line of said parcel; Thence South 87°52'26" West along said south line, a distance of 119.19 feet to the east right of way line of Perry Street; Thence North 01°59'17" West along said east right of way line, a distance of 211.20 feet to the Point of Beginning. The above-described parcel contains 0.74 acres, more or less, and is subject to easements and restrictions of record. For the purpose of this description Bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

Property at 822 Pershing Avenue: Part of Outlot 31 LeClaire's 2nd Addition to the City of Davenport, commencing 48 feet South of the Southwest corner of 9th and Pershing, thence West 148 feet, thence South 48 2/3 feet, thence East 148 feet, thence North 47 ¾ feet to the point of beginning, in Scott County, Iowa.

Section 2. That the following findings are hereby imposed upon said rezoning:

Findings

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Section 3. At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26- 01 to the City Council with a recommendation for approval subject to the listed findings.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/17/2026**

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:
Staff recommends Case REZ26-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Background:
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. The Palmer College campus is designated as Civic / Institutional.

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

Zoning:

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.

Approval Standards for Map Amendments (Chapter 17.14.040)

The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and

Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

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

1. **The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.**
    - Staff Response: Palmer College is designated Civic/Institutional on the Davenport +2035 Future Land Use Map, while the adjacent subject properties carry a Residential General designation, reflecting the mix of housing types that support campus-related development. This designation applies to neighborhoods that are primarily residential in character but include, or are within walking distance of, neighborhood-compatible commercial services and other community-serving uses such as schools, churches, and small-scale retail, often oriented along Urban Corridors. These areas are intended to maintain their established land use mix and density, with opportunities for somewhat higher intensity development along edges and transition areas.
    - The proposed rezoning to the IC Institutional Campus District to allow student housing supports land uses that are directly affiliated with an established educational institution and function as a residential component of the campus environment. Student housing is residential in nature and consistent with the Residential General intent of maintaining predominantly residential neighborhoods that are integrated with institutional and neighborhood-serving uses. Additionally, the properties are located in a transitional context influenced by the college campus and other institutional and community-oriented uses, where the Plan anticipates flexibility in land use intensity.
    - The proposal represents an extension of campus-supportive housing rather than the introduction of a new or incompatible land use pattern. As such, the amendment is consistent with the Comprehensive Plan's recognition of institutional anchors, neighborhood-serving uses, and coordinated growth patterns, and is generally consistent with adopted long-range land use policies.
    - Rezoning the subject properties to IC Institutional Campus District does not require an amendment to the Future Land Use Map. It is staff's opinion that the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. **The compatibility with the zoning of nearby property.**
    - Staff Response: The following zoning districts abut the subject properties:
        - IC Institutional Campus District
        - R-4C Single-Family and Two-Family Central Residential District
        - R-MF Multi-Family Residential District
    - Section 17.08.050 of the Zoning Ordinance defines 'Educational Facility - University or College' as, "A facility for post-secondary higher learning that grants associate or bachelor degrees. The institution may also have research facilities

and/or professional schools that grant master and doctoral degrees. Educational facilities – university or college include ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses."

- The subject properties are immediately adjacent to Palmer College of Chiropractic's campus. Land uses affiliated with the institution include educational facilities, administrative offices, dining facilities, dormitories, indoor and outdoor recreational amenities, and parking lots. The proposed use as student housing is consistent with and complementary to the residential uses typically affiliated with a higher education campus.
- The IC Institutional Campus District is intended to permit institutional growth within the district while minimizing adverse impacts on the adjacent areas. This zoning classification has also been utilized by St. Ambrose University. The City recognizes that colleges and universities may require additional flexibility to grow and develop within limited space. The IC Institutional Campus District facilitates this use and development while providing increased public notification and regulatory oversight.
- It is staff's opinion that the proposed zoning amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Univeristy or College'. Student housing functions similarly to other residential components of a college campus and is compatible with the broader zoning pattern, which currently supports institutional and residential activities in close proximity. The amendment would not introduce an intensity or use type substantially different from the established zoning.

3. The compatibility with established neighborhood character.

- Staff Response: Davenport's Zoning Ordinance requires the submittal and City Council approval of a Land Use Plan when rezoning property to the IC Institutional Campus District. This requirement provides an added level of review to ensure that development remains consistent with surrounding land uses and neighborhood context.
- Palmer College proposes to utilize the subject properties, with the exception of 822 Pershing Avenue, for student housing. No expansion of building footprints or increases in dwelling unit counts are proposed. Planned changes are limited to interior remodeling and site or building improvements that maintain the existing residential use and overall character of the properties.
- The neighborhood character in this area is strongly shaped by the presence of the college campus and its associated facilities. Buildings and activities that support student life, including residential uses, are an established component of the neighborhood. In addition to campus-related uses, the surrounding area contains a variety of institutional and community-serving land uses, including Central High School, KWQC, Trinity Episcopal Cathedral, retail establishments, a gas station, Department of Correctional Services facilities, and professional offices. This mix of institutional, civic, commercial, and residential uses reflects a diverse urban setting where student housing is consistent with the established development pattern. Since the proposed use serves the same population and operates within the same institutional framework as nearby facilities, it is not expected to alter the fundamental character of the area.
- The land use plan is intended to preserve and enhance the existing buildings and

site conditions, supporting compatibility with the surrounding context. Any future major amendments to the plan would require review and approval by the Plan and Zoning Commission and City Council, providing continued oversight to maintain consistency with adjacent uses.
    - Based on these factors, staff finds that the proposed zoning district and land use plan are compatible with the established character of the area.
4. **The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.**
    - Staff Response: Palmer College is requesting a zoning map amendment to the IC Institutional Campus District, which provides a higher level of regulatory oversight than conventional zoning districts. This district requires the review and approval of a land use plan, enabling the City and the public to understand the scale of development and activity proposed, evaluate potential impacts, and identify appropriate mitigation measures. This additional level of review is intended to protect the public health, safety, and welfare.
    - The amendment supports a more coordinated and predictable pattern of development associated with an established institutional campus. Integrating the subject properties into the IC District and regulating them through an adopted land use plan places student housing within a unified planning and management framework, rather than as dispersed off-campus conversions. This coordinated approach promotes improved property maintenance, site management, and compatibility with surrounding uses.
    - Locating student housing in close proximity to campus encourages walking and reduces reliance on vehicle trips between housing and academic facilities, which may lessen traffic congestion, reduce pedestrian–vehicle conflicts, and support safer circulation patterns. Continued use of existing buildings and infrastructure also promotes the efficient use of public services and utilities.
    - The land use plan process further provides ongoing municipal oversight of site design, building modifications, and future campus expansion, helping ensure development occurs in a manner that protects neighboring properties and maintains orderly growth. By aligning land use, zoning, and long-range campus planning, the amendment reduces the likelihood of incompatible development patterns and land use conflicts.
    - Based on these factors, staff does not anticipate that the proposed zoning map amendment will negatively impact the public health, safety, or welfare of the City.
5. **The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.**
    - Staff Response: The current residential zoning districts are intended to support a high-density neighborhood environment characterized by a mix of housing types, including single-family dwellings, duplexes, townhomes, and multi-family buildings. These districts allow residential uses that can function in proximity to institutional campuses, and the Zoning Ordinance recognizes that such housing types may serve as ancillary living options for students due to their walkable access to educational facilities and campus amenities. This relationship supports opportunities for walking, bicycling, and shorter daily trips between housing and campus destinations.

- While the properties are technically developable under their existing residential zoning classifications, those districts were not established to provide a coordinated framework for campus-related housing tied to a long-term institutional master plan. As a result, the current zoning does not fully reflect the functional role the sites now serve as part of a consolidated campus housing strategy. The proposed IC Institutional Campus District, in conjunction with the adopted land use plan, more accurately represents the properties' relationship to the adjacent campus and surrounding mix of institutional and residential uses.
- Staff acknowledge that the existing zoning designation allows for residential development. However, the proposed IC District more appropriately reflects the properties' context and functional relationship to the campus.

6. **The extent to which the proposed amendment creates nonconformities.**
   - Staff Response: The IC Institutional Campus District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for the approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.
   - Through this framework, the land use plan may modify dimensional and site development standards, including setbacks, lot area and width, building height, and impervious surface coverage, in order to accommodate coordinated campus development.
   - With adoption of the proposed land use plan, the rezoning will not create any zoning nonconformities. The plan establishes a development framework that brings the subject sites into conformance with the IC District regulations as applied through the land use plan. The use of the properties for student housing is consistent with the permitted ancillary residential components of an Educational Facility — University or College.
   - Rather than creating nonconforming conditions, the amendment aligns the zoning designation with the existing and intended institutional land use pattern in the area, thereby reducing the likelihood of future land use conflicts.

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
[redacted]

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

[redacted]
Applicant's Signature

12/26/2025
Date

DEVELOPMENT TEAM

Property Owner
Palmer College of Chiropractic
Address
1000 N Brady Street , Davenport, IA, 52803
Phone [redacted] | Secondary Phone
E-Mail Address

Project Manager/Other
Alex Krist
Address
1717 State Street, Suite 201
Phone [redacted] | 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.*

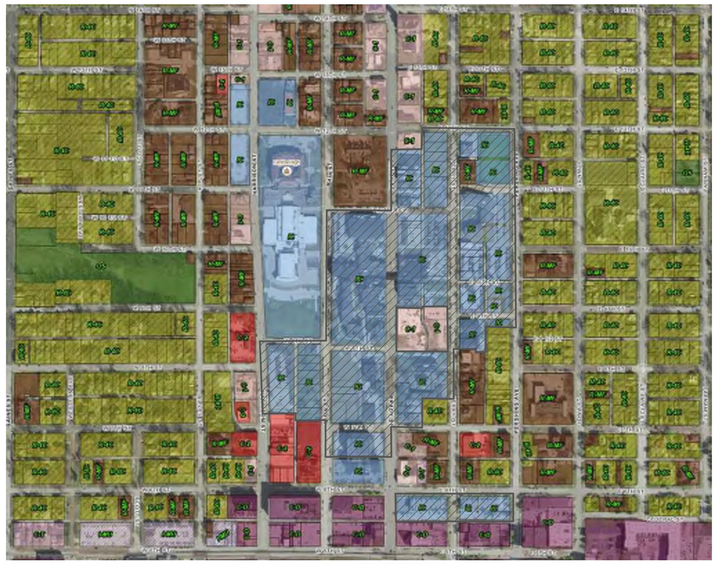
The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.

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.

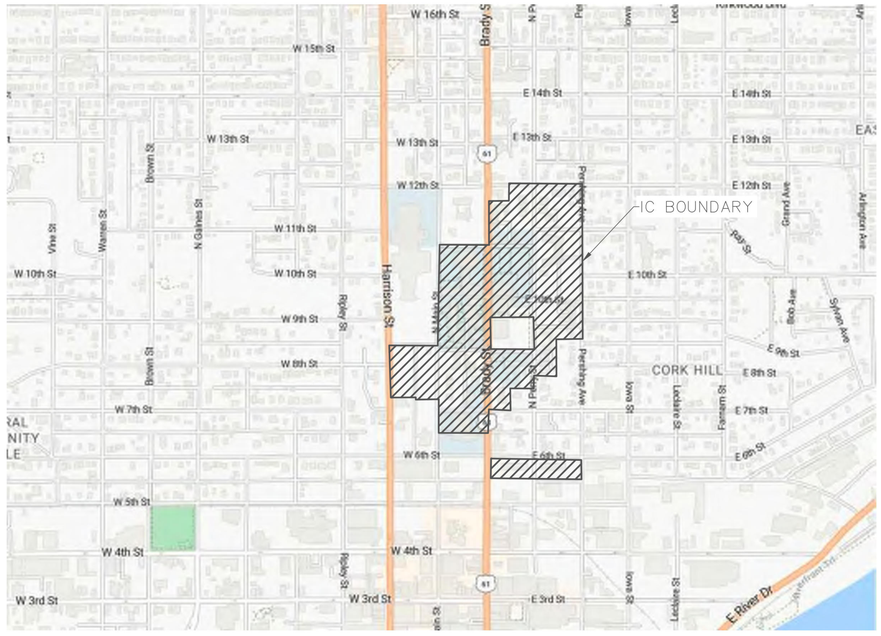
PALMER COLLEGE OF CHIROPRACTIC
INSTITUTIONAL CAMPUS

DAVENPORT, IOWA



EXISTING ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition



VICINITY MAP
NOT TO SCALE

MAP PROVIDED BY GOOGLE



DAVENPORT 2035 ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition

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

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.

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA
COVER 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

IMEG
1717 STATE STREET - SUITE 201
BETTENDORF, IA 52722
563.344.0200
www.imegcorp.com
PROJECT # 25003972.01

IMEG CORP RESERVES PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS, TO THIS DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF IMEG CORP AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF IMEG CORP. © 2018 IMEG CORP.

REFERENCE SCALE IN INCHES
0 1 2 3

Tuesday, December 23, 2025 9:05:13 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--COVER AND DETAILS.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.

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**	

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 EXISTING CONDITIONS

IMEG Project No: 25003972.01

File Name: 25003972.01-EXISTING CONDITIONS.dwg

© COPYRIGHT 2025
ALL RIGHTS RESERVED

Field Book No:####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-1

Sheet 2 of 15

Tuesday, December 23, 2025, 8:34:53 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--EXISTING CONDITIONS.DWG

Tuesday, December 23, 2025 8:37:39 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-EXISTING CONDITIONS.DWG



PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

EXISTING CONDITIONS - NORTH

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

REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No: 25003972.01
File Name: 25003972.01-EXISTING CONDITIONS
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-2

Sheet 3 of 15

Tuesday, December 23, 2025 8:38:18 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-EXISTING CONDITIONS.DWG



GENERAL NOTES:

1. ALL INFORMATION WAS GATHERED BY WALKTHROUGH 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

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

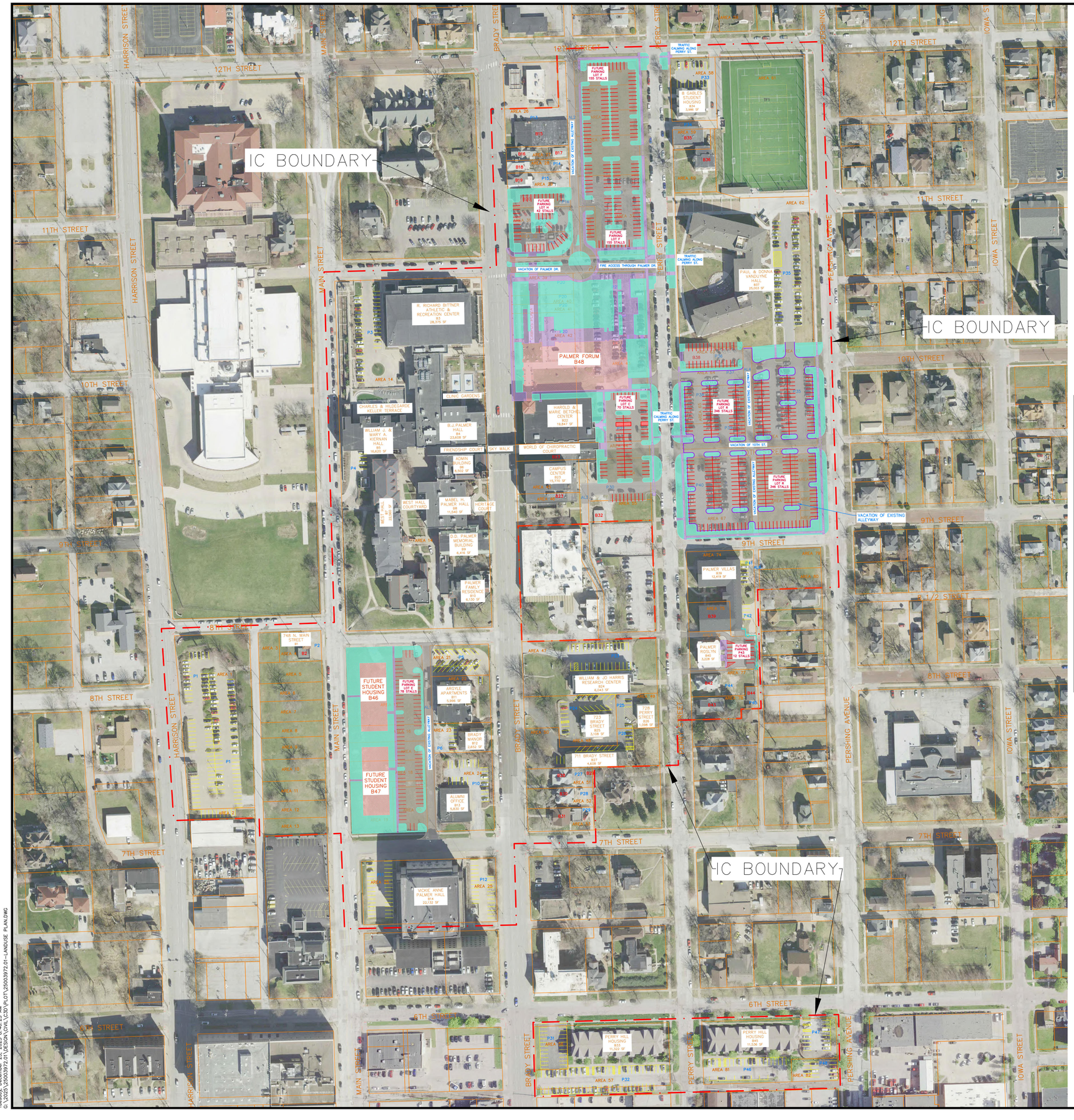
REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No: 25003972.01
File Name: 25003972.01-EXISTING CONDITIONS
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-3

Sheet 4 of 15



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
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-4

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



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 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

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

LAND USE PLAN NORTH

IMEG Project No: 25003972.01

File Name: 25003972.01-Landuse Plan.dwg

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No: ####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-5

Sheet 6 of 15

Tuesday, December 23, 2025 8:41:11 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 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

No.	REVISIONS DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

LAND USE PLAN SOUTH

IMEG Project No: 25003972.01

File Name: 25003972.01-Landuse Plan.dwg

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No: ####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-6

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



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

No.	DESCRIPTION	DATE

REVISIONS

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

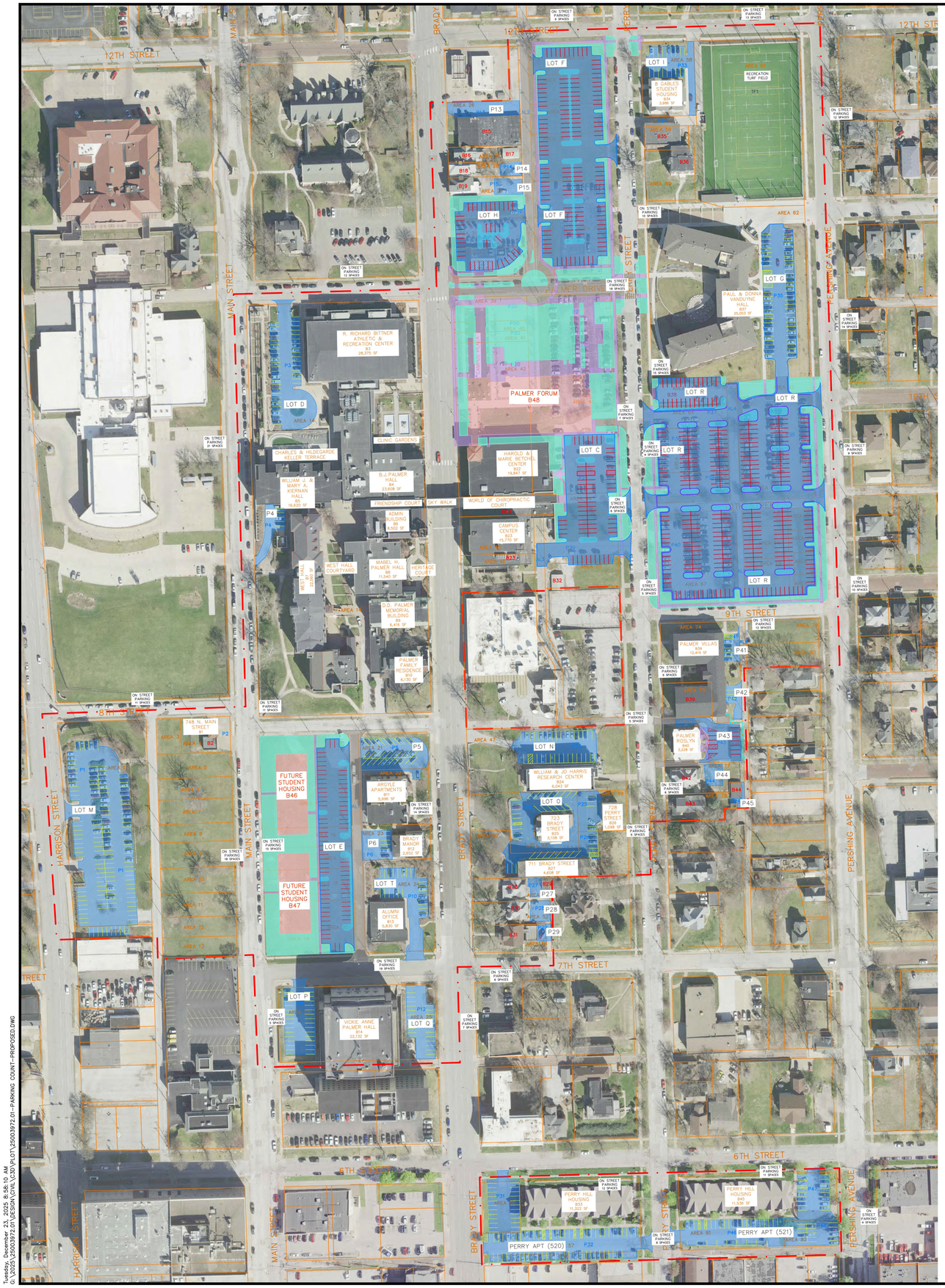
EXISTING CAMPUS PARKING DATA

IMEG Project No: 25003972.01
File Name: 25003972.01-Parking Count-Existing.dwg
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
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.	DATE
REVISIONS	
DESCRIPTION	

IMEG
PH: 928.256.0410
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

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No:####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

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



Tuesday, December 23, 2025 9:00:18 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-SITE AREAS SOILS & GRADING.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

No.	REVISIONS DESCRIPTION	DATE

IMEG
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001
PH: 928.256.0410
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
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No:####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-9

Sheet 10 of 15

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

SITE UTILITY PLAN - NORTH

IMEG Project No: 250039972.01
File Name: 250039972.01-Site Utility Plan.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-10
Sheet 11 of 15

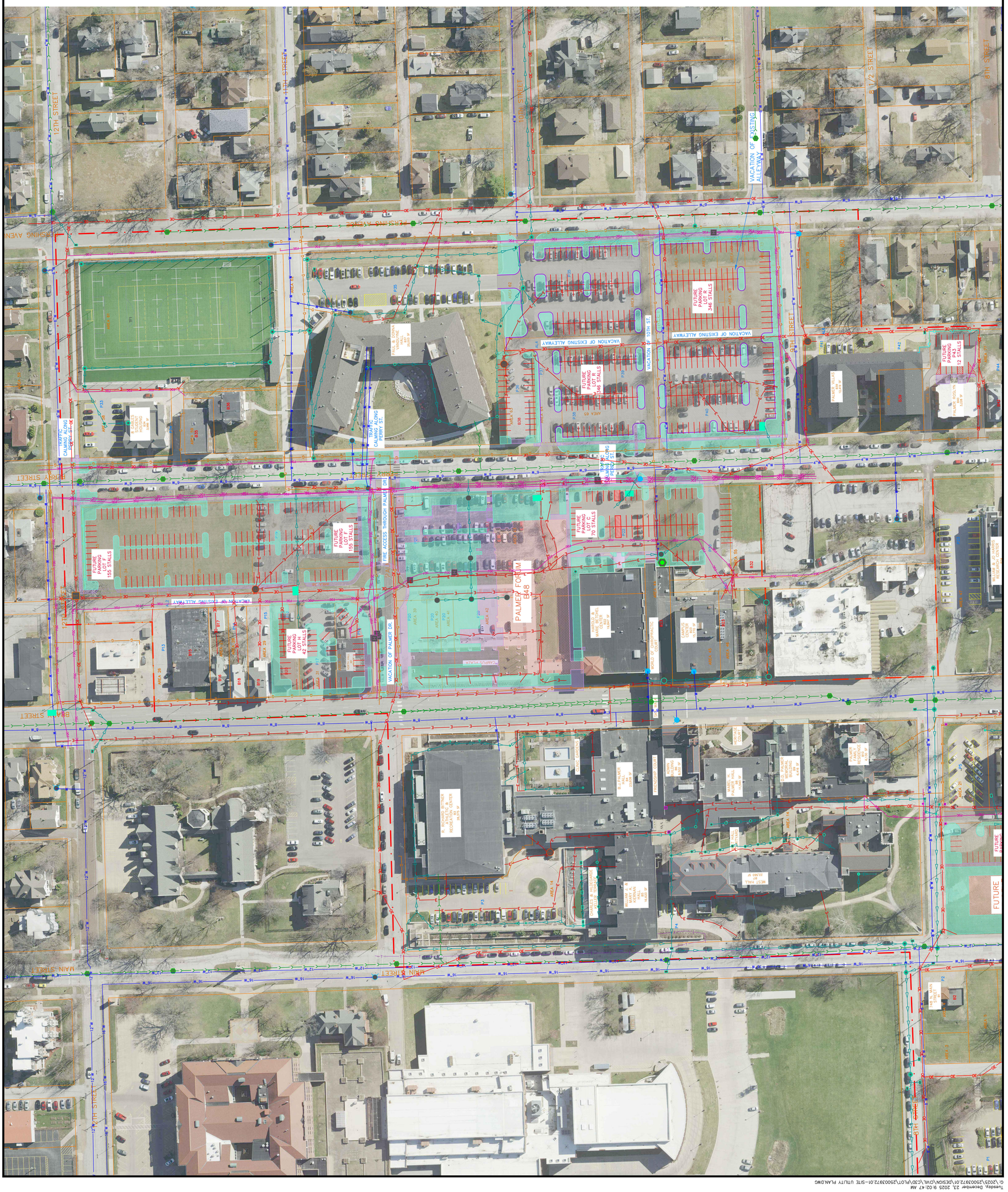
LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING
- STORM MANHOLE
- STORM INLET
- STORM DOUBLE INLET
- SANITARY MANHOLE
- FIRE 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.



Tuesday, December 23, 2025 9:02:47 AM
G:\2025\250039972.01\DESIGN\CIVIL\C3D\PLOT\250039972.01-SITE UTILITY PLAN.DWG

REVISIONS		
NO.	DESCRIPTION	DATE

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

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

SITE UTILITY PLAN - SOUTH

IMEG Project No: 25003972.01
File Name: 25003972.01-Site Utility Plan.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-11

Sheet 12 of 15

GENERAL NOTES

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

SCALE: 1" = 50'

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



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



PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

GRADING AND DRAINAGE - NORTH

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

REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No: 25003972.01
File Name: 25003972.01-Site Areas Soils & Grading.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-12

Sheet 13 of 15

Tuesday, December 23, 2025 9:01:32 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-SITE AREAS SOILS & GRADING.DWG



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'

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 &
© COPYRIGHT 2025 ALL RIGHTS RESERVED
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	VanDuyne Hall	-	3.59	0.00	1.39	0.69	1.38
	B37	25,003	4	96,529	Student Housing		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	-	26,101	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	
75	B39	8,200 4,219	3	27,736	Student Housing		44	0.16	0.19 0.10	0.06	0.19 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
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--COVER AND DETAILS.DWG

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

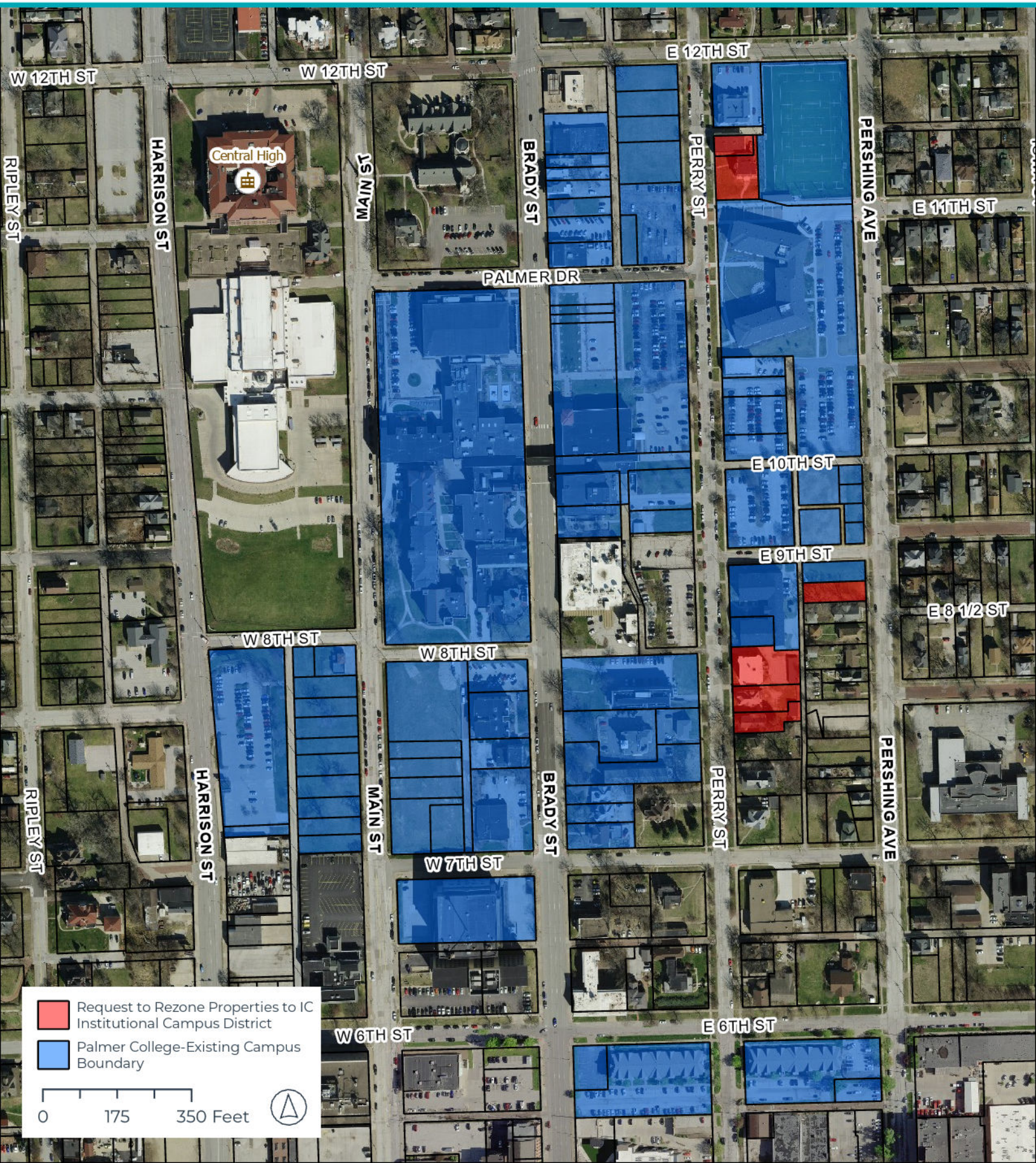
Proposed Parking Ratio - $PR_P = \frac{1630\ stalls}{359{,}370\ ft^2} \times 1000$ = 4.54 stalls/1000 ft^2

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
IOWA | USA

Campus Map | Case REZ26-01

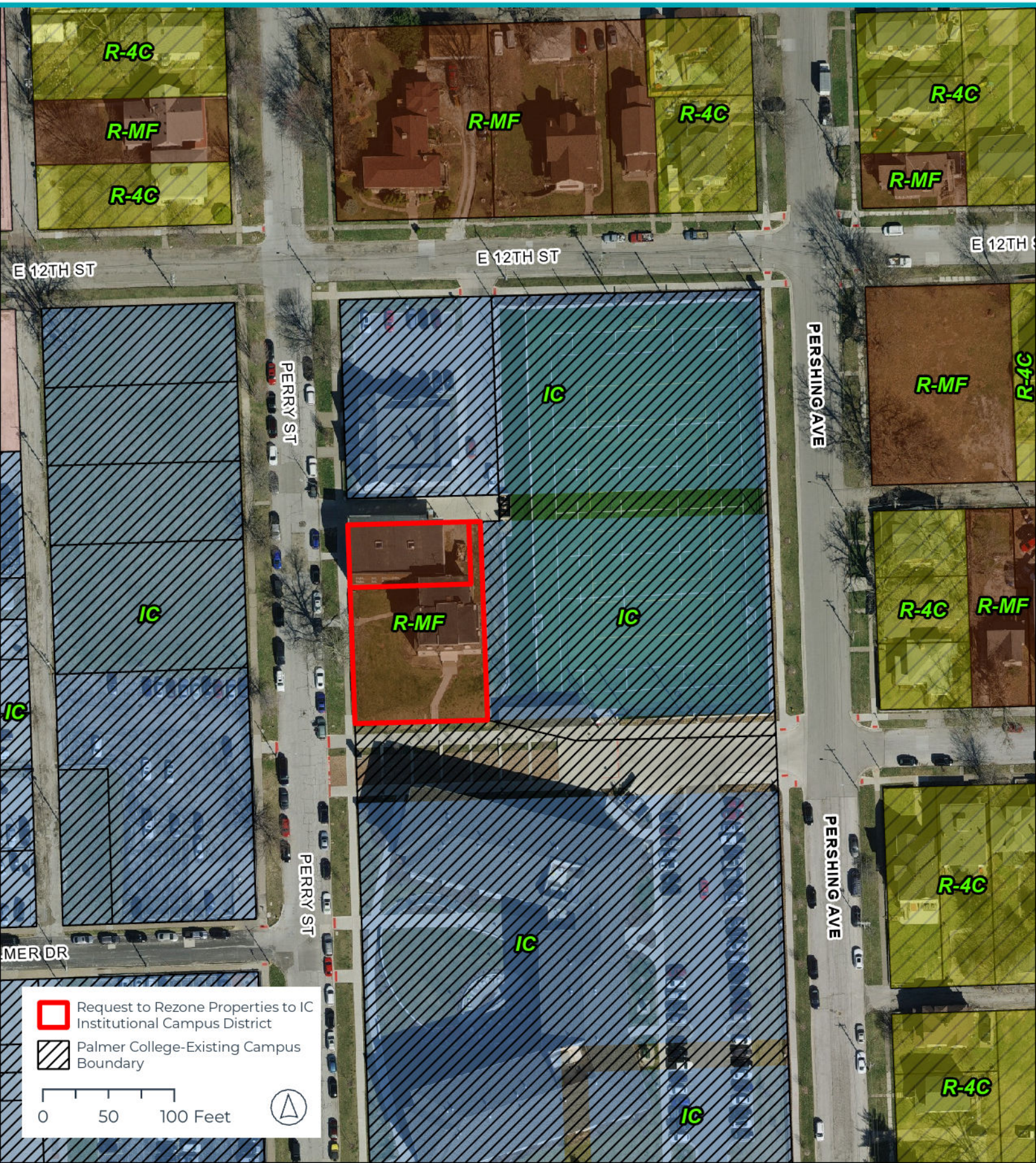
Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional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



THE CITY OF DAVENPORT
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
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
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]



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 | COMMITTEE OF THE WHOLE

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

Plan & Zoning Commission Public Hearing Meeting
Date: 3/4/2026 Time: 5:30 PM Location: Council Chambers | City Hall | 226 W 4th St.

What is this About?
This notice is to inform you of an upcoming public hearing regarding a proposed amendment to the Palmer College of Chiropractic Campus Master Plan. The amendment would update the Institutional Campus District to reflect recent property acquisitions and proposed campus improvements, including a new main entrance from Brady Street, construction of an academic building, expanded parking, enhanced greenspace, traffic safety improvements on Perry Street, and identification of future student housing sites along Main Street. These changes are intended to improve campus access, safety, and overall 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.

Plan and Zoning Commission Recommendation:
At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ORD26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.

5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case REZ26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.
4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-02** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.
5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

What are the Next Steps after the Public Hearing?
The public hearing on the above matter is scheduled for 5:30 p.m. on March 4, 2026 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

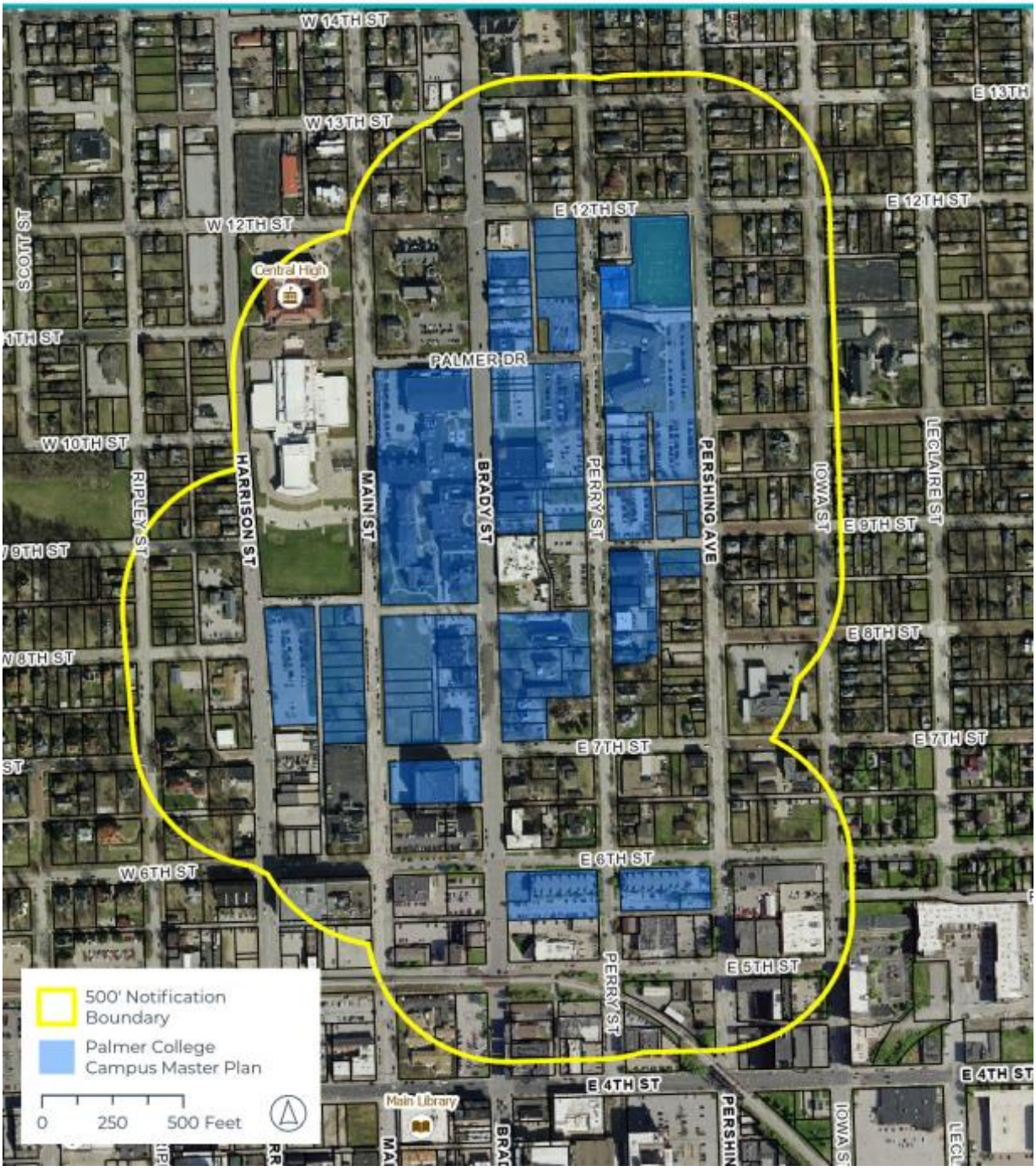
All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles.
TTY: (563) 326-6145

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

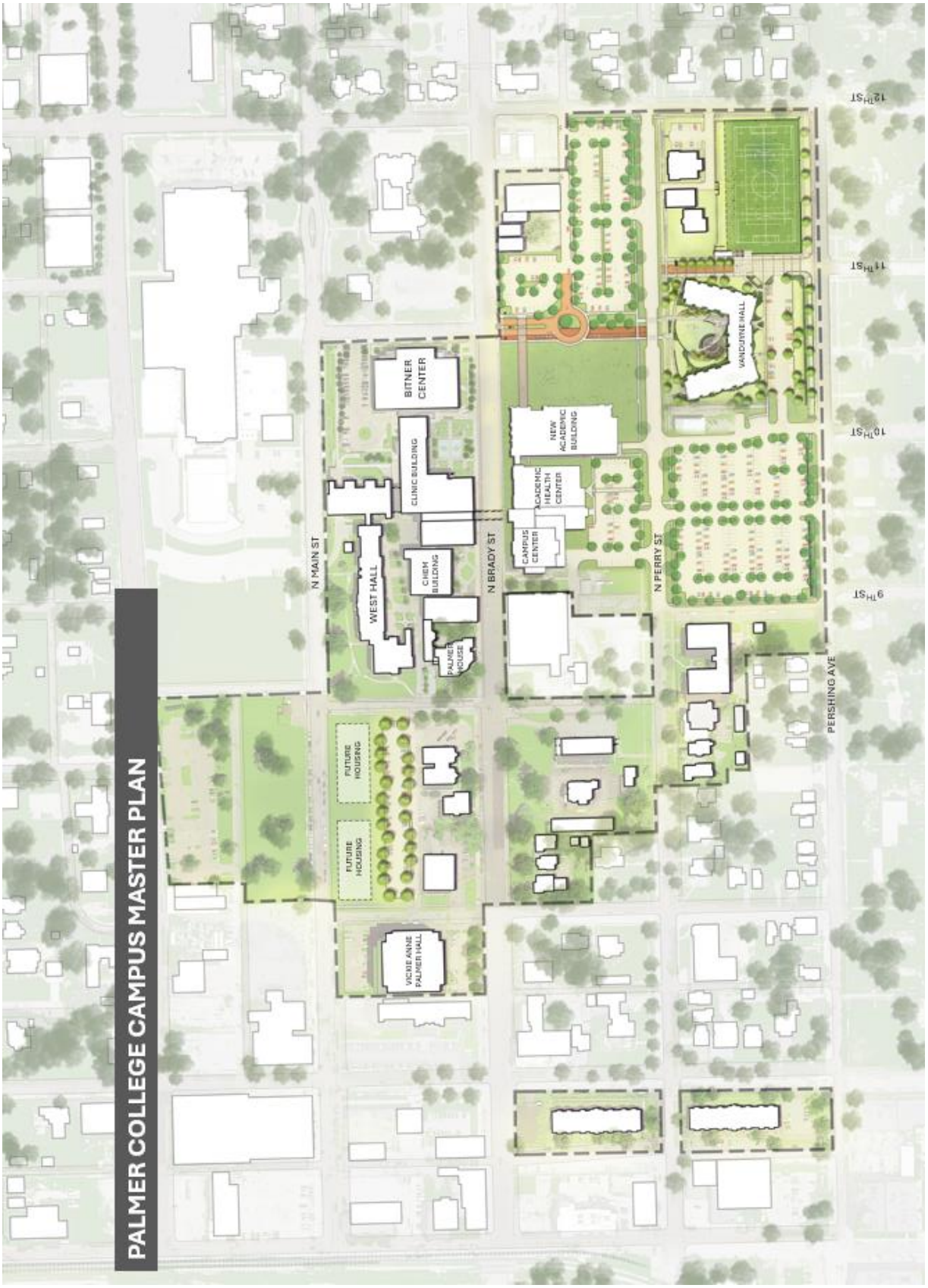
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

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

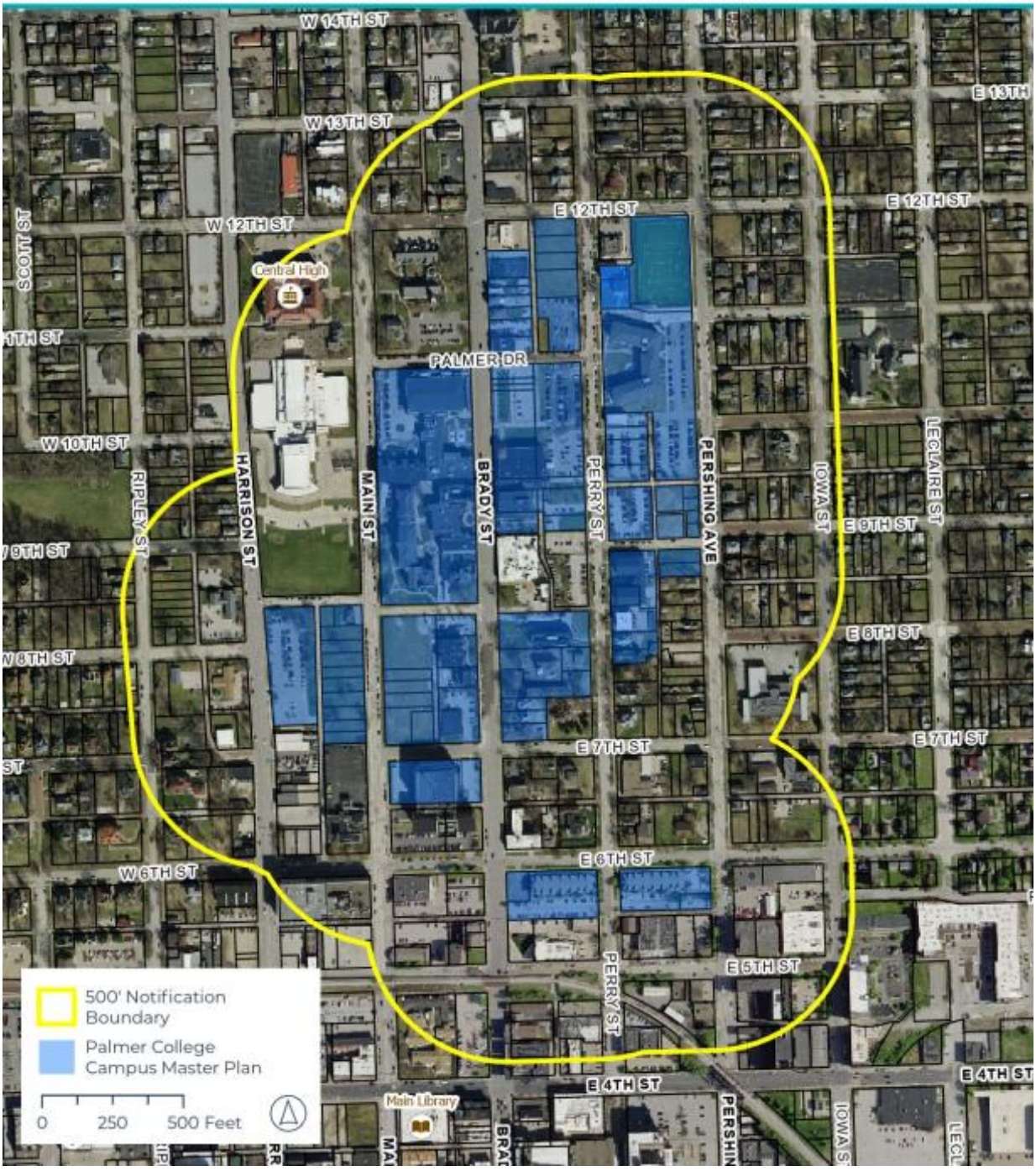
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan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

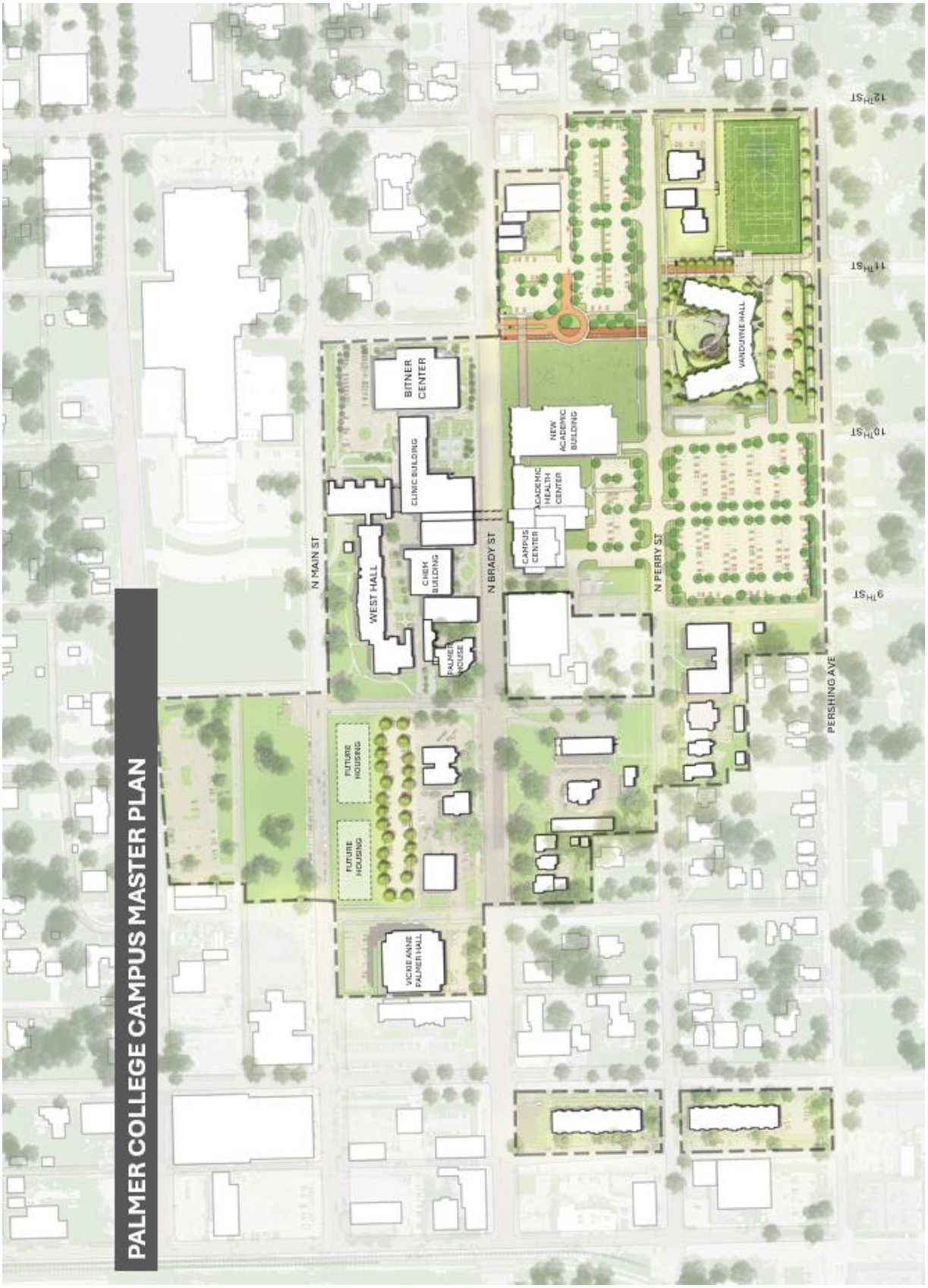
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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 **3/4/2026**

Subject:
Public Hearing for Case ROW26-01 being the 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 Hearing.

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 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 the 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.)

Plan and Zoning Commission Recommendation

At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case ROW26-01 to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.
4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

The staff report from the February 17, 2026, Plan and Zoning Commission meeting is attached.

Attachments:
1. Ordinance
2. Plan & Zoning Commission Staff Report
3. Application
4. Palmer Drive-Truck Turning Movement Exhibit
5. Vicinity Map
6. Public Notice-Committee of the Whole

7. Public Notice-Plan & Zoning Commission
8. Public Comment in Opposition-1129 Brady Street

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW26-01 BEING THE 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.

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

Section 1. The following described units of Scott County, Iowa real estate are hereby vacated (abandoned). The property has the following legal description:

Palmer Drive, between Brady Street and Perry Street: That part of East Palmer Drive, formerly known as East 11th Street, located between Brady Street and Perry Street in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the southeast corner of parcel G0040-30, as shown in plat of survey submitted for record on June 27, 2008, at the Office of the Scott County Recorder as Document #2008-17503, said point being on the west right of way line of Perry Street; Thence South 02°02'10" East along said west right of way line, a distance of 40.00 feet to the south right of way line of East Palmer Drive; Thence South 88°14'07" West along said south right of way line, a distance of 317.35 feet to the east right of way line of Brady Street; Thence North 01°41'12" West along said west right of way line, a distance of 40.00 feet to the north right of way line of East Palmer Drive; Thence North 88°14'07" East along said north right of way line, a distance of 317.10 feet to the Point of Beginning. The above-described parcel contains 12,689 square feet, more or less as shown by the attached ROW Vacation Plat. For the purpose of this description Bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

The southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition: Part of a 20-foot public alley located in Outlot 20 of LeClaire's 2nd Addition in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the southeast corner of a tract of land recorded on July 11, 1980, at the Office of the Scott County Recorder as Deed #1980-010095, said point being on the north right of

way line of East Palmer Drive; Thence North 01°56'50" West along the west line of a public alley, a distance of 60.00 feet to the northeast corner of said tract of land recorded on July 11, 1980, at the Office of the Scott County Recorder as Deed #1980-010095, Thence North 88°14'07" East, a distance of 20.00 feet to the east line of said public alley; Thence South 01°56'50" East along said east line, a distance of 60.00 feet to the north right of way line of East Palmer Drive; Thence South 88°14'07" West along said north right of way line, a distance of 20.00 feet to the Point of Beginning. The above-described parcel contains 1,200 square feet, more or less as shown by the attached Alley Vacation Plat. For the purpose of this description Bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

Section 2. That the following findings and conditions are hereby imposed upon said request:

Findings

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.

2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.

3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.

4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.

2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.

3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.

4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.

5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

Section 3. At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case ROW26-01 to the City Council with a recommendation for approval subject to the listed findings and conditions.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/17/2026**

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:
Staff recommends the Plan and Zoning Commission accept the listed findings 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 in Case ROW26-01 to the City Council with a recommendation for approval, subject to the following conditions:

Findings:

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.
4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

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:

1. Streets: The segment of Palmer Drive proposed for vacation, located between Brady Street and Perry Street, measures approximately 40 feet in right-of-way width and 317 feet in length (approximately 12,689 square feet). Palmer Drive currently operates as a one-way street carrying eastbound traffic toward Perry Street. The existing pavement width is approximately 25 feet, which limits on-street parking to the north side of the roadway. Sidewalks are provided on both sides of the street. The alley portion proposed for vacation is approximately 20 feet in width. The existing pavement condition is poor, and overhead utility poles extend along the length of the adjacent alley. Palmer College intends to repave the full length of the alley extending north to 12th Street. The improved pavement section will be widened to approximately 26 feet, and a designated pedestrian pathway will be constructed along the east side on property owned by the College. The applicant has submitted turning movement exhibits demonstrating that the

proposed gateway entrance on Palmer Drive and the widened alley will accommodate truck traffic and emergency vehicles. The eastern portion of Palmer Drive will serve as a pedestrian corridor, offering a more prominent connection from VanDuyne Hall to the academic portion of campus. The design will feature removable bollards to provide fire truck access to Perry Street in case of an emergency, similar to the former 11th Street pedestrian corridor. Ingress and egress easements will be provided to ensure vehicular movement and access to properties north of Palmer Drive.

2. Storm Water: There is no existing public stormwater infrastructure located within Palmer Drive or the abutting alley right-of-way proposed for vacation. Development of the proposed campus gateway will be required to comply with all applicable stormwater management regulations, including review and approval of drainage plans to ensure adequate on-site detention and controlled discharge.
3. Sanitary Sewer: An 18-inch public sanitary sewer extends north-south along both Brady Street and Perry Street. However, there is no sanitary sewer service located within Palmer Drive and the adjacent alley.
4. Iowa American Water Company: There is a water main extending the length of Palmer Drive, between Brady Street and Perry Street. Iowa American Water Company will need rights reserved for their facilities to ensure access and maintenance.
5. Other Utilities: Electric and telecommunications facilities are currently located on overhead poles along the north side of Palmer Drive and within the adjacent north-south alley. Coordination with the utility providers regarding potential relocation or alternative configurations is ongoing, and final determinations have not yet been made. In the event the associated right-of-way is vacated to accommodate the proposed campus entrance, Palmer College may pursue underground relocation or rerouting of the overhead facilities. Any such modifications would be undertaken at the College's expense and subject to agreement with the affected utility providers. Retention of a utility easement will be necessary to ensure continued access to and maintenance of existing infrastructure.
6. Emergency Services: A main campus entrance will be created with the vacation of Palmer Drive. The proposed driveway and roundabout will be designed to ensure turning movements can accommodate emergency vehicles. Furthermore, the pedestrian corridor on the eastern portion of Palmer Drive will be designed as a fire lane to allow access onto Perry Street. The treatment will be similar to the pedestrian path and fire lane between VanDuyne Hall and the outdoor recreational field. Emergency vehicles will maintain access to the properties north of Palmer Drive via Brady Street and the adjacent mid-block alley.
7. Parks/Open Space: This request does not impact any existing or planned parks or public open spaces. The eastern portion of Palmer Drive will serve as a pedestrian corridor connecting VanDuyne Hall to the academic buildings on the west side of Perry Street. Additional greenspace and outdoor study areas will be incorporated south of Palmer Drive.

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.

Prior to the February 3rd Plan and Zoning Commission public hearing, the Commission received a letter from legal counsel representing the owner of 1129 Brady Street (Brady Furniture) opposing the proposed vacation of Palmer Drive and a portion of the adjoining alley(Cases ORD26-01 and ROW26-01). The petitioner stated that the alley and Palmer Drive are regularly used for truck deliveries and customer access. Vacating these rights-of-way would require additional delivery trucks to back into the site from Brady Street, which is asserted to create traffic congestion and safety concerns for motorists and pedestrians. The petitioner contends the proposal would negatively impact adjacent businesses and requests denial of the right-of-way vacation applications. In response, Palmer College prepared a truck turning movement exhibit showing that the proposed entrance off Brady Street and alley can accommodate the turning movements of an SU-30 design vehicle. (This is a standard, single-unit truck measuring 30 feet in length, used in civil engineering and urban planning to determine the minimum turning radii, lane widths, and intersection geometry. City fire trucks are compatible with the turning movements of an SU-30 vehicle.)

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
[redacted]

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

[redacted]
Applicant's Signature

01/08/2026
Date

DEVELOPMENT TEAM

Surveyor
Mike Richmond

Address
1717 State Street, Suite 201

Phone
[redacted]

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)

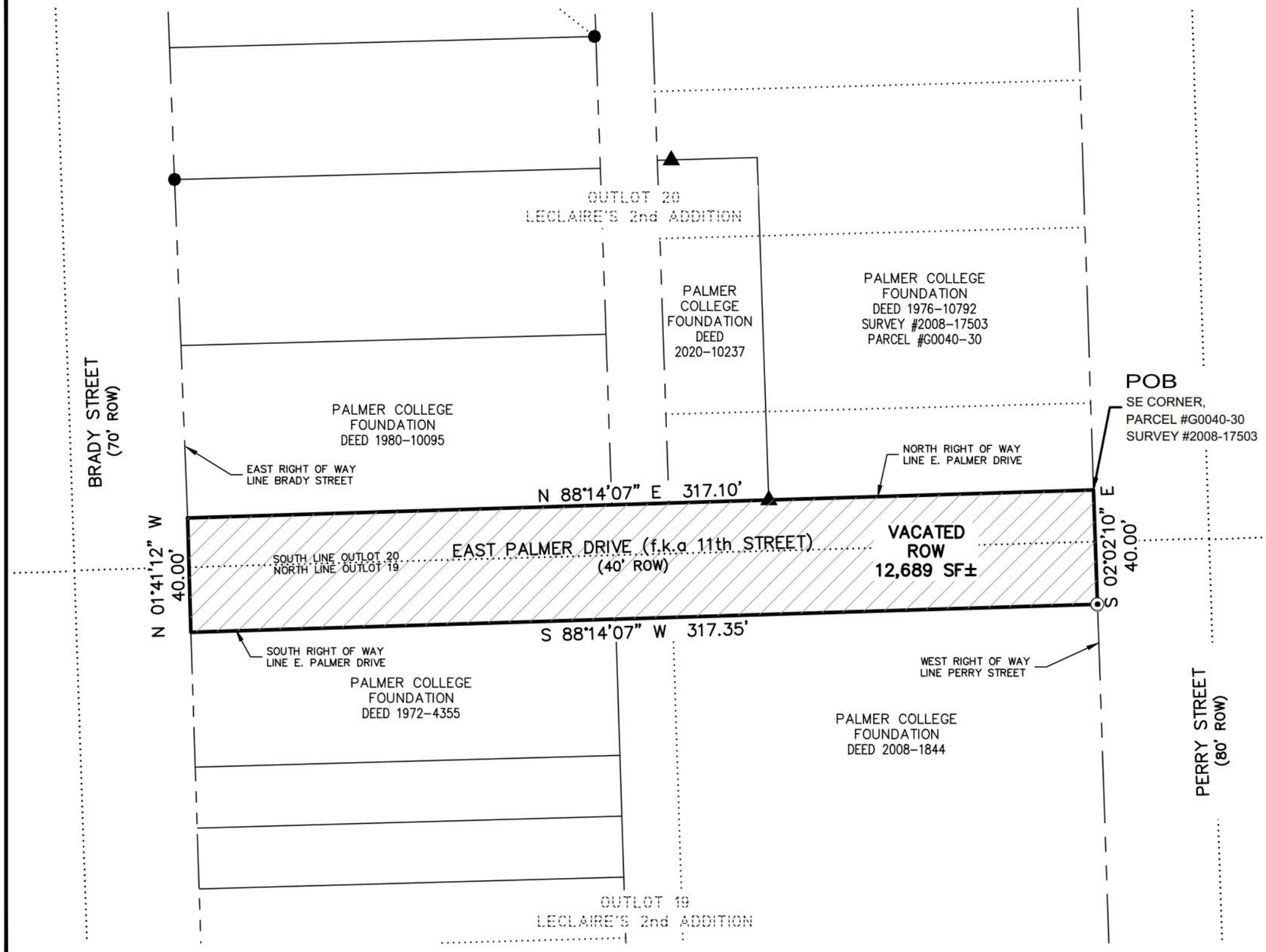
Palmer College is requesting the vacation of part of East Palmer Drive, formerly known as East 11th Street, located between Brady Street and Perry Street. Palmer would like to acquire the property to convert the roadway to a campus entrance and drop off area, as well as a pedestrian corridor through 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 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: 563.344.6300
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF IA 52722

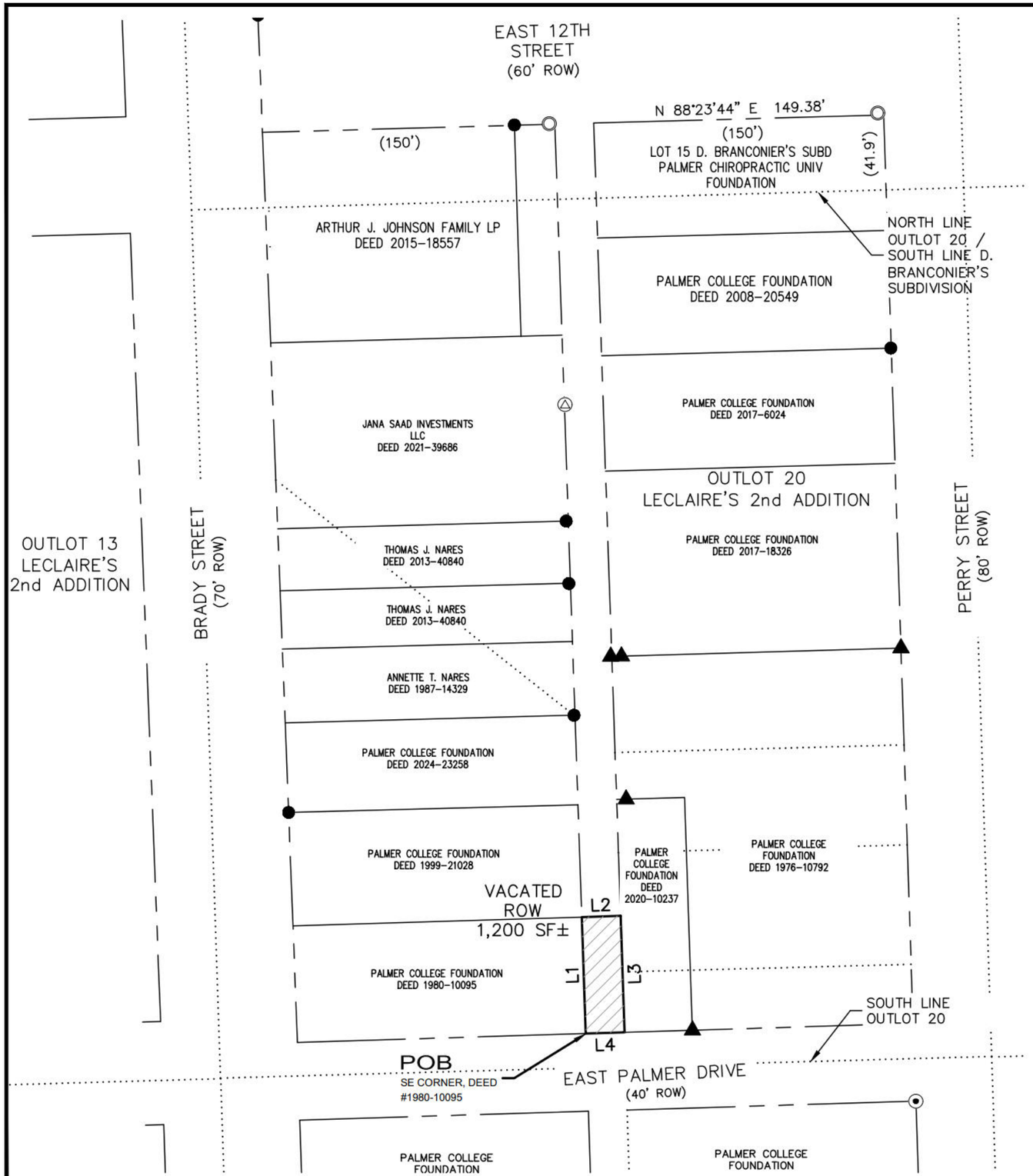
Palmer College Event Center
Davenport, Iowa

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 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

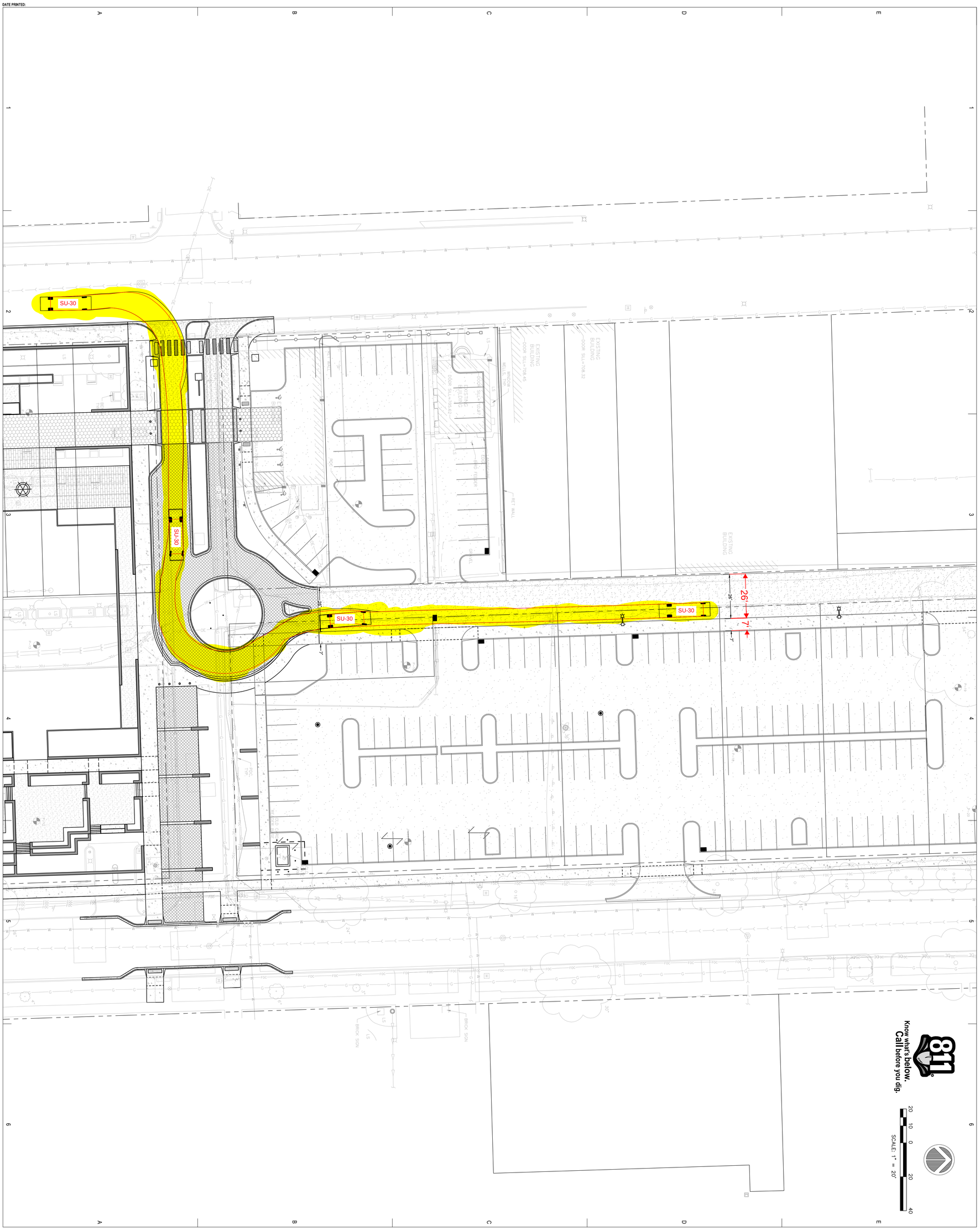
Alley Vacation Plat - Outlots 20-21

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

DATE PRINTED:



PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

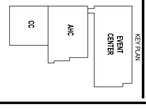
EX-1

OVERALL TRUCK CIRCULATION EXHIBIT

©2006
RDG Planning & Design
THIS DESIGN IS THE PROPERTY OF RDG PLANNING & DESIGN FOR THE PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER
PROJECT THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR ON OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PERMISSION OF RDG Planning & Design, Inc. REPRODUCTION IS PROHIBITED.
THIS DRAWING MAY NOT REPRESENT ALL CHANGES THAT WILL OCCUR DURING BIDDING OR CONSTRUCTION PHASES. THE CONSTRUCTION DOCUMENTS, ADDENDA AND CHANGE ORDERS REMAIN THE OFFICIAL CONSTRUCTION DOCUMENTS.

DO	TRUCK DESIGN DEVELOPMENT
DESIGNED	DATE
PROJECT NO.	R3004.877.05

KEY PLAN



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
Phone: (309) 788-0673

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

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

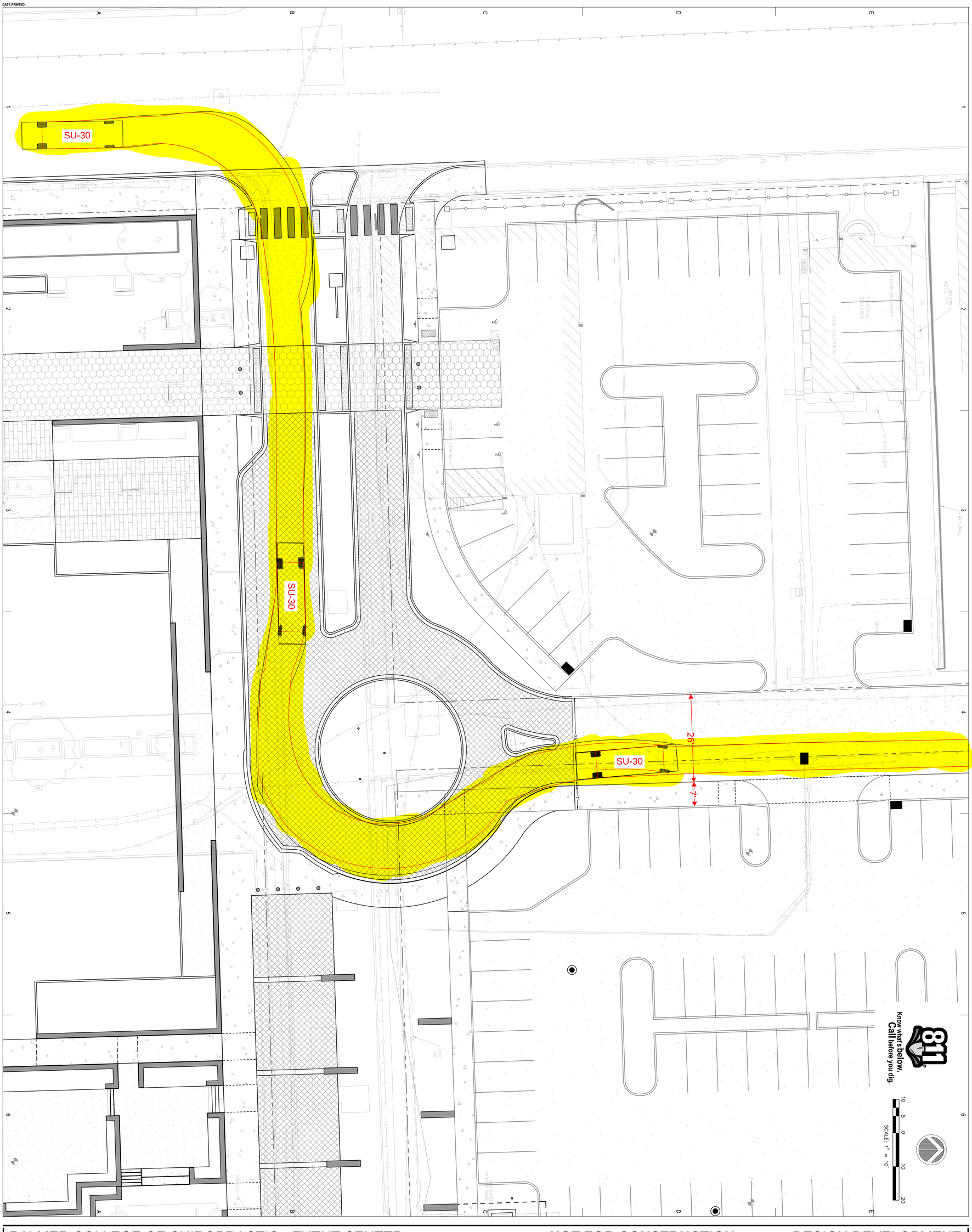
ARCHITECT
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Phone: (515) 288-3141

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:



PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

NOT FOR CONSTRUCTION

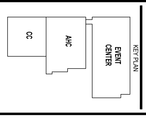
DESIGN DEVELOPMENT

EX-2

TRUCK CIRCULATION
DETAILED EXHIBIT

02008
RDG Planning & Design
IN RDG SPECIFICALLY FOR THE PROJECT NAMED.
CHIROPRACTIC - EVENT CENTER
PALMER COLLEGE OF
DAVENPORT, IA 52803
PROJECT NO: R20064.07.FEB
DATE: 02/26/2021
02 CITY/COUNTY DEVELOPMENT 02/26/2021
01 CITY/COUNTY SUBMITTAL 02/05/2021

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF RDG PLANNING & DESIGN AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED. © Copyright RDG Planning & Design, Inc. REPRODUCTION IS PROHIBITED. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE CHANGED OR MODIFIED IN ANY WAY, EXCEPT BY WRITTEN APPROVAL AND WRITTEN RELEASE OF RDG PLANNING & DESIGN. ANY UNAUTHORIZED USE, CHANGES OR MODIFICATIONS TO THESE PLANS AND SPECIFICATIONS WILL BE AT THE SOLE RISK OF THE PERSON OR ENTITY PERFORMING THE SAME AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO RDG PLANNING & DESIGN. THE PERSON OR ENTITY PERFORMING THE SAME AGREES TO INDEMNIFY AND HOLD HARMLESS RDG PLANNING & DESIGN FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY LEGAL ACTION ARISING OUT OF THE UNAUTHORIZED USE OF THESE CONSTRUCTION DOCUMENTS, WORDING AND/OR DRAWINGS SHALL BE BROUGHT IN A COURT OF COMPETENT JURISDICTION IN THE STATE OF IOWA.



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
Phone: (309) 788-0673

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

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

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



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

PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

RDG PLANNING DESIGN

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

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

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

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

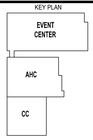
STRUCTURAL
IMEG
623 26th Ave.
Rock Island, Illinois 61201
Phone: (309) 788-0673

PARTNER ARCH.
Suite 483 Architects
124 Arts Alley
Rock Island, Illinois 61201
Phone: (309) 788-0913

IT / SECURITY
IMEG
623 26th Ave.
Rock Island, Illinois 61201
Phone: (309) 788-0673

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

KEY PLAN



00	100% DESIGN DEVELOPMENT	01/30/2026

ISSUANCE DATE

PROJECT NO: R3004.877.05

©2026
RDG Planning & Design
THESE DOCUMENTS HAVE BEEN PREPARED BY RDG SPECIFICALLY FOR THE PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF RDG Planning & Design, Inc. REPRODUCTION IS PROHIBITED.
THIS DRAWING MAY NOT REPRESENT ALL CHANGES THAT HAVE OCCURRED DURING BID OR CONSTRUCTION PHASES. CONSTRUCTION DOCUMENTS, ADDENDA AND CHANGE DOCUMENTS REMAIN THE OFFICIAL CONSTRUCTION DOCUMENTS.

EXISTING CONDITIONS EXHIBIT

EX-3

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 | COMMITTEE OF THE WHOLE

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

Plan & Zoning Commission Public Hearing Meeting
Date: 3/4/2026 Time: 5:30 PM Location: Council Chambers | City Hall | 226 W 4th St.

What is this About?
This notice is to inform you of an upcoming public hearing regarding a proposed amendment to the Palmer College of Chiropractic Campus Master Plan. The amendment would update the Institutional Campus District to reflect recent property acquisitions and proposed campus improvements, including a new main entrance from Brady Street, construction of an academic building, expanded parking, enhanced greenspace, traffic safety improvements on Perry Street, and identification of future student housing sites along Main Street. These changes are intended to improve campus access, safety, and overall 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.

Plan and Zoning Commission Recommendation:
At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ORD26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.

5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case REZ26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.
4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-02** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.
5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

What are the Next Steps after the Public Hearing?
The public hearing on the above matter is scheduled for 5:30 p.m. on March 4, 2026 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

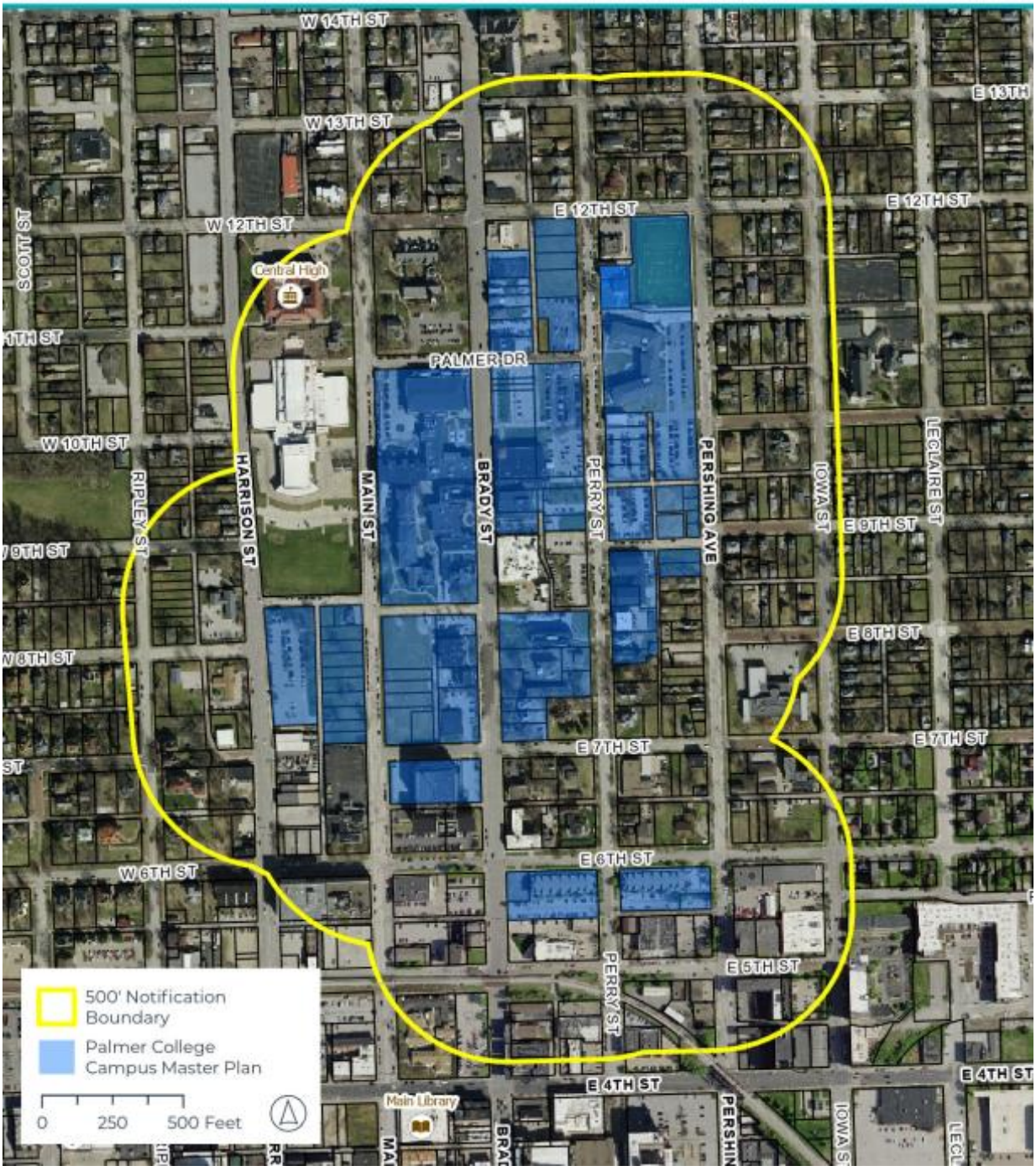
All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles.
TTY: (563) 326-6145

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

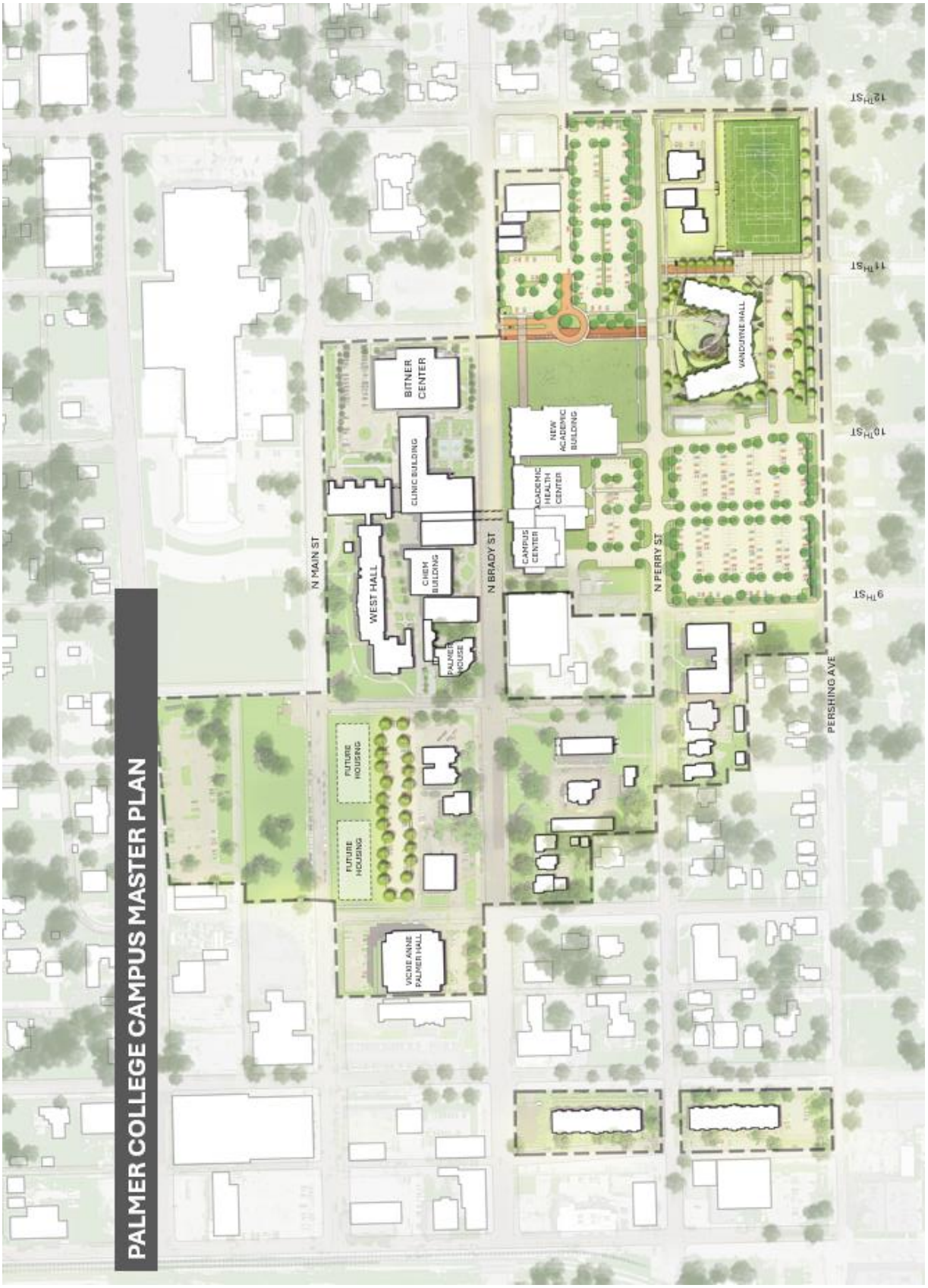
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

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

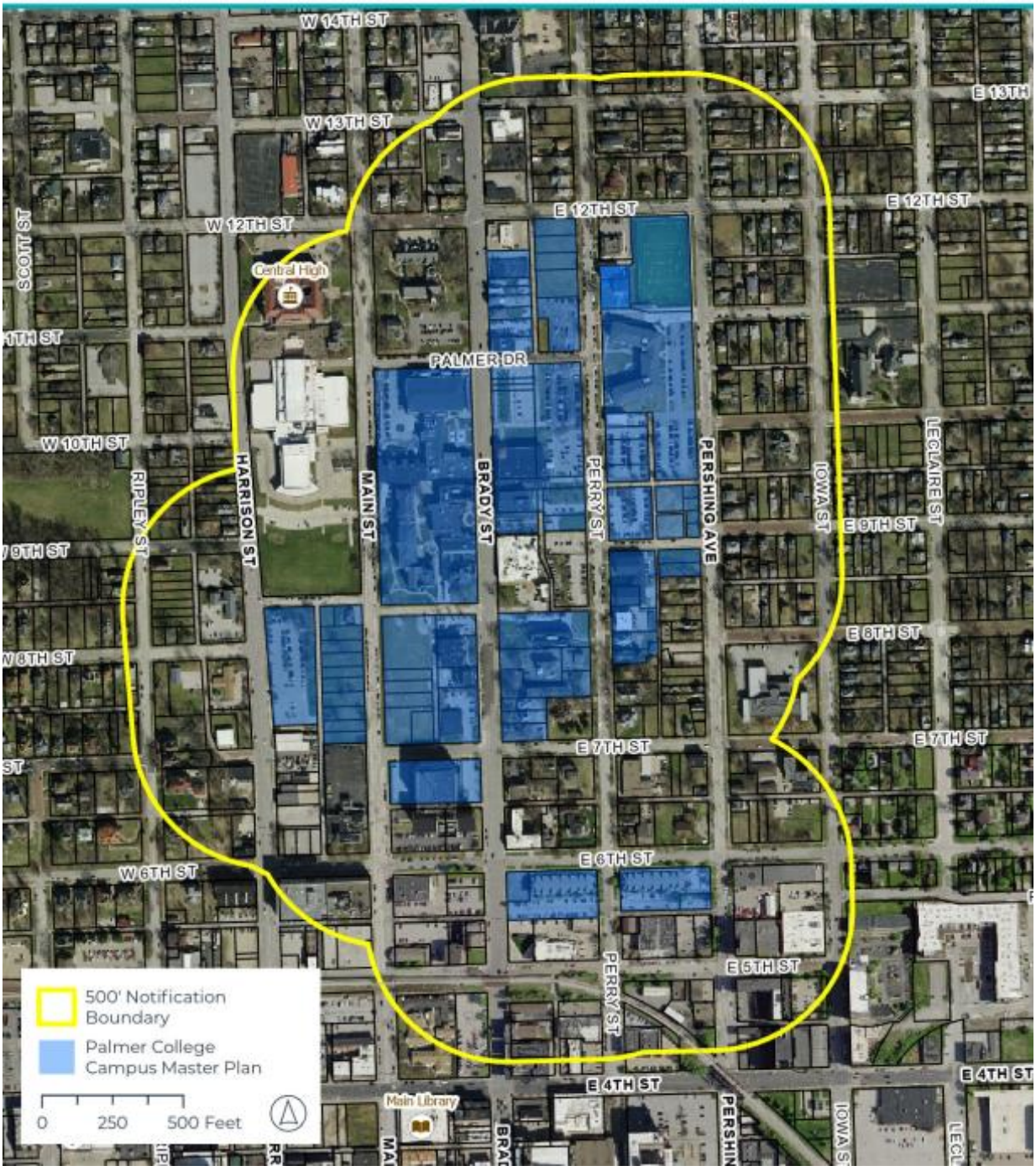
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan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

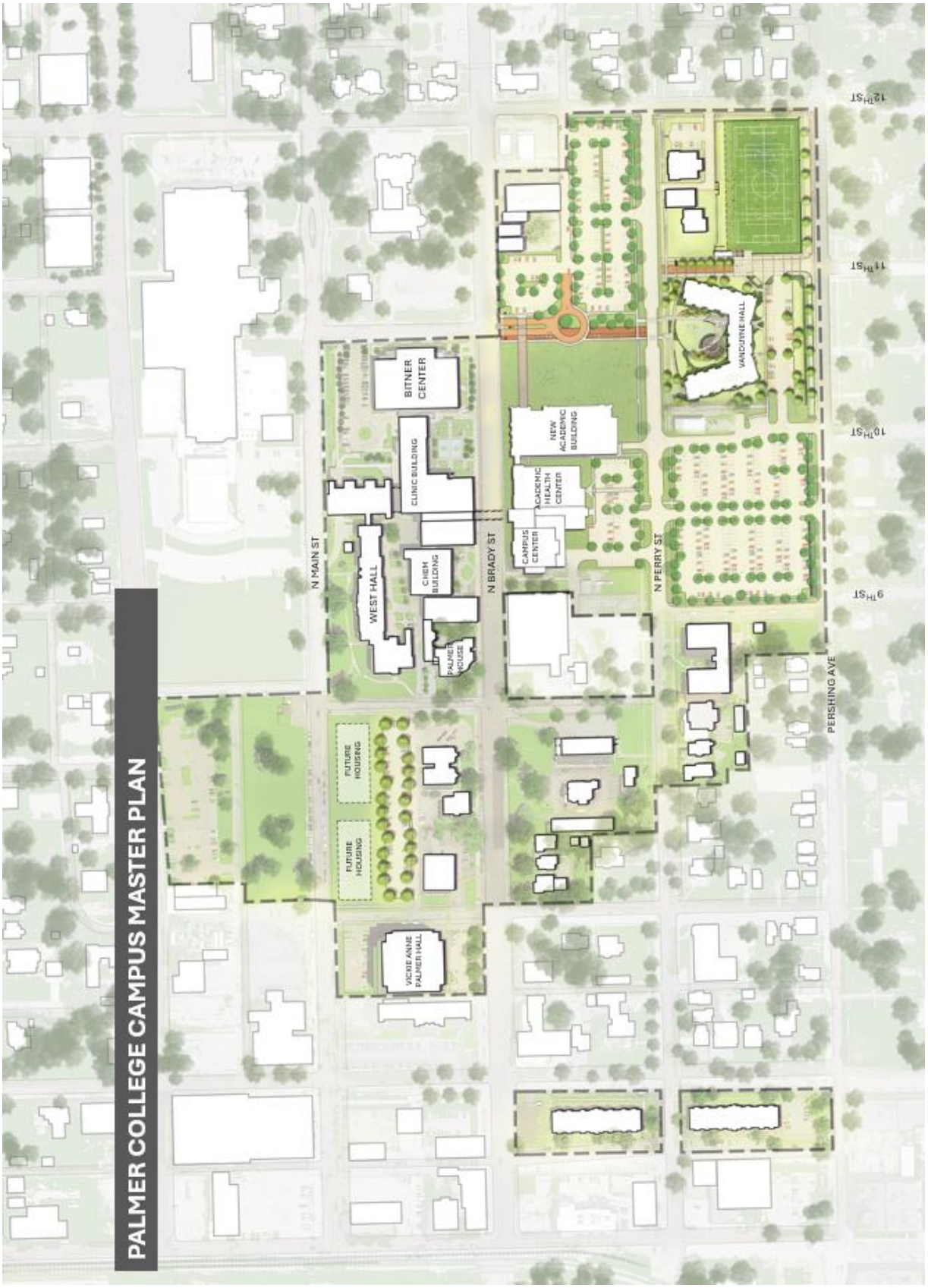
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

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: Laura Berkley | 563-888-3553 **3/4/2026**

Subject:
Public Hearing for Case ROW26-02 being the 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 Hearing.

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 Rights-Of-Way

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.)

Plan and Zoning Commission Recommendation

At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case ROW26-01 to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.
5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

The staff report from the February 17, 2026, Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Plan & Zoning Commission Staff Report
3. Application
4. Vicinity Map
5. Public Notice-Committee of the Whole
6. Public Notice-Plan & Zoning Commission

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW26-02 BEING THE 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.

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

Section 1. The following described units of Scott County, Iowa real estate are hereby vacated (abandoned). The property has the following legal description:

East 10th Street, between Perry Street and Pershing Avenue:

That part of East 10th Street located in Outlot 31 of LeClaire's 2nd Addition in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the southeast corner of Lot 3 in Palmer College Foundation 1st Addition, said point being on the north right of way line of East 10th Street and the west right of way line of Pershing Avenue;

Thence South 01°50'01" East along said the west right of way line, a distance of 20.00 feet to the south right of way line of East 10th Street;

Thence South 88°06'44" West along said south right of way line, a distance of 321.20 feet to the east right of way line of Perry Street;

Thence North 01°51'27" West along said west right of way line, a distance of 20.00 feet to the north right of way line of East 10th Street;

Thence North 88°06'44" East along said north right of way line, a distance of 321.21 feet to the Point of Beginning.

The above-described parcel contains 6,424 square feet, more or less as shown by the attached ROW Vacation Plat.

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

Public alley right-of-way north of 10th Street in Outlot 30 of LeClaire's 2nd Addition:

Part of a 20.00-foot public alley located in Outlot 30 of LeClaire's 2nd Addition in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the most southwesterly corner of Lot 3 in Palmer College Foundation 1st Addition,

recorded on September 15, 2021, at the Office of the Scott County Recorder as Document #2021-31863, said point being on the north right of way line of East 10th Street;

Thence South 88°06'44" West along the north line of said East 10th street, a distance of 20.00 feet to the west line of a public alley;

Thence North 01°50'34" West along said west alley line, a distance of 238.37 feet to the north line of said public alley;

Thence North 87°15'17" East along said north line, a distance of 20.00 feet to the east line of said public alley and the west line of Lot 3 in Palmer College Foundation 1st Addition;

Thence South 01°50'34" East along said east alley line and west lot line, a distance of 238.67 feet to the Point of Beginning.

The above-described parcel contains 4,770 square feet, more or less as shown by the attached Alley Vacation Plat.

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

Public alley rights-of-way south of 10th Street in Outlot 31 of LeClaire's 2nd Addition:

Part of a 14.33-foot public alley located in Outlot 31 of LeClaire's 2nd Addition in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the northwest corner of parcel F0033-06, recorded on August 28, 2023, at the Office of the Scott County Recorder as Deed #2023-15282, said point being on the south right of way line of East 10th Street;

Thence South 01°50'01" East along the east line of said public alley, a distance of 183.83 feet to the north right of way line of East 9th Street;

Thence South 87°52'26" West along said north right of way line, a distance of 14.33 feet to the west line of said public alley;

Thence North 01°50'01" West along said west line, a distance of 183.89 feet to the south right of way line of East 10th Street;

Thence North 88°06'44" East along said south right of way line, a distance of 14.33 feet to the Point of Beginning.

The above-described parcel contains 2,635 square feet, more or less as shown by the attached Alley Vacation Plat.

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

Section 2. That the following findings and conditions are hereby imposed upon said request:

Findings

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing

and relocated utility infrastructure.

4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.

5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.

2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.

3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.

4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.

5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

Section 3. At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case ROW26-02 to the City Council with a recommendation for approval subject to the listed findings and conditions.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/17/2026**

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:
Staff recommends the City Plan and Zoning Commission accept the listed findings 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 in Case ROW26-02 to the City Council with a recommendation for approval, subject to the following conditions:

Findings:

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.
5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

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:

1. Streets: The segment of 10th Street proposed for vacation, located between Perry Street and Pershing Avenue, measures approximately 20 feet in width and 321 feet in length (approximately 6,420 square feet). The roadway currently accommodates two-way traffic; however, the paved width is approximately 16 feet, which does not allow for on-street parking. A sidewalk is located along the south side of the roadway. The alley immediately north of 10th Street functions as a drive aisle providing access to adjacent parking areas and the 9-unit apartment building at 1019 Perry Street. As this property is not owned by Palmer College, the applicant intends to grant an ingress/egress easement to ensure continued access to the rear of the property. The alley segments to the south are remnant portions of right-of-way that previously served residential structures that have since been demolished. The existing pavement condition of both 10th Street and the adjoining alley is poor.
2. Storm Water: There is no existing public stormwater infrastructure located within the 10th Street or abutting alley right-of-way proposed for vacation. Development of the proposed parking facility will be required to comply with all applicable stormwater

management regulations, including review and approval of drainage plans to ensure adequate on-site detention and controlled discharge.

3. Sanitary Sewer: A public sanitary sewer extends north-south along both Perry Street and Pershing Avenue. However, there is no sanitary sewer service located within East 10th Street or the adjacent alleys subject to vacation.
4. Iowa American Water Company: There is a new water main extending the length of 10th Street, between Perry Street and Pershing Avenue. Iowa American Water Company will need rights reserved for their facilities to ensure access and maintenance.
5. Other Utilities: Electric and telecommunications facilities are currently located on overhead poles along the south side of 10th Street and spanning the length of the adjacent north–south alleys. Coordination with the utility providers regarding potential relocation or alternative configurations is ongoing, and final determinations have not yet been made. In the event the associated right-of-way is vacated to accommodate the proposed parking facility, Palmer College may pursue underground relocation or rerouting of the overhead facilities. Any such modifications would be undertaken at the College's expense and subject to agreement with the affected utility providers. Retention of a utility easement will be necessary to ensure continued access to and maintenance of existing infrastructure.
6. Emergency Services: The proposed vacation of 10th Street and the associated alley segments will not impede emergency vehicle access. Although the public right-of-way network will be reduced, the applicant has incorporated access and utility easements through the new parking facilities that maintain connectivity between Perry Street and Pershing Avenue. The internal drive aisles are designed to provide sufficient pavement width and turning radii to accommodate emergency response vehicles. Documentation submitted by the applicant demonstrates that fire and emergency vehicles can access and traverse the site without obstruction. Staff find that equivalent access will be preserved and that the proposed vacation will not adversely affect public health, safety, or welfare with respect to emergency response.
7. Parks/Open Space: This request does not impact any existing or planned parks or public open spaces. The existing vacant parcels on Pershing Avenue, south of 10th Street, will be redeveloped into a parking lot and integrated into the adjacent facilities.

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
[redacted]

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

[redacted]
Applicant's Signature

01/08/2026
Date

DEVELOPMENT TEAM

Surveyor
Mike Richmond

Address
1717 State Street, Suite 201

Phone
[redacted]

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'	☐

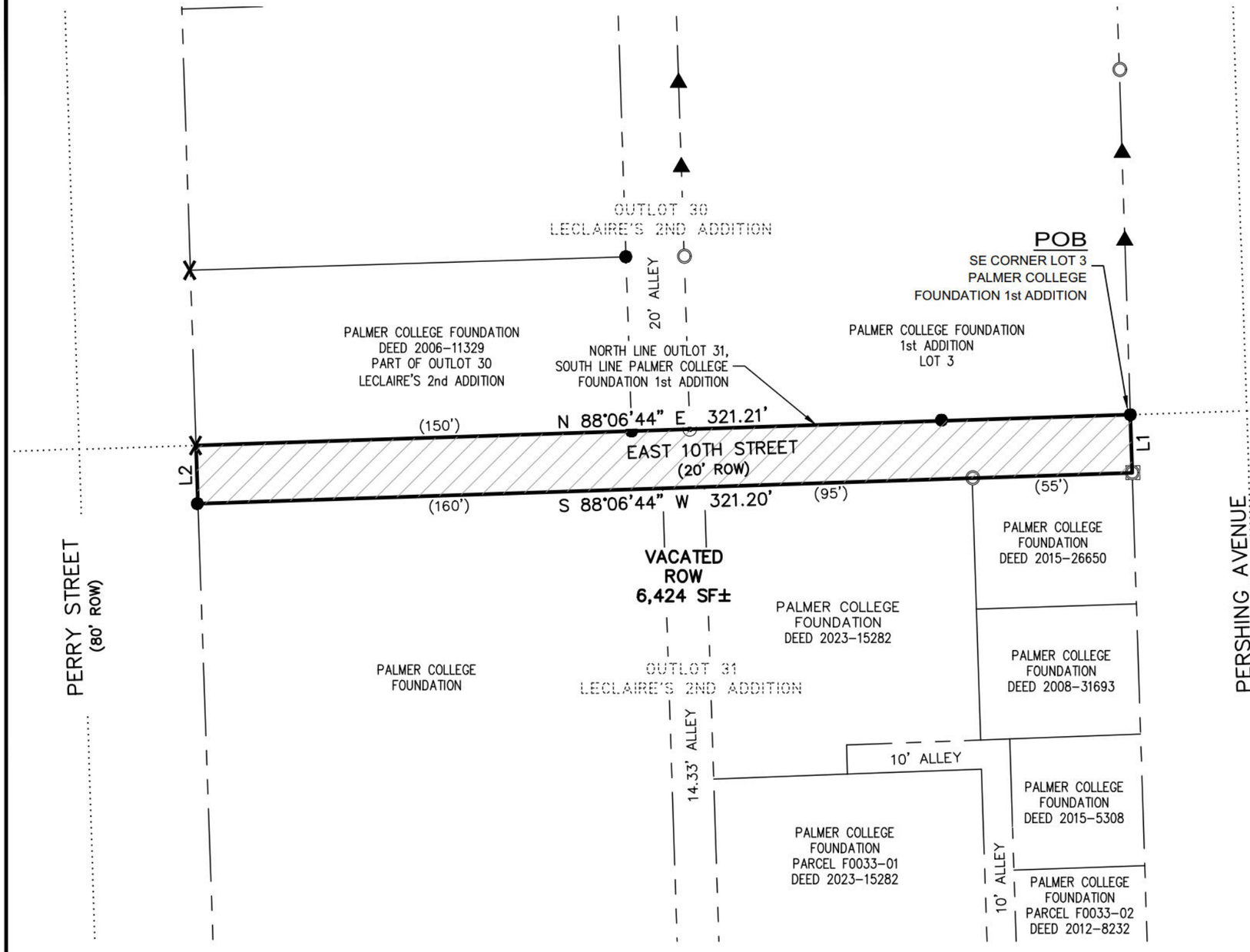
***PROJECT NARRATIVE*:** (submit separate sheet if needed)

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

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

Palmer College Event Center
Davenport, Iowa

ROW Vacation Plat - E. 10th Street

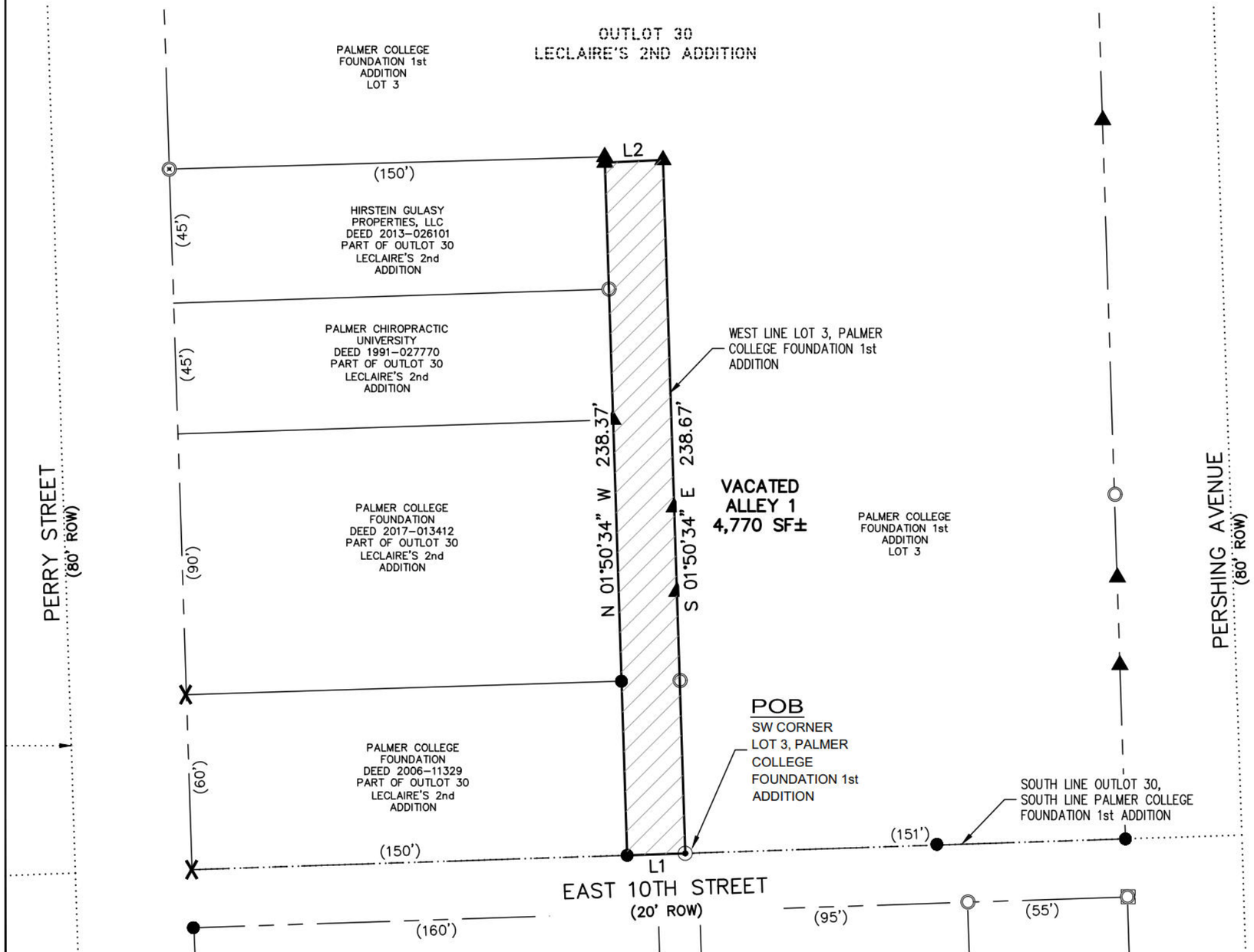
IMEG Project No: 25003972.00
File Name: 25003972.00 Vacation E 10th Street
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No:
Drawn By: MDR
Checked By: DAB
Date: 10/31/2025

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, 2025
No. of sheets covered by this seal: ____

PRELIMINARY
11-18-2025

REVISIONS

No.	DESCRIPTION	DATE

IMEG
Ph: 563.344.6300
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722

Palmer College Welcoming Corridor
Davenport, Iowa

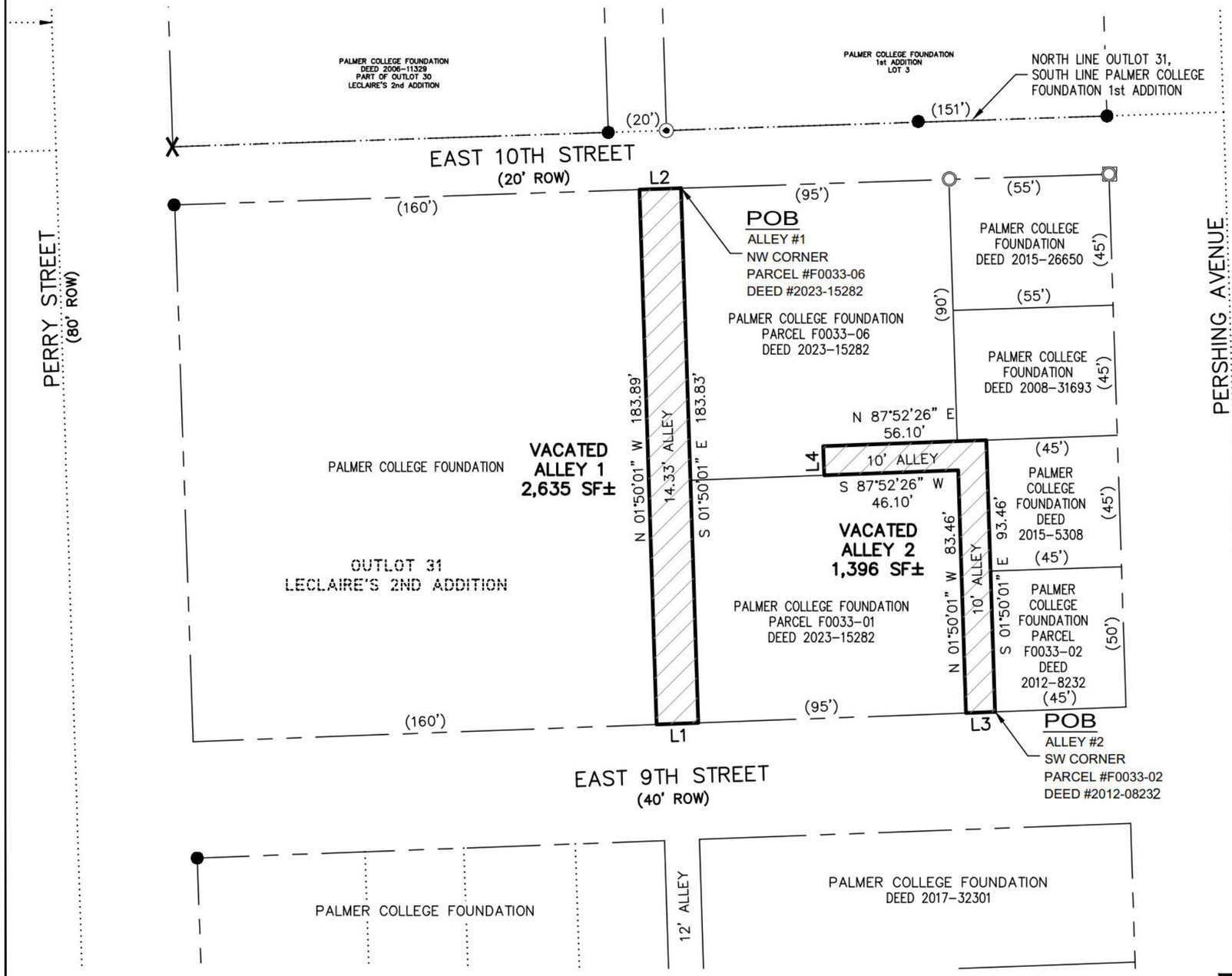
Alley Vacation Plat - Outlot 30

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)

LICENSED PROFESSIONAL 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: 563.344.6300
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722

Palmer College Welcoming Corridor
Davenport, Iowa

Alley Vacation Plat - Outlot 31

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

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 | COMMITTEE OF THE WHOLE

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

Plan & Zoning Commission Public Hearing Meeting
Date: 3/4/2026 Time: 5:30 PM Location: Council Chambers | City Hall | 226 W 4th St.

What is this About?
This notice is to inform you of an upcoming public hearing regarding a proposed amendment to the Palmer College of Chiropractic Campus Master Plan. The amendment would update the Institutional Campus District to reflect recent property acquisitions and proposed campus improvements, including a new main entrance from Brady Street, construction of an academic building, expanded parking, enhanced greenspace, traffic safety improvements on Perry Street, and identification of future student housing sites along Main Street. These changes are intended to improve campus access, safety, and overall 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.

Plan and Zoning Commission Recommendation:
At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ORD26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.

5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case REZ26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.
4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-02** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.
5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

What are the Next Steps after the Public Hearing?
The public hearing on the above matter is scheduled for 5:30 p.m. on March 4, 2026 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

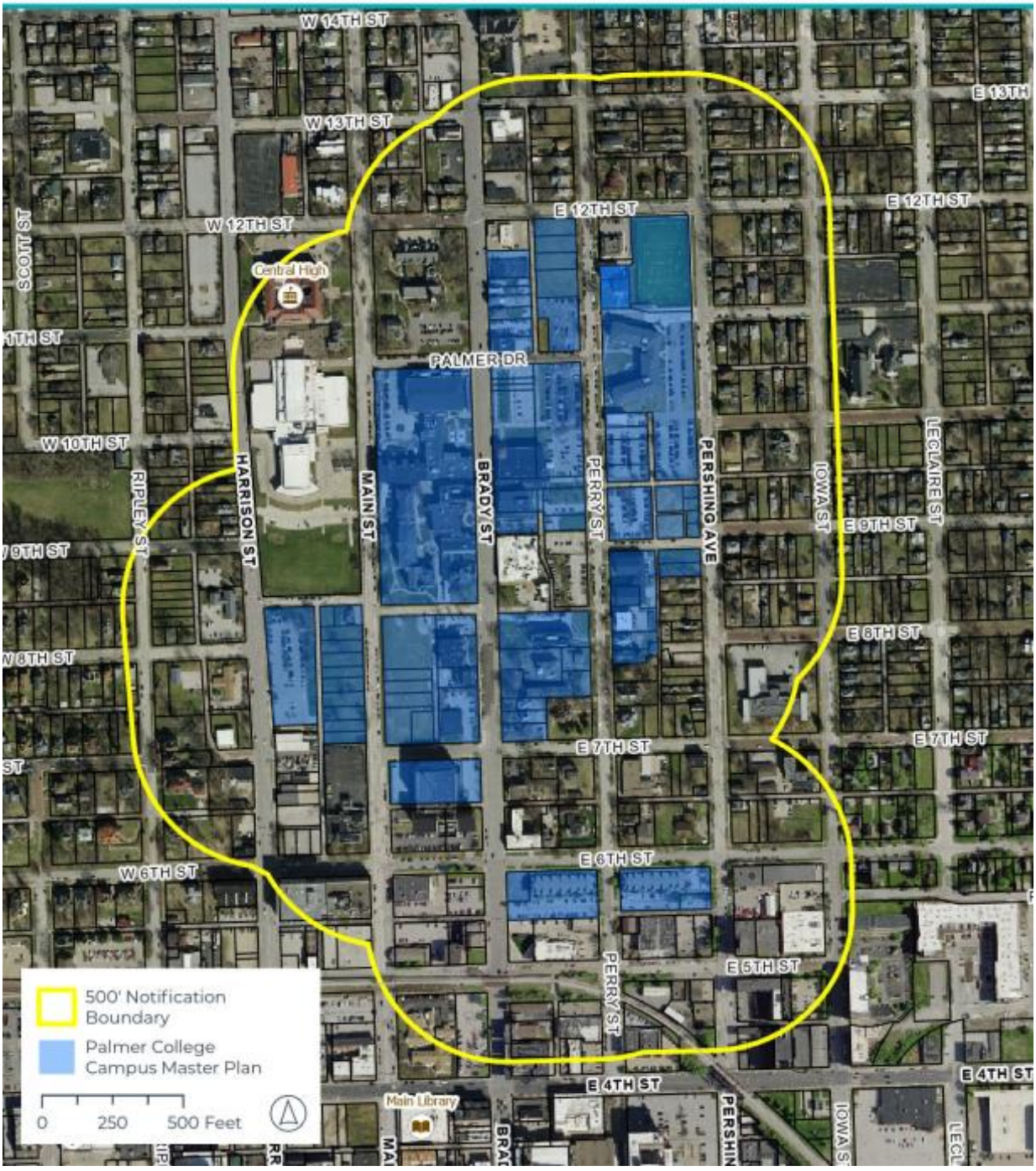
All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles.
TTY: (563) 326-6145

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

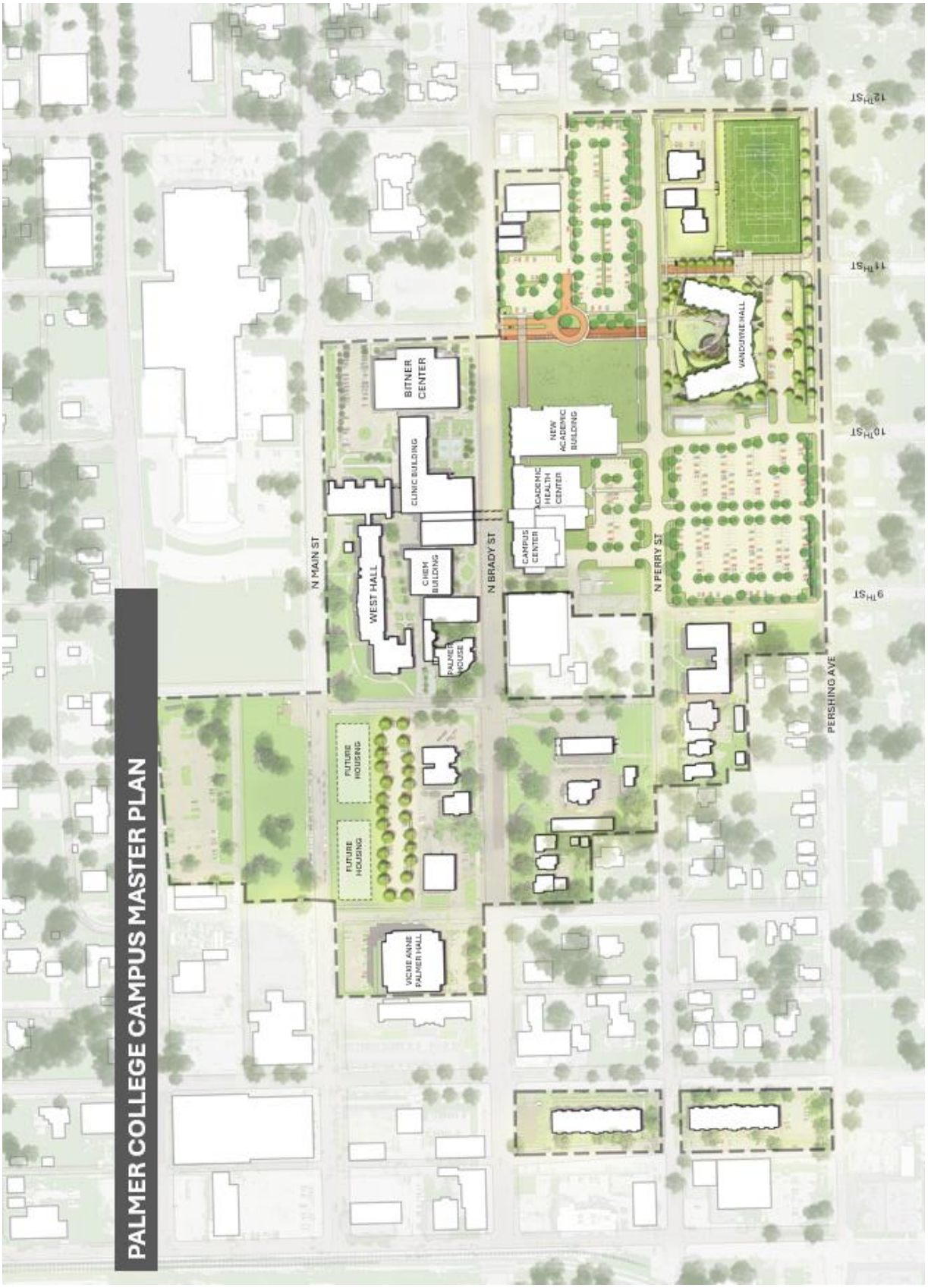
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

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

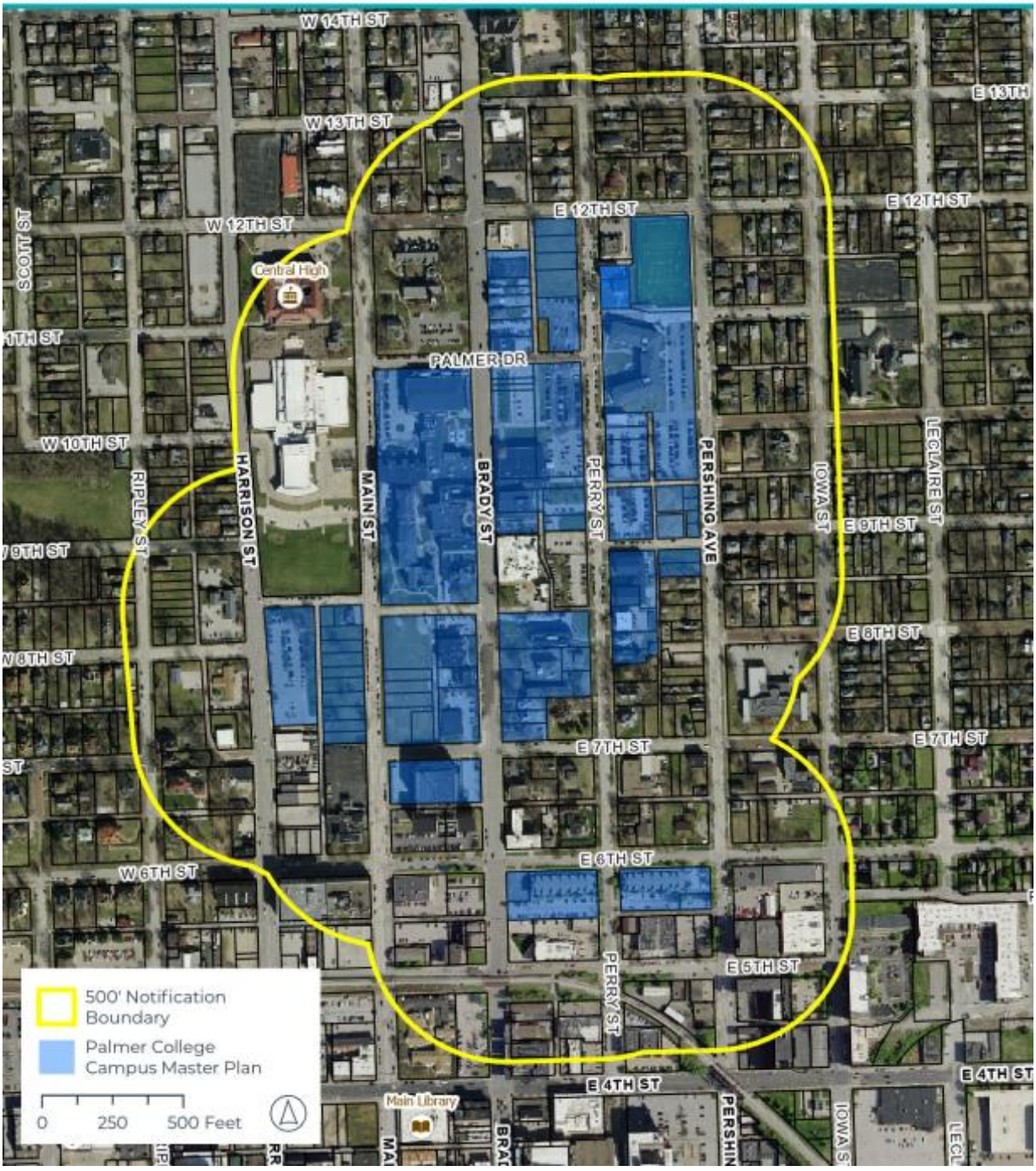
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan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

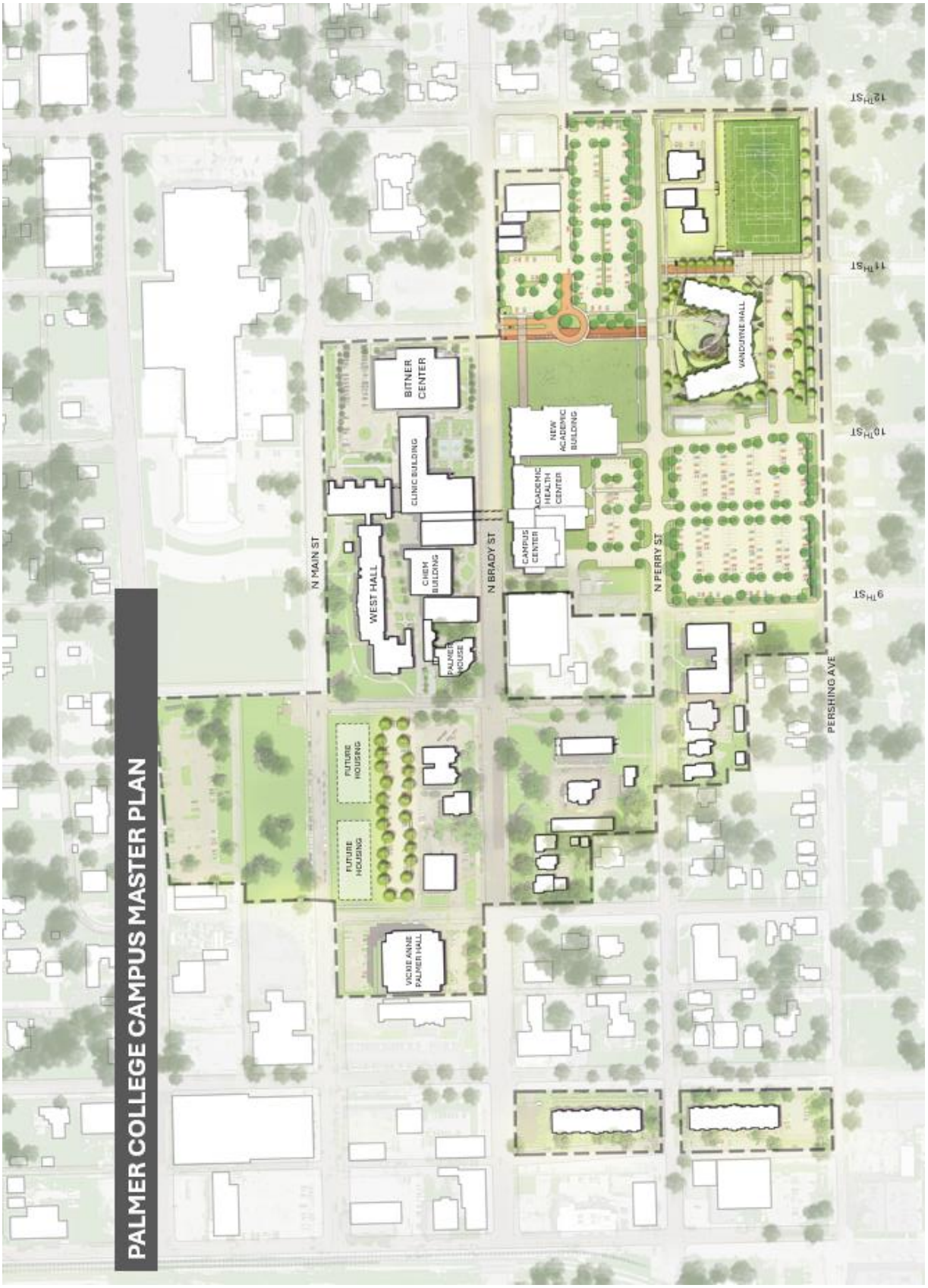
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/4/2026

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project, CIP #35062. [Ward 5]

Recommendation:
Hold the Hearing.

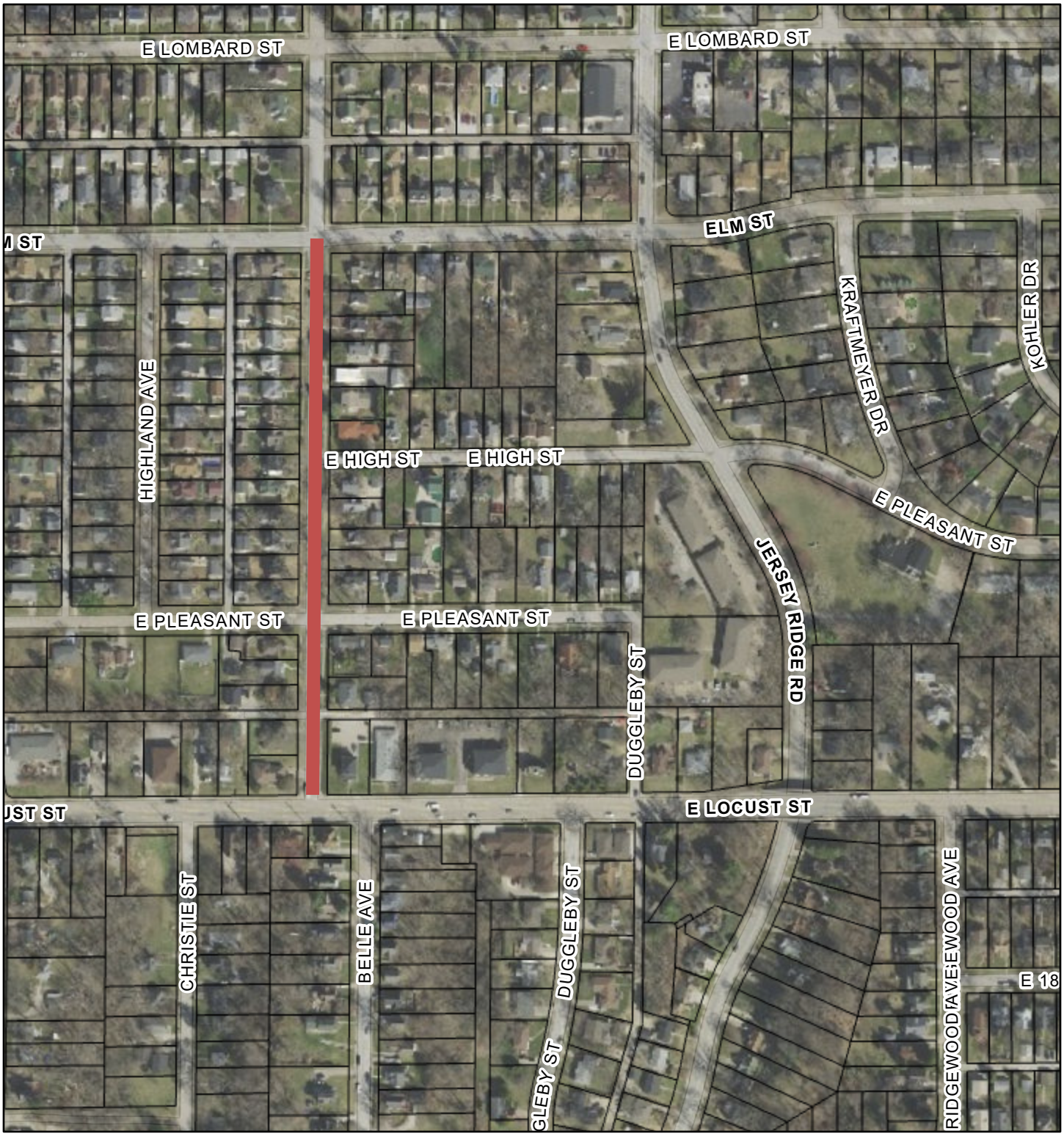
Background:
This project will resurface Belle Avenue from East Locust Street to Elm Street. The fundamental design approach utilized for this improvement is to remove the top surface through milling and replace it with a new 2" thick asphalt surface, while patching identified areas of sub-base failures. This approach extends the life of the pavement anywhere from 8 to 12 years, depending on traffic load and climate factors.

The proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment necessary for the resurfacing of the existing asphalt roadway; full depth patching; ADA sidewalk and ramps; resetting of all existing utility surface features to finish grade; replacement of driveway approaches; replacement of the adjacent alley approaches; topsoil; signage; and erosion control.

This project is budgeted in CIP #35062 | Neighborhood Street Repair Program.

Attachments:
1. Map

PRJ-5605 Belle Ave, Mill & Overlay Map



2/23/2026, 11:20:12 AM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Parcels

2024 Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

Web AppBuilder for ArcGIS

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/4/2026**

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Riverfront Quiet Zone (City Right-of-Way) Improvements project, CIP #ARP12. [Wards 3 & 5]

Recommendation:
Hold the Hearing.

Background:
The Riverfront Quiet Zone project will construct approved railroad safety improvements throughout the riverfront corridor spanning between Mound Street and Marquette Street to create a quiet zone. Currently, the sounding of train horns is required by federal regulation at all public at-grade crossings (CFR 49 Part 222). This consists of two long blasts, one short blast, and one long blast. This rule was created for safety purposes but is disruptive in urban settings due to the noise pollution it creates for nearby property owners. In recognizing that this impacts quality of life for individuals and businesses, the Federal Railroad Administration (FRA) established a process to allow communities to reduce noise pollution caused by the sounding of train horns at public at-grade crossings, provided they meet specific safety requirements and measures. This process does not eliminate the use of train horns; it simply eliminates the requirement to sound the horn in advance of each crossing. If vehicles and/or pedestrians are near the crossing, the engineer is within their right and ability to sound the horn.

A quiet zone is established by improving the safety of each public at-grade railroad crossing within a proposed zone. A risk assessment identifies potential ways the safety of any given crossing may be improved. The FRA maintains a list of mitigation measures that are accepted across the country. In the end, the method(s) selected are site-specific, depending on factors such as geometry and available space. For the City of Davenport, these improvements consist of two main components at nine at-grade public crossings:

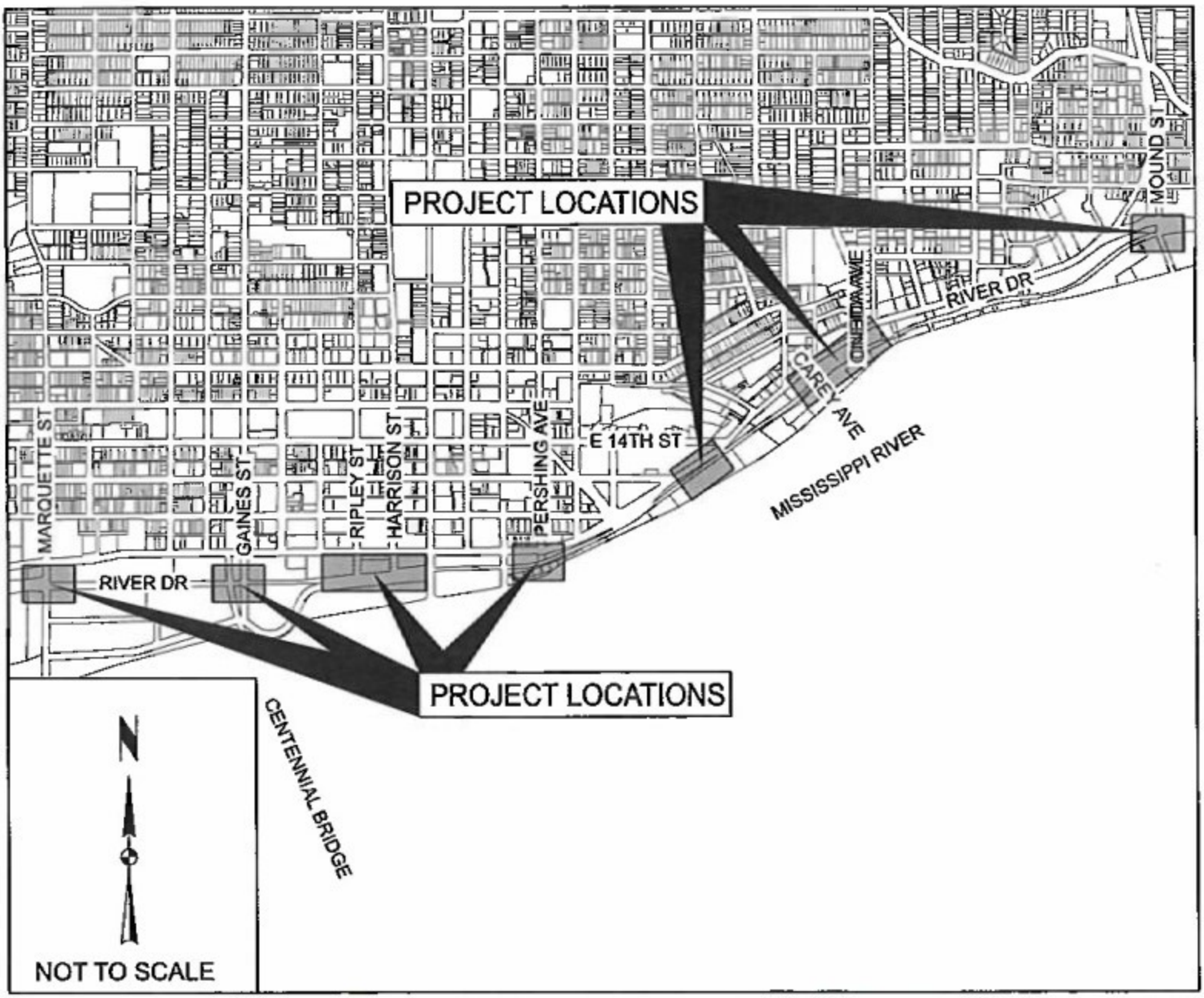
- Improvements within City-owned right-of-way, and
- Improvements within CPKC-owned right-of-way.

These proposed plans are for improvements within City-owned right-of-way. These improvements are scheduled to occur at nine at-grade public crossings (Mound Street, Onedia Avenue, Carey Avenue, River Heritage Park, Pershing Avenue, Harrison Street, Ripley Street, Gaines Street, and Marquette Street). The scope of work includes items such as removal of the existing crossing warning devices, new reflective crossbucks (R15-1), and other appropriate appurtenances, installation of roadway medians and sidewalk. Work occurring within CPKC-owned right-of-way was approved by the City Council in the fall of 2025.

This project is budgeted in CIP #ARP12.

Attachments:

1. QuietZoneMap



VICINITY MAP

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/4/2026

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the PROTECT | 2nd and Gaines Flood Mitigation project, CIP#35067. [Ward 3]

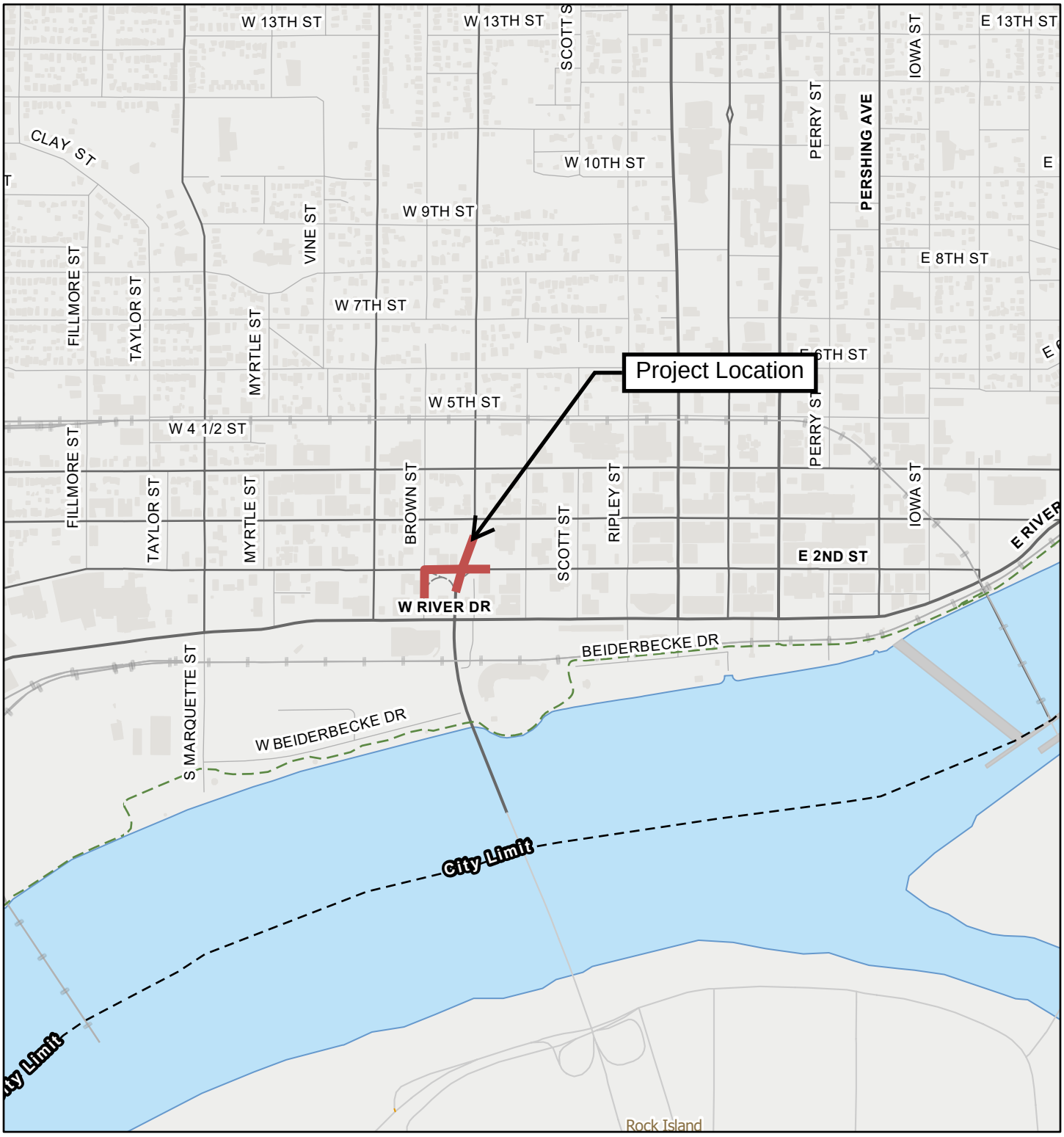
Recommendation:
Hold the Hearing.

Background:
The City of Davenport, in partnership with the Federal Highway Administration (FHWA), has initiated a series of projects designed to enhance the reliability of the City's transportation network by reducing roadway closures and detours caused by Mississippi River flooding. This proposed project, located at the referenced intersection and surrounding area, involves elevating the roadway to remain passable up to Mississippi River stage 22. When combined with other ongoing and targeted flood-mitigation projects, this improvement is integral to establishing a permanent flood-detour route. The planned detour will begin on the west side of the community at the intersection of Interstate 280 and U.S. Business 61 (West River Drive), continue to Rockingham Road, transition to Marquette Street, and proceed to 4th Street, with 3rd Street serving as an alternate route. Both 3rd and 4th Streets connect to East River Drive, which is expected to remain accessible to the eastern city limits up to Mississippi River stage 22.

This project will include the reconstruction of the existing roadway utilizing 10-inch Portland cement concrete pavement over a 6-inch granular subbase, including the installation of subdrains. The proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment necessary for the reconstruction of the roadway; reestablishment of driveway and sidewalk connections to adjacent properties to match proposed roadway elevations; storm sewer improvements; sidewalk and ADA-compliant ramp improvements; pavement markings; erosion control; and other associated work necessary to complete the project.

Attachments:
1. Location Map | 2nd and Gaines

Location Map - PROTECT | 2nd and Gaines



2/25/2026, 7:37:46 AM

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/4/2026**

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Taxiway C and Terminal Apron Entrance Taxiways Reconstruction project at the Davenport Municipal Airport, CIP# 20016. [Ward 8]

Recommendation:
Hold the Hearing.

Background:
This project includes the removal and reconstruction of Taxiway C and its associated Terminal Apron entrance taxiways, upgrades to the stormwater drainage system, and replacement of the lighting systems. Originally constructed in the late 1940s, this infrastructure has reached the end of its useful life. The work will include all necessary labor, materials, and equipment for pavement reconstruction, pavement markings, manholes, drainage improvements, electrical upgrades, and related improvements.

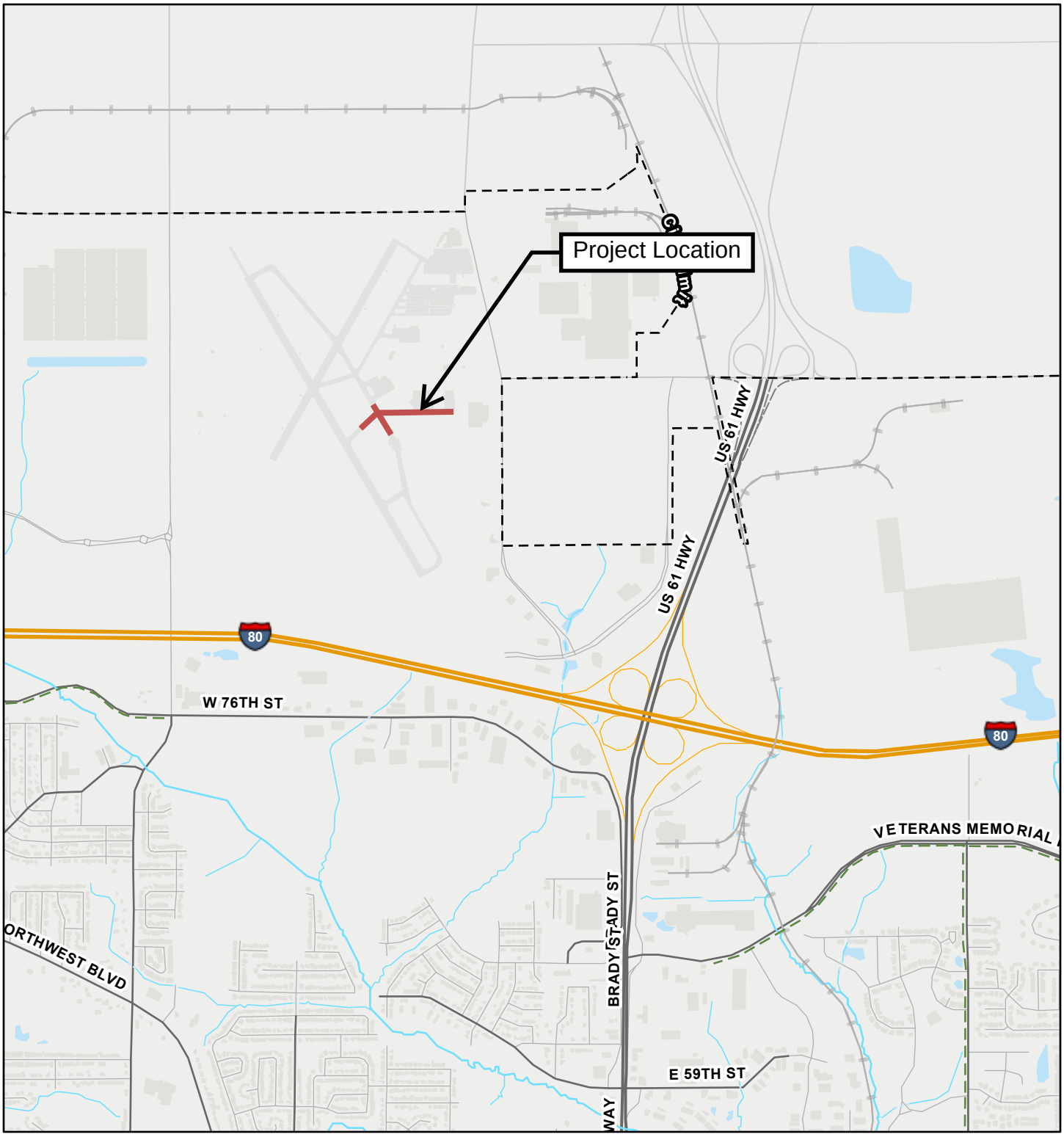
Construction funding is included in the proposed FY 2027 Capital Improvement Program (CIP), including the required local match to a federal grant. Unlike most grant processes, the Federal Aviation Administration (FAA) requires Airport Improvement Program (AIP) grant applications to be based on defined bid costs rather than estimates. As a result, the City must solicit bids prior to applying for this opportunity. FAA guidelines require grant applications to be submitted by May 1, 2026.

Following receipt of bids, a separate agenda item will be presented to the City Council for consideration of contract award. The contract will include a provision making it contingent upon a successful grant award and FAA approval of the bidding process.

The project is budgeted in CIP #20016.

Attachments:
1. Location Map

Project Location - Davenport Airport



2/25/2026, 7:49:12 AM

1:36,112

0 0.23 0.45 0.9 mi

0 0.35 0.7 1.4 km

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **3/4/2026**

Subject:
Third Consideration: Ordinance for Case ORD25-03 being the request of Leverage Holdings LLC to amend Chapter 17.08 entitled "Uses" of the Municipal Code of Davenport, Iowa, to allow wholesale establishment as a permitted use in the C-3 zoning district and add principal use standards for wholesale establishment. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
At its November 4, 2025, meeting, the Plan and Zoning Commission unanimously recommended Case ORD25-03 to the City Council with a recommendation for approval subject to the findings and listed conditions. The conditions for the creation of principal use standards for wholesale establishment have been incorporated into the Ordinance.

Findings

1. The proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes the public health, safety, and welfare of the City.
3. The proposed amendment is consistent with the intent and general regulations of the Zoning Ordinance.
4. The amendment reflects a change in policy and development trends.
5. The amendment may create minor nonconformities.

Conditions

Create the following principal use standards for Wholesale in Section 17.08.030:

1. The principal use and any associated accessory uses shall not emit any dust, odors, gases, or pollution and shall not emit excessive noise or vibrations.
2. The storage of aggregate materials shall be prohibited.
3. The following additional standards apply to all outdoor storage:

    a. The storage area must be completely enclosed by a solid fence or wall a minimum of six feet in height including ingress and egress.
    b. Fences or walls shall meet principal use setback requirements.
    c. Outdoor storage of any kind is prohibited outside the fence or wall.

Case Overview

City staff received an application for a zoning text amendment from a property owner requesting an amendment to allow "Wholesale" as a permitted use in the C-3 General Commercial Zoning District. The proposed zoning text amendment will impact all properties throughout Davenport zoned C-3 General Commercial Zoning District. The Petitioner has provided initial statements by approval standard as a supplement to the request, which can be seen in the application document. The summary provided by the applicant is below:

As indicated, the Petitioner perceives there are various reasons that a text amendment is needed to add wholesale use in the C-3 Districts, but the most blatant/obvious include, but are not limited to:

1. Current commercial market conditions have changed as less big-box buildings are being built and those that have been built now need to be retrofitted for alternative uses.
2. Wholesaling, for the most part, will lessen the intensity in these Districts, and while truck/semi-truck traffic could slightly increase, the streets and properties in the C-3 District can easily accommodate such concerns. In essence, while wholesaling is distinguishable from retail, in this stance, it's a distinction without a real difference.
3. Wholesaling is consistent with Davenport's current comprehensive plan and was previously allowed in certain C-Districts under Davenport's prior zoning code, such that to resurrect its use now leaves little to be done and allows market conditions to proceed with redevelopment.

Zoning Ordinance Purpose Statement

The C-3 General Commercial Zoning District is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

Zoning Ordinance Use Definition

Wholesale Establishment. A business where goods are sold to either retailers, or to industrial, commercial, institutional, or other professional business users, or to other wholesalers and related subordinated services.

Use Matrix (Table 17.08-1)

The principal use "Wholesale Establishment" is permitted in the following zoning districts:

1. I-1 Light Industrial District
2. I-2 Heavy Industrial District

The principal use "Wholesale Establishment" is permitted as a special use in the following zoning districts:

1. I-MU Industrial Mixed Use District

Approval Standards for Text Amendments

1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
2. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.
3. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
4. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy or change in development trends or technology.
5. The extent to which the proposed amendment creates nonconformities.

Upon staff review, the following proposed principal use standards alleviate concerns for future wholesale in C-3.

Proposed Principal Use Standard

1. The principal use and any associated accessory uses shall not emit any dust, odors, gases, or pollution and shall not emit excessive noise or vibrations.
2. The storage of aggregate materials shall be prohibited.
3. The following additional standards apply to all outdoor storage:

    a. The storage area must be completely enclosed by a solid fence or wall a minimum of six feet in height including ingress and egress.
    b. Fences or walls shall meet principal use setback requirements.
    c. Outdoor storage of any kind is prohibited outside the fence or wall.

Public Input

A notice of Public Hearing was published in the *Quad-City Times* informing the community of the October 14, 2025, Plan and Zoning Commission Public Hearing. In addition, the notice of a Public Hearing was published in the *Quad-City Times* for the November 19, 2025, Public Hearing at the Committee of the Whole. To date, staff have not received any public comments in favor or opposition to the request. Staff will apprise Council of any correspondence.

Attachments:
1. Ordinance
2. Application Leveraged Holdings
3. Proposed Principal Use Standard - Wholesale Establishment
4. C-3 District Overview Map
5. Industrial Zone Overview Map
6. Use Matrix Table - Wholesale1

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ORD25-03 BEING THE REQUEST OF LEVERAGED HOLDINGS LLC TO AMEND CHAPTER 17.08 ENTITLED "USES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, TO ALLOW WHOLESALE ESTABLISHMENT AS A PERMITTED USE IN THE C-3 ZONING DISTRICT AND ADD PRINCIPAL USE STANDARDS FOR WHOLESALE ESTABLISHMENT.

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

Section 1. That Section 17.08.020 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to add "Wholesale Establishment" as a permitted use in the C-3 zoning district on Table 17.08-1: Use Matrix.

Section 2. That Section 17.08.030 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to add a new subsection **EE**, with all subsequent subsections re-lettered accordingly, and to update the Use Standard column of Table 17.08-1 in Section 17.08.020 to reflect this change.

EE. Wholesale Establishment

1. The principal use and any associated accessory uses shall not emit any dust, odors, gases, or pollution and shall not emit excessive noise or vibrations.
2. The storage of aggregate materials shall be prohibited.
3. The following additional standards apply to all outdoor storage:
    a. The storage area must be completely enclosed by a solid fence or wall a minimum of six feet in height including ingress and egress.
    b. Fences or walls shall meet principal use setback requirements.
    c. Outdoor storage of any kind is prohibited outside the fence or wall.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

_____
Jason Gordon
Mayor

_____
Brian Krup
Deputy City Clerk

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

ZONING TEXT AMENDMENT

(CHANGE TO ZONING ORDINANCE LANGUAGE)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
	09/18/2025	

ZONING CODE HEADINGS & SECTION NUMBERS IMPACTED
17.05.020; 17.08; Table 17.08-1; *See Addendum

REASON FOR ZONING CODE TEXT CHANGE
Allow Wholesale Establishment as Permitted Use in C-3 Zoning District

EXISTING ZONING CODE LANGUAGE TO BE CHANGED
C-3 zoning appears to restrict Wholesale Establishment

APPLICANT INFORMATION

Applicant Name | Company Name
Leveraged Holdings LLC

Address
5167 Utica Ridge Road

City | State | Zip
Davenport IA 52807

Phone
[redacted]

Secondary Phone

[redacted]

Acceptance of Applicant

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

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

Thad DenHartog
Type Applicant's Name

Applicant's Signature

09/18/2025
Date

PROPOSED ZONING CODE LANGUAGE
Permit within the C-3 zoning district Wholesale Establishments as defined in 17.08.050, thereby allowing sale to warehouses and distributors.

DEVELOPMENT TEAM

Owner
Leveraged Holdings LLC

Address
5167 Utica Ridge Road

Phone
[redacted]

Secondary Phone

E-Mail Address
[redacted]

Attorney/Other
Thomas J. Pastrnak

Address
313 W. 3rd Street Davenport, IA 52801

Phone
[redacted]

Secondary Phone

E-Mail Address
[redacted]

COMPLETE SUBMITTALS SHALL INCLUDE: ***SUBMITTED***

- Existing & Proposed Text, as a .PDF, if preferred ☐
- Authorization to Act as Applicant, if necessary ☐
- Application Fee: (REQUIRED) **$400*** ☐
  *plus Scott County Recording Office fees at a later date

PROCEDURE SHALL BE AS STATED IN §17.14.040

Approval Standards:
Consistency with the Comprehensive Plan and Future Land Use Map.
Promotion of public health, safety, and welfare of the City.
Consistency with the general intent and regulations of Title 17.
Purpose of the amendment (error correction/omission, or clarification).
Extent that the proposed amendment protects against nonconformities.

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

Addendum to
Zoning Code Headings & Section Numbers Impacted

*and such other provisions in Davenport's City Code, especially relating to C-3 zoning, that should be included therewith

Leveraged Holdings, LLC
RE: Zoning Text Amendment Standards

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

Not surprisingly and by adding/permitting wholesale (which is merely selling goods and/or services to a limited customer base as defined by Davenport's Code) it lessens the intensity on properties in a C-3 District (although it may increase traffic and/or semi-truck traffic which the arterial roads in the C-3 District are very capable of handling along with the properties thereon which, in most instances, already have load areas) such that:

A. consistency with the Comprehensive Plan and land use policies are maintained; and

B. synergy with existing development will also be maintained

Furthermore, as wholesaling was once a permitted use in certain C-Districts based on Davenport's prior zoning code, its reemergence will not impair and/or impact properties in the C-3 District; rather, based on existing market conditions, it enhances development in the C-3 District.

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

While the text amendment is somewhat neutral on this issue, Petitioner submits that by allowing wholesale use in the C-3 District, it will provide:

A. the expansion/development of big box facilities that are vacant/near vacant;

B. remove/reduce loitering/vagrancy in these affected areas; and

C. provide enrichment to the tax base

3. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.

Petitioner reemphasizes that wholesaling was once a permitted use in certain C-Districts based on Davenport's prior zoning code, such that in essence its truly not inconsistent with the concept and general notion of what is or should be in a commercial district.

4. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy or change in development trends or technology.

No, although Petitioner acknowledges that market conditions have changed commercially, such that there are less big-box stores being built and those that have been built need to be retrofitted.

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

Actually, by adding wholesaling, the text amendment renders those properties previously grandfathered under the prior zoning code or currently engaging in wholesaling on an ancillary basis to now be a conforming use once again (in fact, some existing retailers are already engaging in wholesale activities with business customers, for example: Sam's Club, Costco, Best Buy, etc.)

Proposed Wholesale Establishment Ordinance Amendment

November 4, 2025

The proposed principal use standard will go as 17.08.030.EE to maintain appropriate alphabetical order. Following P&Z action, section instructions will be written for amendment proposal.

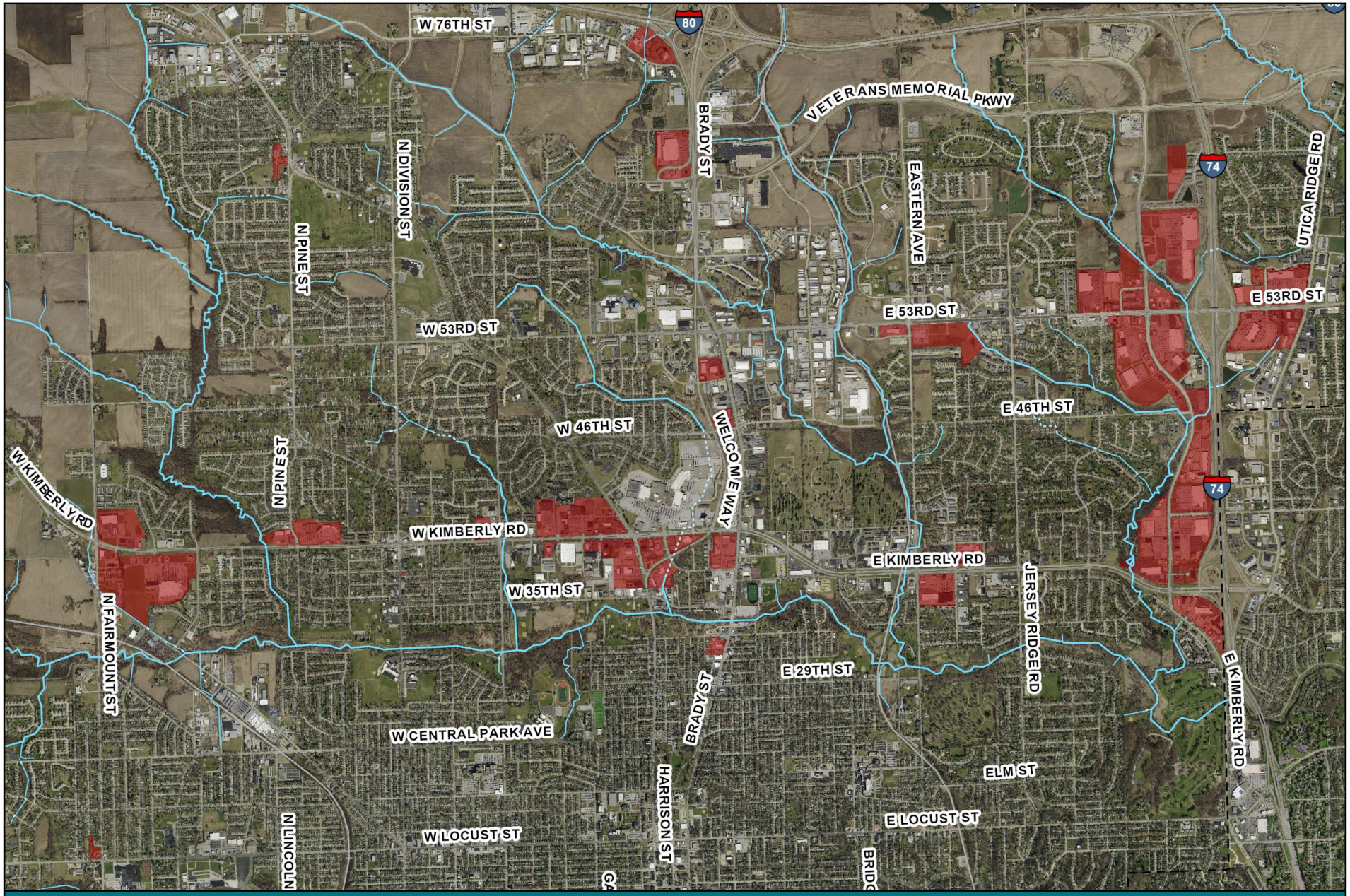
Proposed Table 17.08 – 1 Use Matrix

Principal Use	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	Use Standard
Wholesale Establishment										P						P	P	S				Sec. 17.08.030.EE

17.08.030 Principal Use Standard

EE. Wholesale Establishment.

1. The principal use and any associated accessory uses shall not emit any dust, odors, gases, or pollution and shall not emit excessive noise or vibrations.
2. The storage of aggregate materials shall be prohibited.
3. The following additional standards apply to all outdoor storage:
    a. The storage area must be completely enclosed by a solid fence or wall a minimum of six feet in height including ingress and egress.
    b. Fences or walls shall meet principal use setback requirements.
    c. Outdoor storage of any kind is prohibited outside the fence or wall.



Legend

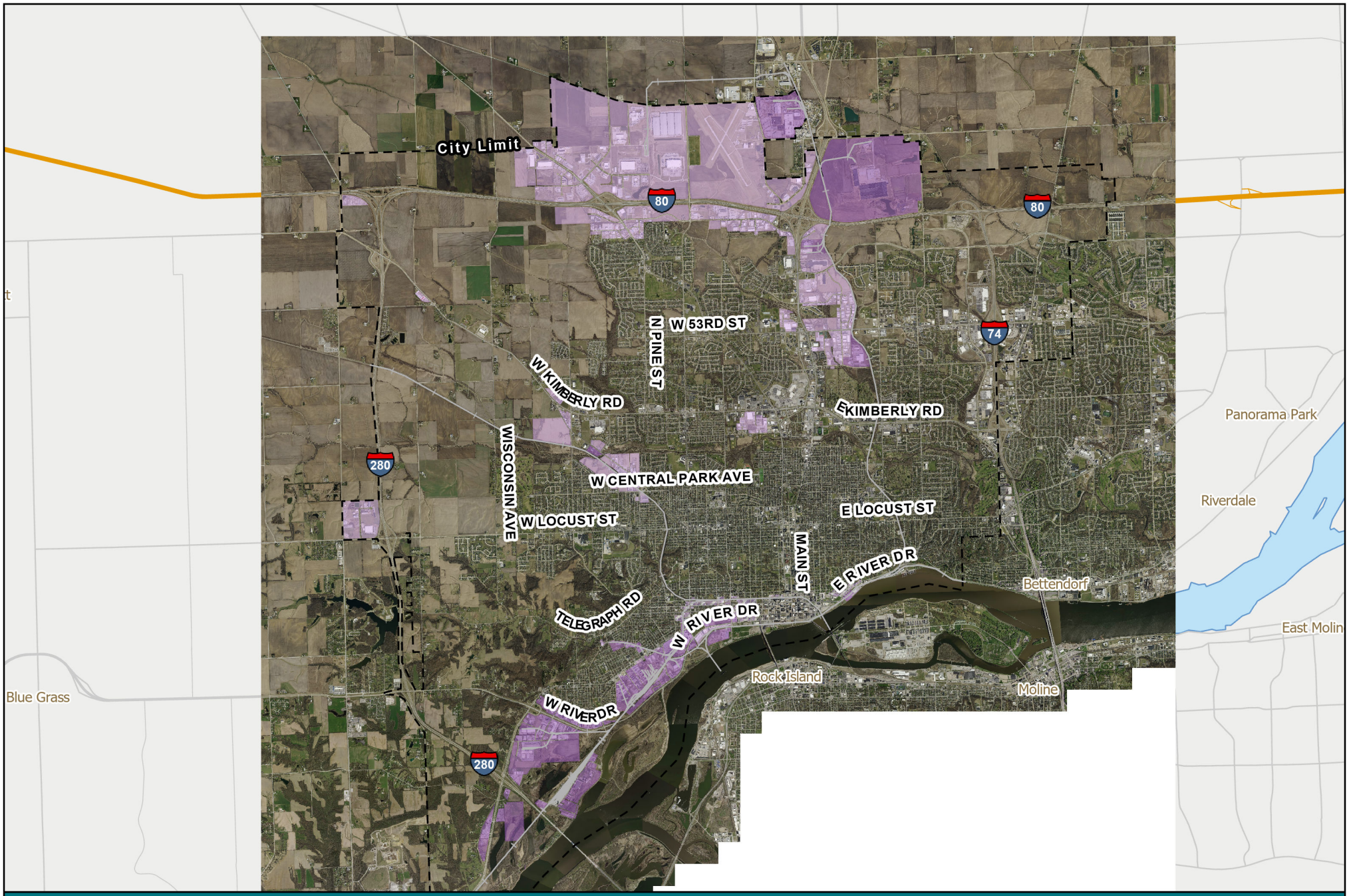
Zoning Districts

C-3 General Commercial Zoning District

C-3 Zone Overview Map

0 0.5 1 Miles

N



Legend

- I-1 Light Industrial Zoning District
- I-2 Heavy Industrial Zoning District
- I-MU Industrial Mixed-Use Zoning District

Industrial Zone Overview Map

0 1 2 Miles

N

17 Attachment 1

City of Davenport

Table 17.08-1
Use Matrix
[Amended 12-11-2024 by Ord. No. 2024-522; 3-13-2024 by Ord. No. 2024-119; 1-11-2023 by Ord. No. 2023-05; 11-23-2021 by Ord. No. 2021-445; 6-9-2021 by Ord. No. 2021-218; 6-10-2020 by Ord. No. 2020-233; 9-11-2019 by Ord. No. 2019-363]

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

PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD
Residential																						
Drug Treatment Clinic									S	S					S			S			S	Sec. 17.08.030.L
Domestic Violence Shelter					P			P	P	P					P			P			P	Sec. 17.08.030.H
Dwelling - Accessory Dwelling Unit	P	P	P	P																		Sec. 17.08.030.M
Dwelling - Manufactured Home						P													S			Sec. 17.08.030.N
Dwelling - Multifamily					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.O
Dwelling - Townhouse					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.P
Dwelling - Single-Family	P	P	P	P	P		P	P	P					P								Sec. 17.08.030.P
Dwelling - Single-Family Semidetached		P	P	P	P		P	P	P		S			P								Sec. 17.08.030.P
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P		S			P								Sec. 17.08.030.P
Dwelling - Two-Family (Conversion)					P		P	P	P					P								Sec. 17.08.030.P
Educational Facility - Primary or Secondary	P	P	P	P	P																P	
Educational Facility - University or College										P	P	P	P		P						P	
Educational Facility - Vocational							S	S	S	P	P	P	P	S	P	P	P	P			P	
Equine, Keeping of/Equestrian Facility	P																		P			Sec. 17.08.030.Q
Fairground																			S	S	P	
Financial Institution							P	P	P	P	P	P	P	P	P			P				
Financial Institution, Alternative									S	S					S			P				Sec. 17.08.030.R
Food Bank																P	P	P				
Food Pantry									P	S					S			S				
Funeral Home							S	S	S	P					P			P				
Gas Station								S	P	P	S				P	P	P	P				Sec. 17.08.030.S
Golf Course/Driving Range																				P		
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P	P		P	P	
Greenhouse/Nursery - Retail										P					P			P	S			
Group Home	P	P	P	P	P																	Sec. 17.08.030.T
Halfway House									S	S					S			S			S	Sec. 17.08.030.L
Healthcare Institution																					P	
Heavy Rental and Service																P		P				
Heavy Retail										S					S	P		P				
Homeless Shelter									S	S					S			S			S	Sec. 17.08.030.L
Hotel									P	P	P	P	P	S	P			P				
Industrial - General																	P					
Industrial - Light												P				P	P	P				
Industrial Design								P	P	P		P	P		P	P	P	P				

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

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

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **3/4/2026**

Subject:
First Consideration: Ordinance for Case ORD26-01 being the 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:
Consider the Ordinance.

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.

Plan and Zoning Commission Recommendation

At its February 17, 2026 meeting, the City Plan and Zoning Commission voted to forward Case ORD26-01 to the City Council with a recommendation for approval subject to the listed findings.

Findings

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

The staff report from the February 17, 2026 Plan and Zoning Commission meeting is attached.

Attachments:
1. Ordinance
2. Plan & Zoning Commission Staff Report
3. Application
4. Maps

5. Public Notice-Committee of the Whole
6. Public Notice-Plan & Zoning Commission
7. Applicant Presentation at Neighborhood Meeting
8. Palmer Community Organization Communication Timeline
9. Public Comment in Opposition-1129 Brady Street
10. Palmer Drive-Truck Turning Movement Exhibit

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ORD26-01 BEING THE 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.

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

Section 1. The following described unit of Scott County, Iowa, real estate is hereby subject to the adopted land use plan in Case ORD26-01. The property 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.

Section 2. That the following findings are hereby imposed upon said ordinance:

Findings

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

Section 3. At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case ORD26-01 to the City Council with a recommendation for approval subject to the listed findings.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____
Jason Gordon
Mayor

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/17/2026**

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:
Staff recommends Case ORD26-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

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.

Davenport's Zoning Ordinance defines 'Educational Facility - University or College' as "a facility for post-secondary higher learning that grants associate or bachelor degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. Educational facilities – university or college include ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses."

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.

Approval Standards for Map Amendments (Chapter 17.14.040)

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

1. **The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.**
    - Staff Response: The campus, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue, is designated Civic & Institutional, Downtown, Residential General, and Urban Corridor on the Davenport +2035 Future Land Use Map.
    - Palmer's campus is located within the Existing Urban Service Area, where the Comprehensive Plan supports reinvestment, infill development, and the efficient use of existing public infrastructure. The proposal represents continued development within an established institutional campus rather than expansion into residential areas.
    - The Civic & Institutional designation specifically anticipates major educational uses and recognizes that such facilities operate at a scale distinct from surrounding development. The Master Plan continues to consolidate academic, student housing, and campus-support functions within a defined institutional footprint, reinforcing the land use pattern envisioned by the Comprehensive Plan.
    - In areas designated Downtown and along Urban Corridors such as Brady Street

and Perry Street, the Comprehensive Plan emphasizes walkability, urban design quality, and multi-modal transportation. The Master Plan advances these objectives through enhanced pedestrian corridors, open space improvements, internal circulation modifications, and proposed traffic-calming features intended to improve pedestrian safety and connectivity within the campus and in the surrounding area.

- For areas adjacent to Residential General neighborhoods, the Comprehensive Plan calls for compatible transitions between differing intensities of use. The Master Plan directs the majority of new building activity toward the interior of the campus, which reduces potential land use conflicts and supports neighborhood stability.
- The proposed amendment aligns with the existing Future Land Use designations and does not introduce land use patterns that are inconsistent with the Comprehensive Plan. As such, an amendment to the Future Land Use Map is not warranted. Based on these considerations, staff finds the proposed Campus Land Use Plan amendment to be consistent with the Comprehensive Plan and adopted land use policies.

2. **The compatibility with the zoning of nearby property.**
   - Staff Response: The following zoning districts abut or are within the Palmer College of Chiropractic campus boundary:
     - R-4C Single-Family & Two-Family Central Residential District
     - R-MF Multi-Family Residential District
     - C-T Commercial Transitional District
     - C-1 Neighborhood Commercial District
     - C-2 Corridor Commercial District
     - C-D Downtown District
     - IC Institutional Campus District
   - These surrounding zoning districts reflect the campus's location within a mixed urban context, including residential neighborhoods, commercial corridors, downtown activity, and other institutional uses. The campus is situated along the Brady Street corridor, a major arterial and gateway from downtown, where nearby principal uses include educational facilities (primary and secondary), dwellings, government facilities, offices, places of worship, personal service establishments, and retail goods establishments.
   - The college campus, however, is predominantly bordered by established residential neighborhoods to the east and north. The R-4C Single-Family & Two-Family Central Residential District is intended to preserve and protect Davenport's dense, centrally located housing stock. The purpose of the land use plan is to ensure that the six properties added to the IC District continue to provide housing and remain complementary to the character of the surrounding neighborhood.
   - The IC Institutional Campus District is designed to allow for institutional growth within the district while minimizing potential adverse impacts on adjacent areas. The City recognizes that universities often require additional flexibility to grow and develop within a limited area. The IC District supports this growth while providing enhanced public notification and regulatory oversight.
   - Based on this context, staff concludes that the proposed land use plan amendment is appropriate for an Educational Facility – University or College use.

3. **The compatibility with established neighborhood character.**
    - Staff Response: Davenport's Zoning Ordinance requires the applicant to submit a land use plan amendment when there are major modifications in land use, project scale, recreational area, setbacks, and height. This provides an additional level of oversight to ensure consistency with the surrounding land uses. Once approved, the land use plan is effective for a period of ten years. If it is determined that there is a major amendment, the property owner must return to the Plan and Zoning Commission and City Council for approval.
    - The submitted land use plan offers several beautification projects that will enhance the image of the university. Palmer College intends to reconfigure Palmer Drive to create a main gateway to the campus. An entrance monument will welcome visitors and perspective students that enter the campus from Brady Street. In addition, expanded greenspace and a pedestrian path will better connect the student housing on the eastside of Perry Street to the academic facilities along the Brady Street corridor. To promote further compatibility with the campus, staff recommend the pedestrian corridor along Palmer Drive replicate the treatments used on the former 11th Street walkway, located between the student housing and recreational field. This includes incorporating brick pavers, signage, lighting, and landscaping treatments.
    - The new academic building, Palmer Forum, provides an opportunity to strengthen the campus's character and contribute to a more vibrant and modern built environment. Connected to the Welcome Center, the facility will better reinforce the building line along Brady Street. The placement of Palmer Forum within the core of campus promotes infill development, supports a compact and efficient campus layout, and enhances walkability. Its central location also preserves this area for academic uses while providing a buffer from the residential neighborhoods to the north and east of campus.
    - Since adoption of the 2021 Campus Land Use Plan, Palmer College has acquired six properties immediately adjacent to the existing campus boundary. Two of these properties, 1111 Perry Street and 208 East 11th Street, are located within the Cork Hill National Historic District. Palmer College has undertaken restoration efforts to preserve the historic architectural character of these residential structures. In addition, the Roslyn Building at 739 Perry Street, a nationally listed historic landmark, is being preserved for continued use as student housing. The remaining properties, while not located within a historic district, will be maintained in their current residential form and utilized for student housing without an increase in the number of dwelling units. Collectively, the continued residential use, preservation of historic structures, and maintenance of existing density will ensure compatibility with the surrounding neighborhood character.
    - The Campus Master Plan reconfigures existing parking lots and creates new facilities to help alleviate parking on local roads. Improvements are required to conform with Davenport's landscaping standards, which include perimeter plantings along the edges of the parking lot and the creation of parking lot landscape islands. These enhancements will soften the visual impact of expanded parking areas and contribute to a more clearly defined campus edge.
    - Overall, this plan seeks to enhance the campus's character through the addition of gateway features, a new academic facility, neighborhood compatible student housing, and enhanced off-street parking lots. Staff find that the proposed land

use plan is generally consistent with the established institutional, commercial, and residential character of the area.

4. **The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.**
    - Staff Response: The IC Institutional Campus District requires the review and approval of a land use plan to enable the community to understand the levels of development and activity being proposed, their likely impacts, and appropriate mitigation measures. This additional level of oversight is intended to further protect the health, safety, and welfare of the City.
    - During the January 27th neighborhood meeting, property owners expressed concerns regarding pedestrian safety, particularly along Perry Street. The proposed Campus Master Plan anticipates increased pedestrian activity in the eastern portion of campus, including the 11th Street pedestrian corridor, the VanDuyne Student Housing courtyard, the proposed Palmer Drive pedestrian corridor, and the proposed Palmer Forum outdoor plaza. While these areas are in close proximity, they are separated by the Perry Street right-of-way, creating multiple pedestrian crossing points within an area of concentrated student movement.
    - To address this condition, the plan proposes three bump-outs along Perry Street between 12th Street and 9th Street. These improvements provide several public welfare benefits, including traffic-calming, shorter pedestrian crossing distances, consolidated crossing locations, improved visibility, and enhanced walkability. Emergency vehicle access will be accommodated through the Palmer Drive pedestrian corridor in a manner consistent with the design treatments used for the 11th Street pedestrian corridor. Collectively, the proposed measures mitigate safety risks associated with increased pedestrian volumes and support a campus environment designed for low-speed, shared vehicular and pedestrian activity. In addition, by creating a clearly delineated gateway into the campus, the college is enhancing wayfinding that directs students, staff, and visitors into the central academic corridor of the campus, rather than into surrounding neighborhoods.
    - Development of the proposed campus gateway will be required to comply with all applicable stormwater management regulations, including review and approval of drainage plans to ensure adequate on-site detention and controlled discharge.
    - Staff find that these improvements advance public health, safety, and welfare by reducing potential vehicle–pedestrian conflicts and improving overall circulation safety within the campus core.
5. **The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.**
    - Staff Response: The IC District permits the adoption of a land use plan that establishes regulations providing flexibility for the development and expansion of the institution beyond the standards of the base district. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.
    - The current Campus Master Plan for Palmer College was adopted by City Council in 2021. This plan focused on improvements to the northeast corner of campus, including the construction of VanDuyne Hall for student housing, an outdoor turf

and recreational field, and the conversion of 11th Street into a pedestrian corridor. Since these projects have been completed, the college is looking to proceed forward with improvements that were not identified in 2021. These major modifications include a main campus entrance off Brady Street, a new academic building, traffic-calming on Perry Street, greenspace and outdoor study areas, and additional sites for future student housing. These project are all considered permitted land uses in the IC District and ancillary to an 'Educational Facility-University or College'.

- Palmer College may continue operating in its current capacity; however, the institution cannot advance these projects without an adopted Campus Master Plan. Adoption of the land use plan by the City Council would provide Palmer College the flexibility to pursue development consistent with established land use policies. Staff find the proposed land use plan alternative appropriate to accommodate the principal uses permitted within the IC Institutional Campus District.

6. **The extent to which the proposed amendment creates nonconformities.**
    - Staff Response: The IC Institutional Campus District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for the approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.
    - Under this framework, a land use plan may adjust dimensional and site development standards—including setbacks, lot area and width, building height, and impervious surface coverage—to accommodate coordinated campus development. The adoption of the proposed land use plan will not create any zoning nonconformities. Instead, the ordinance amendment establishes a development framework that brings the subject sites into alignment with IC District standards, consistent with the approved land use plan.
    - The proposed uses—academic facilities, student housing, greenspace, and parking—are consistent with the ancillary institutional and residential components permitted for an Educational Facility — University or College. Rather than introducing nonconforming conditions, the amendment aligns the zoning designation with the existing and intended institutional land use pattern, helping to minimize potential future land use conflicts.
    - Proposed campus improvements, including a new academic building, student housing, a main campus entrance off Brady Street, outdoor recreational areas, and expanded parking, are all considered permitted uses within the IC District. Staff concludes that redeveloping the campus as outlined in the land use plan will not result in any new nonconformities.

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.

Prior to the February 3rd Plan and Zoning Commission public hearing, the Commission received a letter from legal counsel representing the owner of 1129 Brady Street (Brady Furniture) opposing the proposed alterations to Palmer Drive as a main gateway to the campus (Cases ORD26-01 and ROW26-01). The petitioner stated that the alley and Palmer Drive are regularly used for truck deliveries and customer access. Vacating these rights-of-way would require additional delivery trucks to back into the site from Brady Street, which is asserted to create traffic congestion and safety concerns for motorists and pedestrians. The petitioner contends the proposal would negatively impact adjacent businesses and requests denial of the right-of-way vacation applications. In response, Palmer College prepared a truck turning movement exhibit showing that the proposed entrance off Brady Street and alley can accommodate the turning movements of an SU-30 design vehicle. (This is a standard, single-unit truck measuring 30 feet in length, used in civil engineering and urban planning to determine the minimum turning radii, lane widths, and intersection geometry. City fire trucks are compatible with the turning movements of an SU-30 vehicle.)

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
7. Palmer Drive-Truck Turning Movement Exhibit

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
[redacted]

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

[redacted]
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
[redacted]
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.*

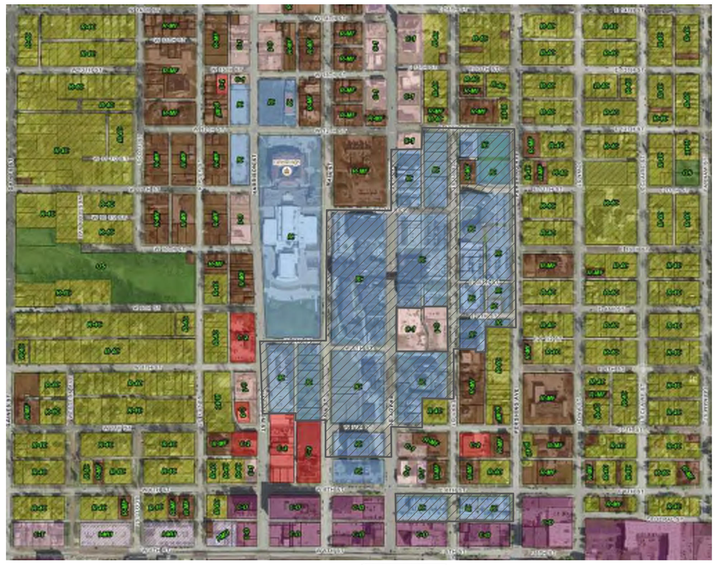
The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.

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.

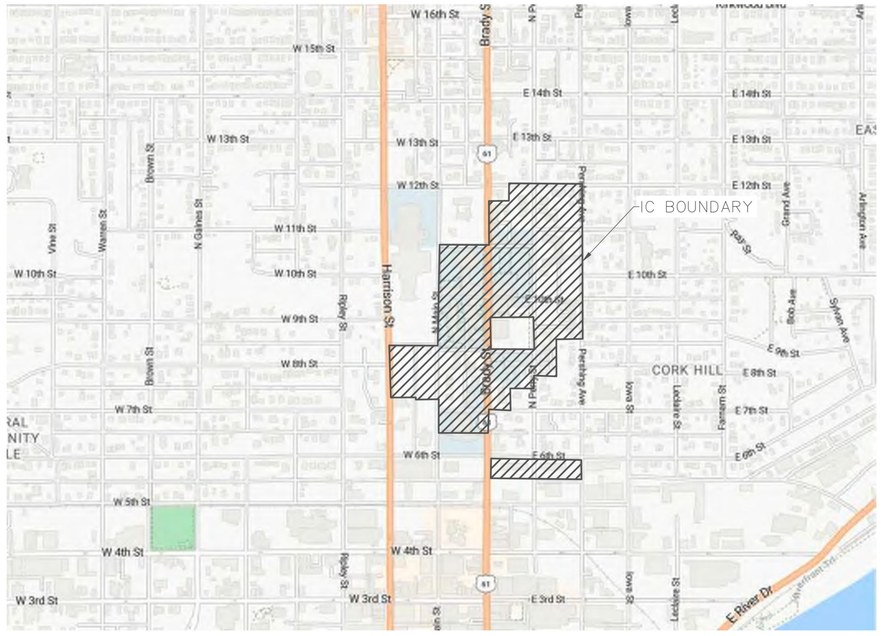
PALMER COLLEGE OF CHIROPRACTIC
INSTITUTIONAL CAMPUS

DAVENPORT, IOWA



EXISTING ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition



VICINITY MAP
NOT TO SCALE

MAP PROVIDED BY GOOGLE



DAVENPORT 2035 ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition

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

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.

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA
COVER 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

IMEG
1717 STATE STREET - SUITE 201
BETTENDORF, IA 52722
563.344.0200
www.imegcorp.com
PROJECT # 25003972.01

IMEG CORP RESERVES PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS, TO THIS DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF IMEG CORP AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF IMEG CORP. © 2018 IMEG CORP.

REFERENCE SCALE IN INCHES
0 1 2 3

Tuesday, December 23, 2025 9:05:13 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--COVER AND DETAILS.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.

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**	

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 EXISTING CONDITIONS

IMEG Project No: 25003972.01

File Name: 25003972.01-EXISTING CONDITIONS.dwg

© COPYRIGHT 2025
ALL RIGHTS RESERVED

Field Book No:####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-1

Sheet 2 of 15

Tuesday, December 23, 2025, 8:34:53 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--EXISTING CONDITIONS.DWG

Tuesday, December 23, 2025 8:37:39 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-EXISTING CONDITIONS.DWG



PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

EXISTING CONDITIONS - NORTH

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

REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No: 25003972.01
File Name: 25003972.01-EXISTING CONDITIONS
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-2

Sheet 3 of 15

Tuesday, December 23, 2025 8:38:18 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-EXISTING CONDITIONS.DWG



GENERAL NOTES:

1. ALL INFORMATION WAS GATHERED BY WALKTHROUGH 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

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

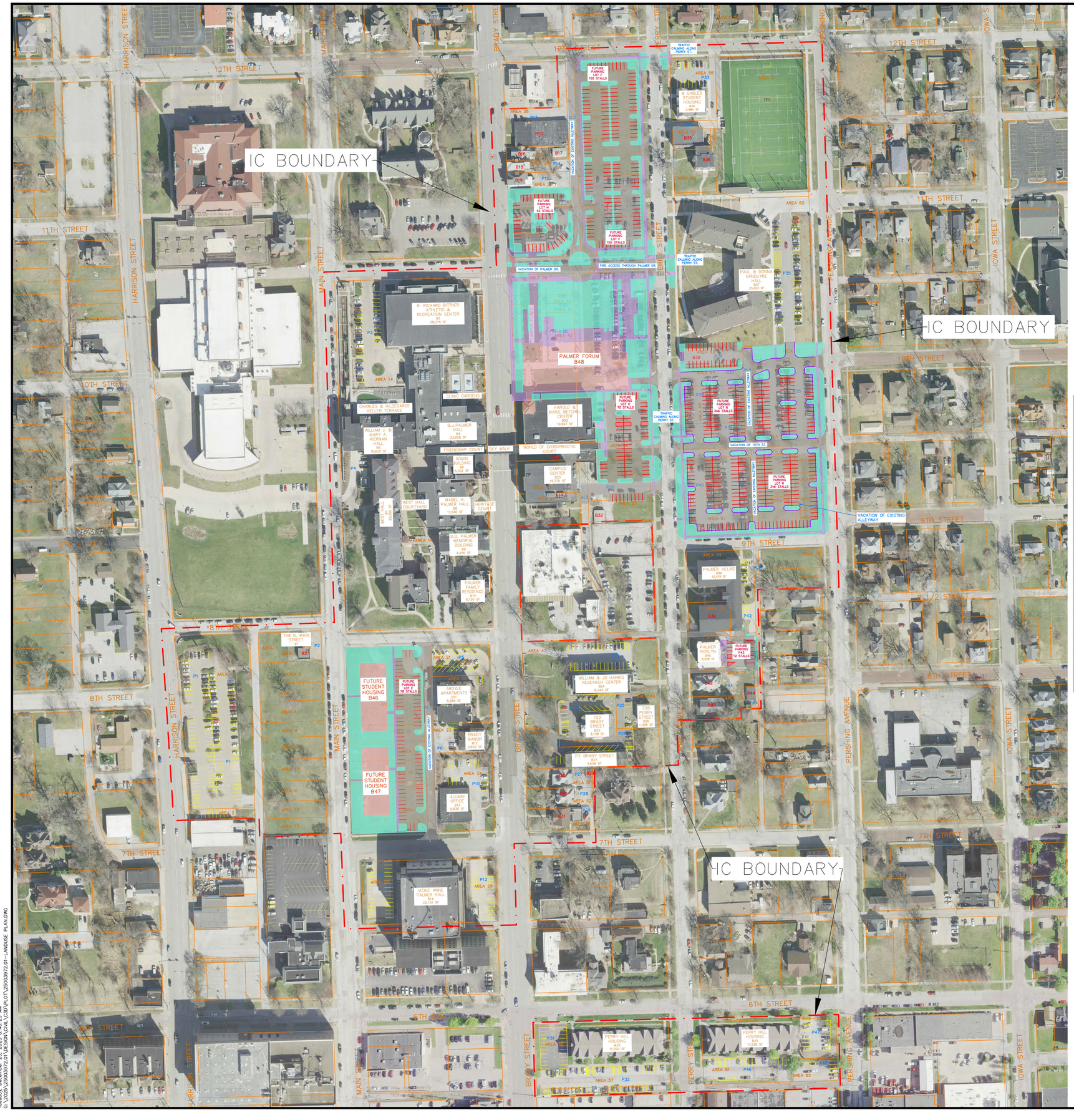
REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No: 25003972.01
File Name: 25003972.01-EXISTING CONDITIONS
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-3

Sheet 4 of 15



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
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-4

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



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 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

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

LAND USE PLAN NORTH

IMEG Project No: 25003972.01

File Name: 25003972.01-Landuse Plan.dwg

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No: ####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-5

Sheet 6 of 15

Tuesday, December 23, 2025 8:41:11 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 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

No.	REVISIONS DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

LAND USE PLAN SOUTH

IMEG Project No: 25003972.01

File Name: 25003972.01-Landuse Plan.dwg

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No: ####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-6

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



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

No.	DESCRIPTION	DATE

REVISIONS

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

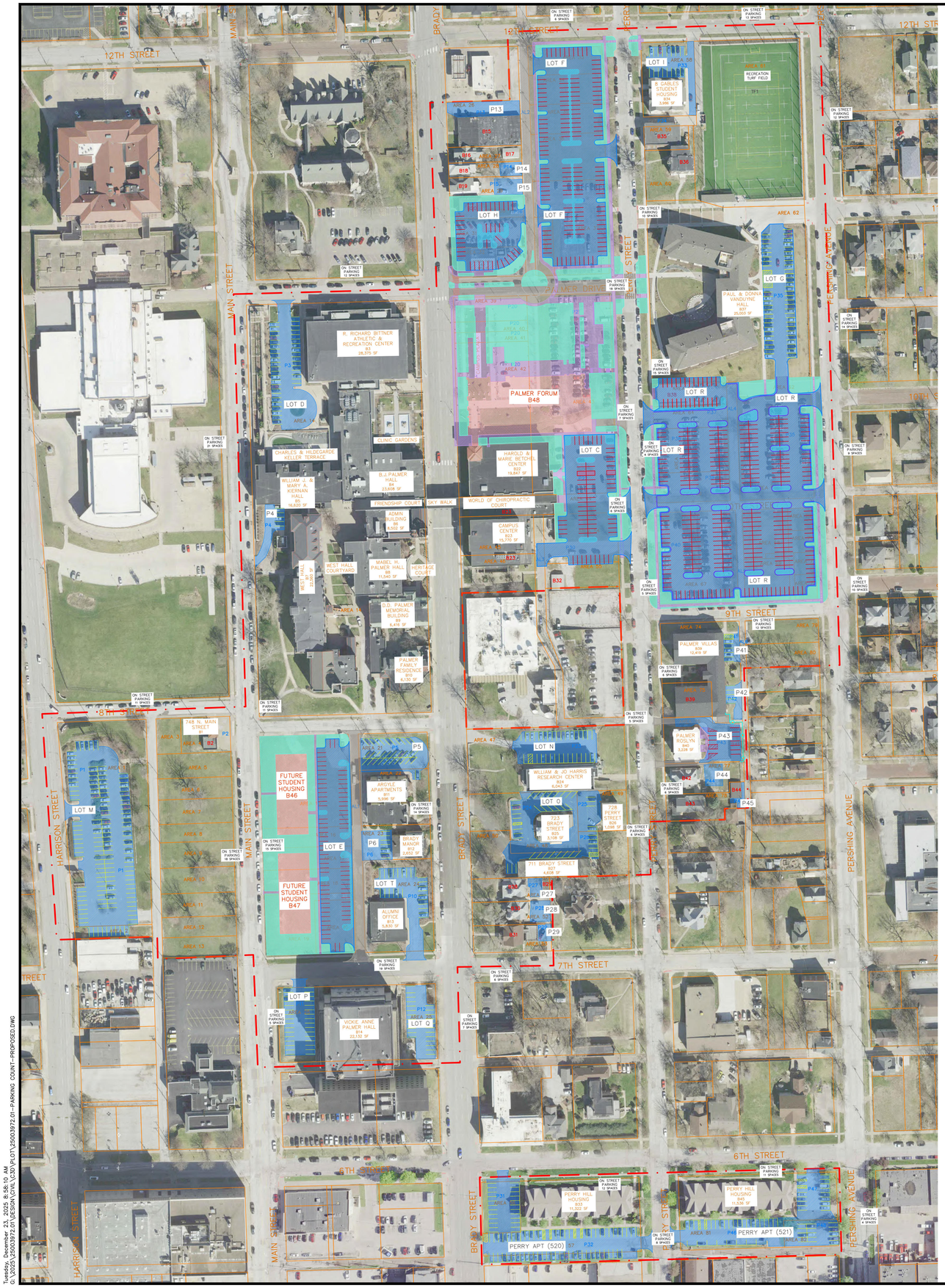
EXISTING CAMPUS PARKING DATA

IMEG Project No: 25003972.01
File Name: 25003972.01-Parking Count-Existing.dwg
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
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.	DATE
REVISIONS	
DESCRIPTION	

IMEG
PH: 928.256.0410
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

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No:####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

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



Tuesday, December 23, 2025 9:00:18 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-SITE AREAS SOILS & GRADING.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

No.	REVISIONS DESCRIPTION	DATE

IMEG
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001
PH: 928.256.0410
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
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No:####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-9

Sheet 10 of 15

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

SITE UTILITY PLAN - NORTH

IMEG Project No: 250039972.01
File Name: 250039972.01-Site Utility Plan.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-10
Sheet 11 of 15

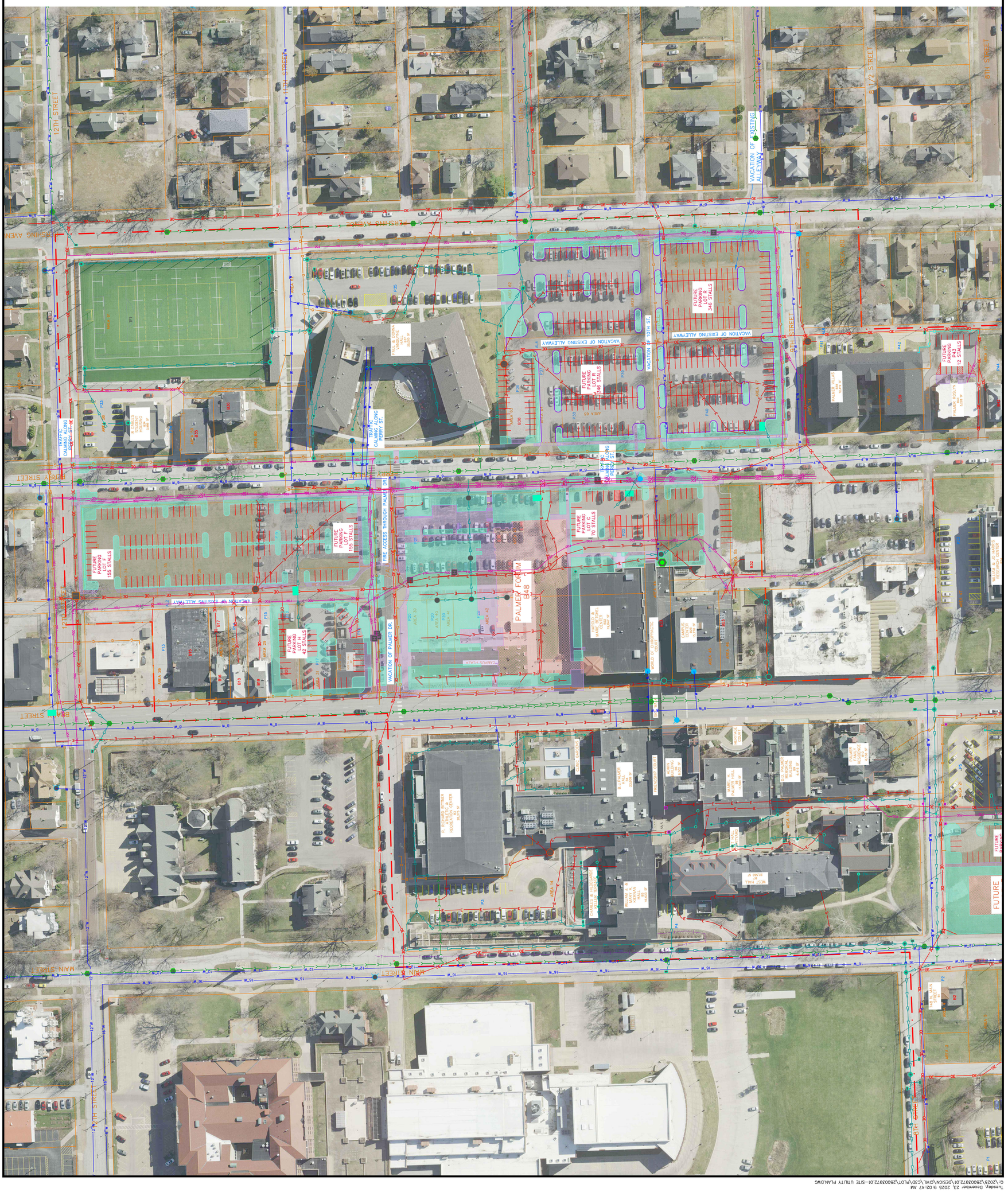
LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING
- STORM MANHOLE
- STORM INLET
- STORM DOUBLE INLET
- SANITARY MANHOLE
- FIRE 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.



Tuesday, December 23, 2025 9:02:47 AM
G:\2025\250039972.01\DESIGN\CIVIL\C3D\PLOT\250039972.01-SITE UTILITY PLAN.DWG

REVISIONS		
NO.	DESCRIPTION	DATE

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

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

SITE UTILITY PLAN - SOUTH

IMEG Project No: 25003972.01
File Name: 25003972.01-Site Utility Plan.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-11

Sheet 12 of 15

GENERAL NOTES

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

SCALE: 1" = 50'

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



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



PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

GRADING AND DRAINAGE - NORTH

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

REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No: 25003972.01
File Name: 25003972.01-Site Areas Soils & Grading.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-12

Sheet 13 of 15

Tuesday, December 23, 2025 9:01:32 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-SITE AREAS SOILS & GRADING.DWG



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'

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 &
© COPYRIGHT 2025 ALL RIGHTS RESERVED
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	VanDuyne Hall	-	3.59	0.00	1.39	0.69	1.38
	B37	25,003	4	96,529	Student Housing		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	-	26,101	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	
75	B39	8,200 4,219	3	27,736	Student Housing		44	0.16	0.19 0.10	0.06	0.19 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
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--COVER AND DETAILS.DWG

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

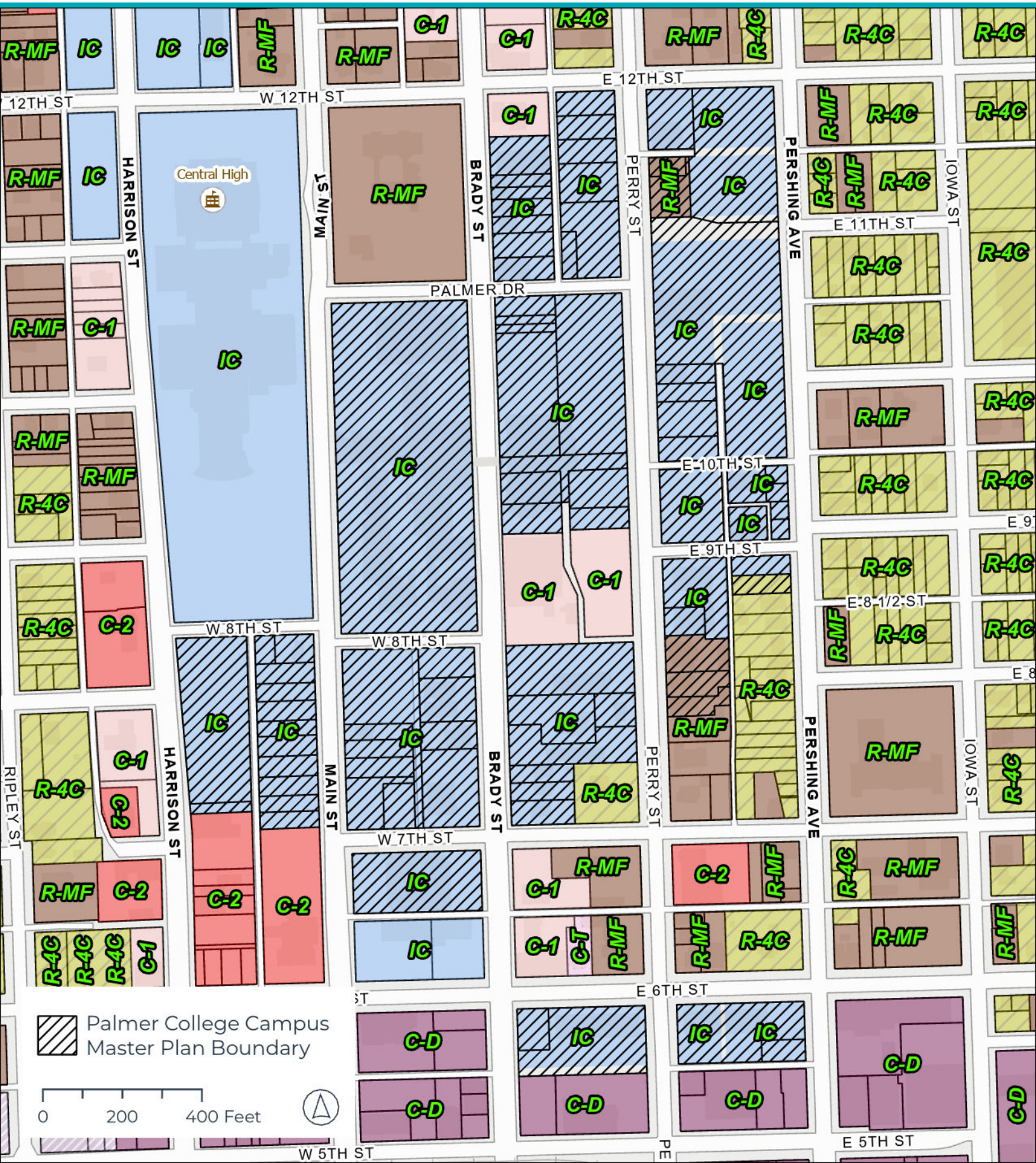
Proposed Parking Ratio - $PR_P = \frac{1630\ stalls}{359{,}370\ ft^2} \times 1000$ = 4.54 stalls/1000 ft^2

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
IOWA | USA

Zoning Map | Case ORD26-01

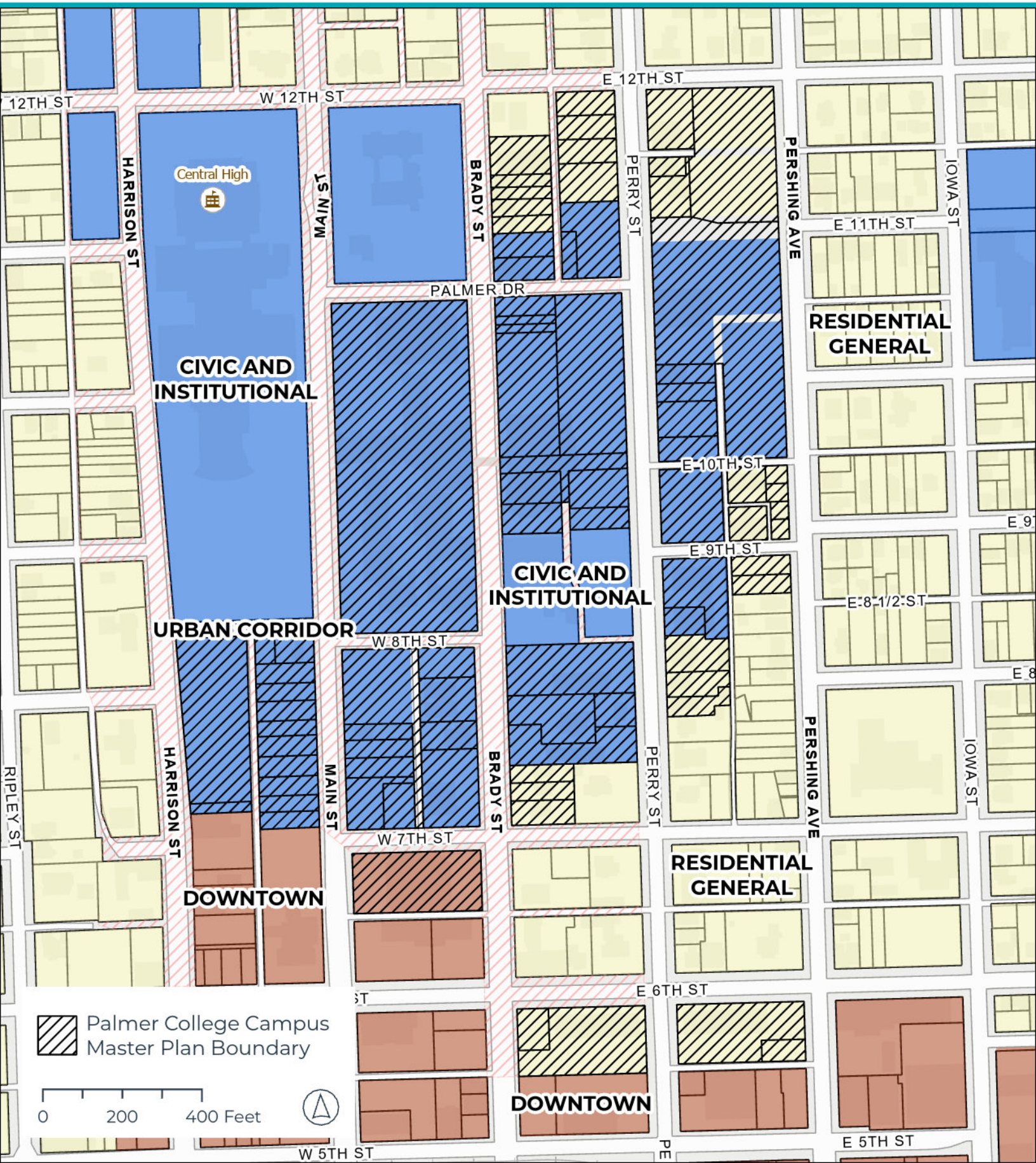
Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



THE CITY OF DAVENPORT
IOWA | USA

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 | COMMITTEE OF THE WHOLE

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

Plan & Zoning Commission Public Hearing Meeting
Date: 3/4/2026 Time: 5:30 PM Location: Council Chambers | City Hall | 226 W 4th St.

What is this About?
This notice is to inform you of an upcoming public hearing regarding a proposed amendment to the Palmer College of Chiropractic Campus Master Plan. The amendment would update the Institutional Campus District to reflect recent property acquisitions and proposed campus improvements, including a new main entrance from Brady Street, construction of an academic building, expanded parking, enhanced greenspace, traffic safety improvements on Perry Street, and identification of future student housing sites along Main Street. These changes are intended to improve campus access, safety, and overall 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.

Plan and Zoning Commission Recommendation:
At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ORD26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.

5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case REZ26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.
4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-02** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.
5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

What are the Next Steps after the Public Hearing?
The public hearing on the above matter is scheduled for 5:30 p.m. on March 4, 2026 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

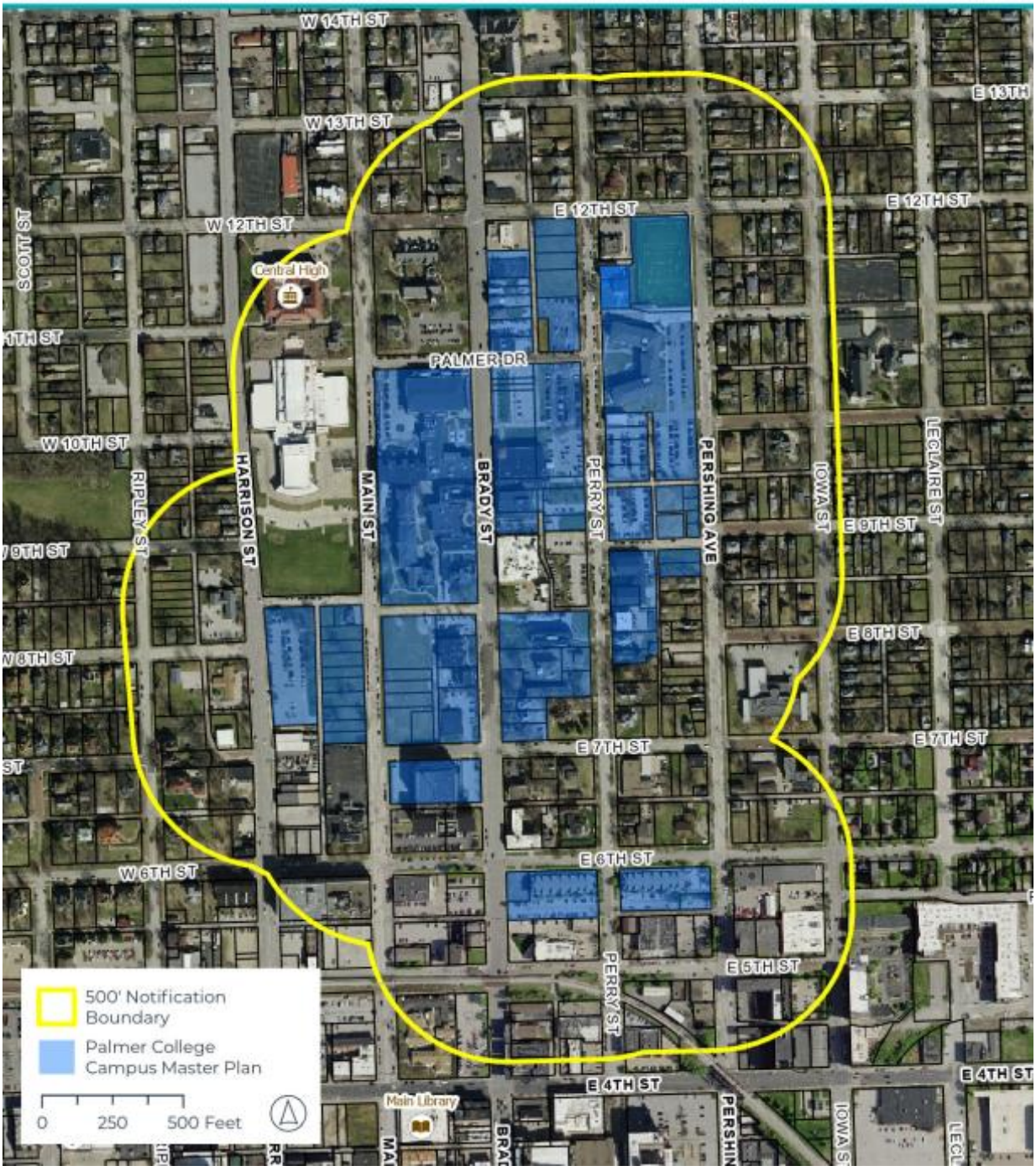
All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles.
TTY: (563) 326-6145

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

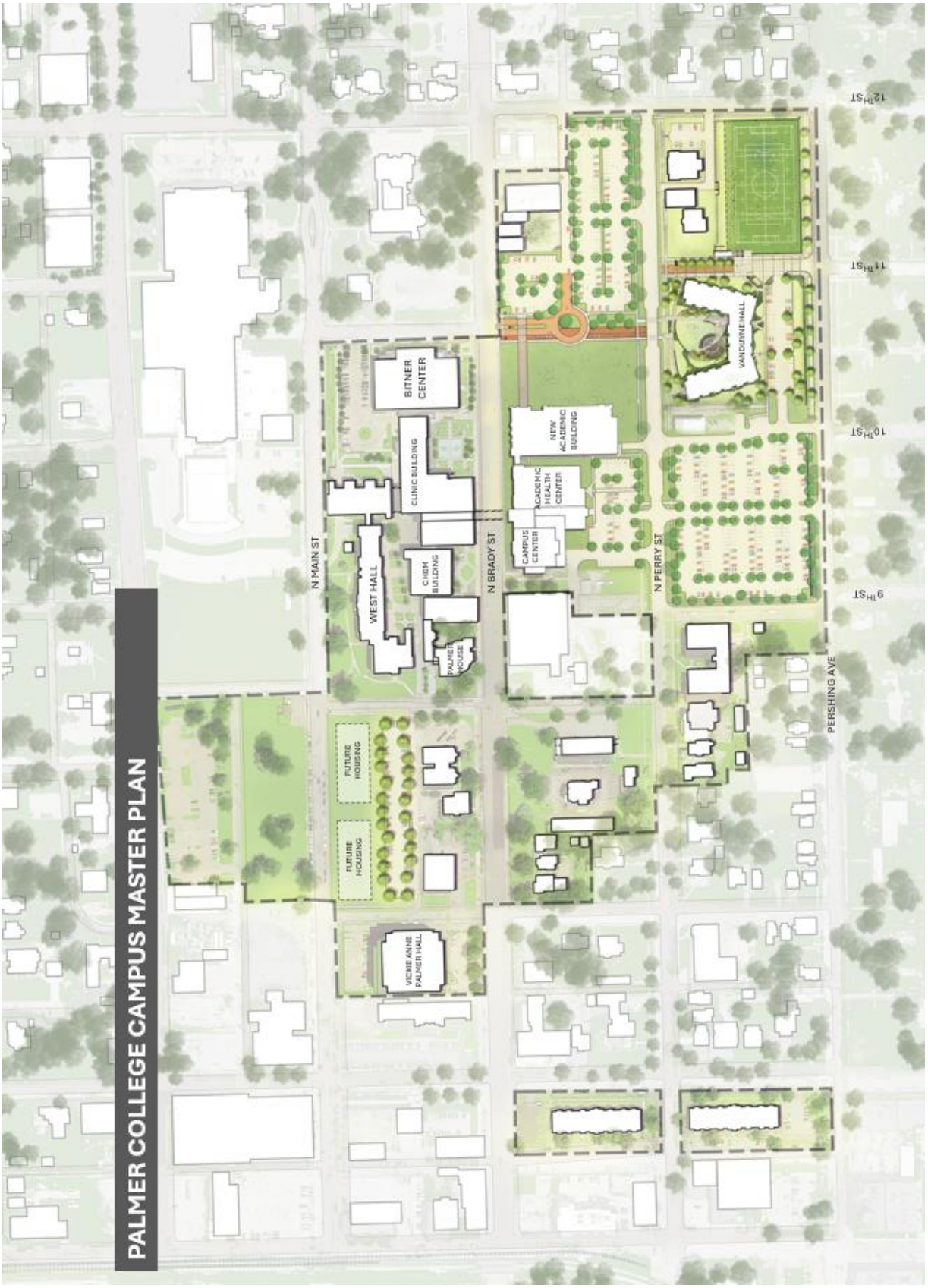
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

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

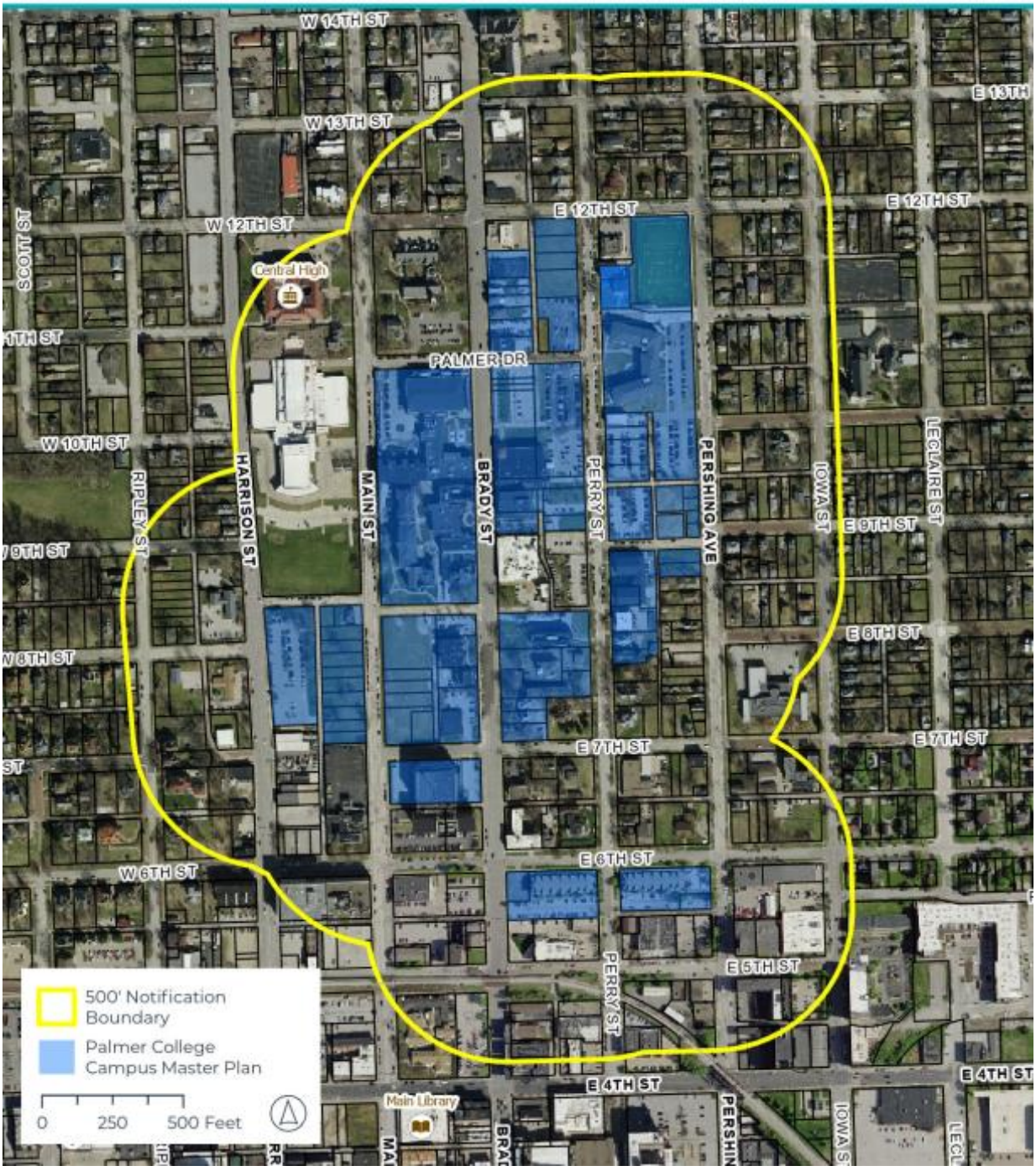
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan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

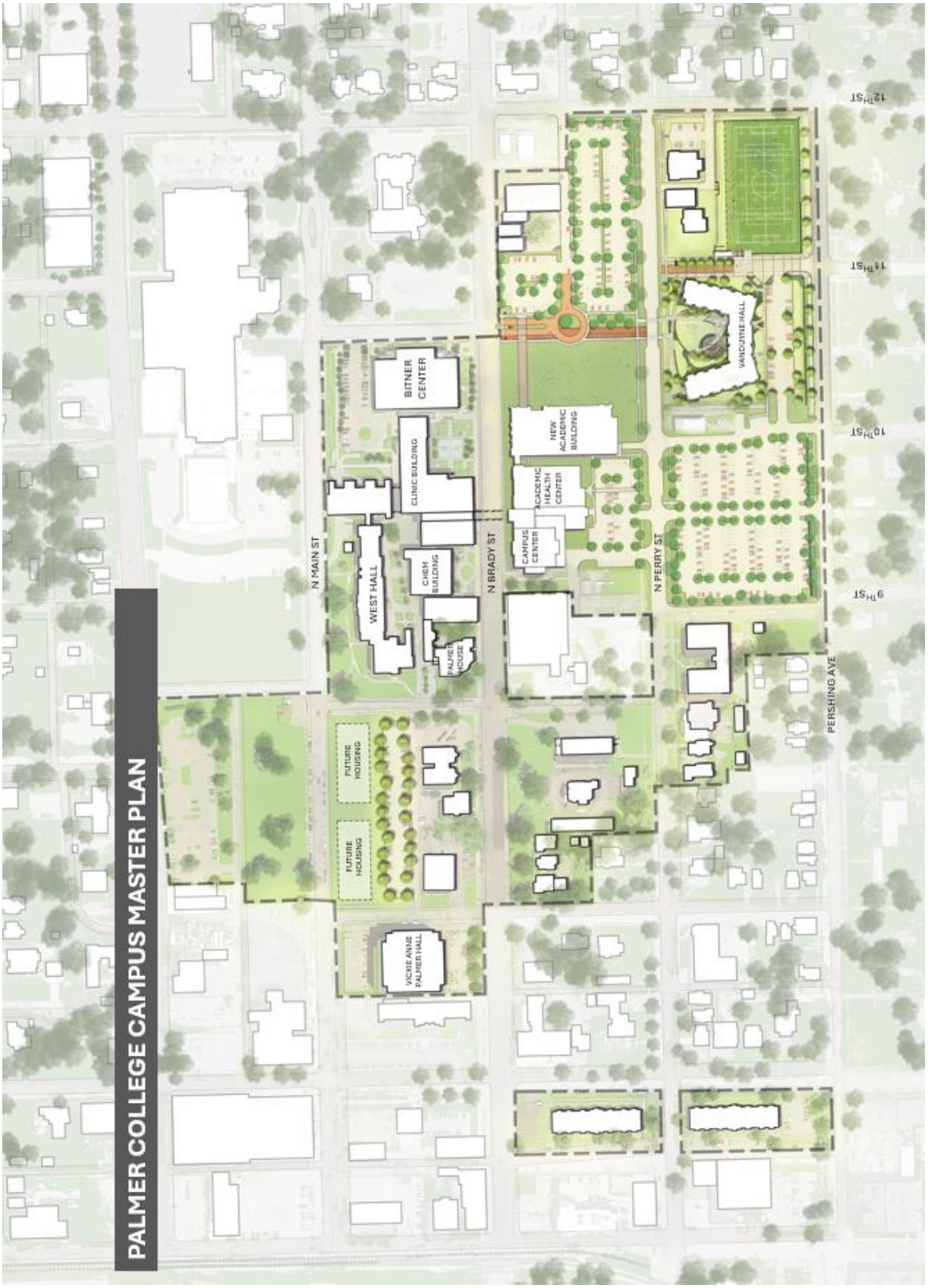
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

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

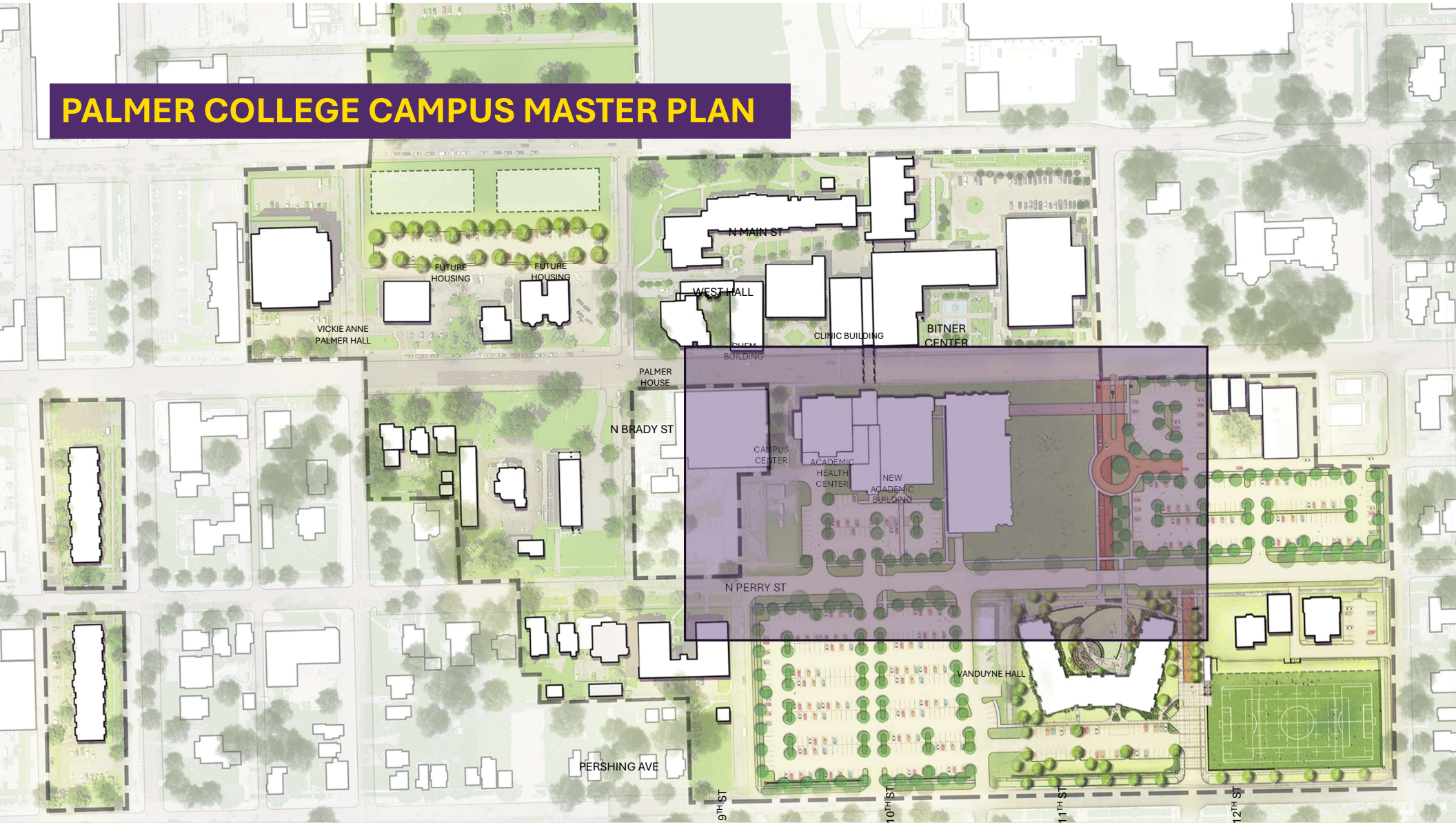


Importance of Campus Master Planning

- 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



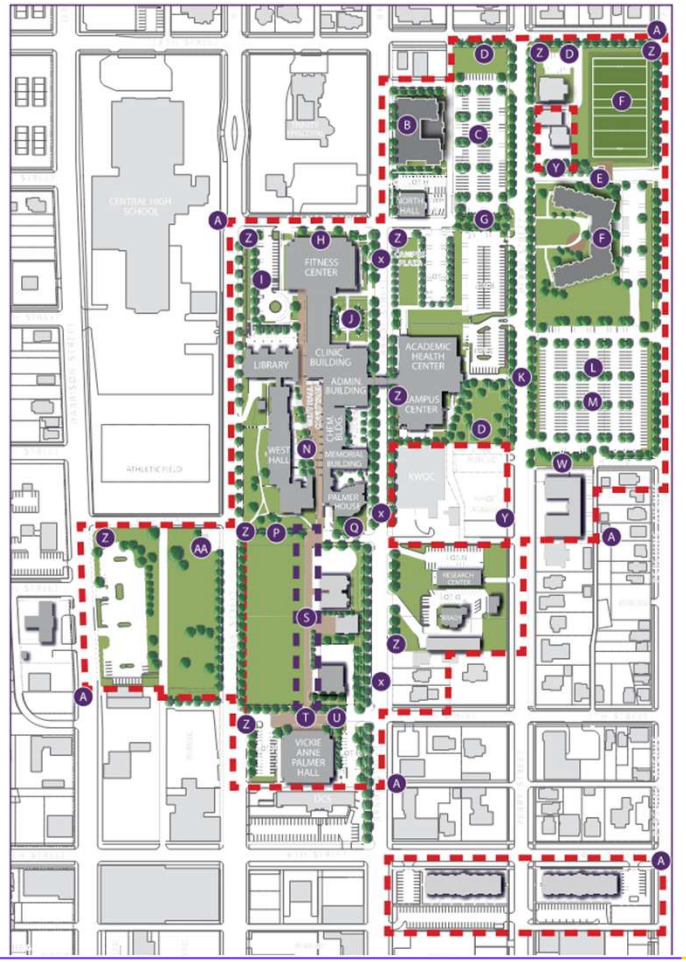
Institutional Campus (IC) Amendment

- 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

THE CITY OF DAVENPORT
IOWA | USA

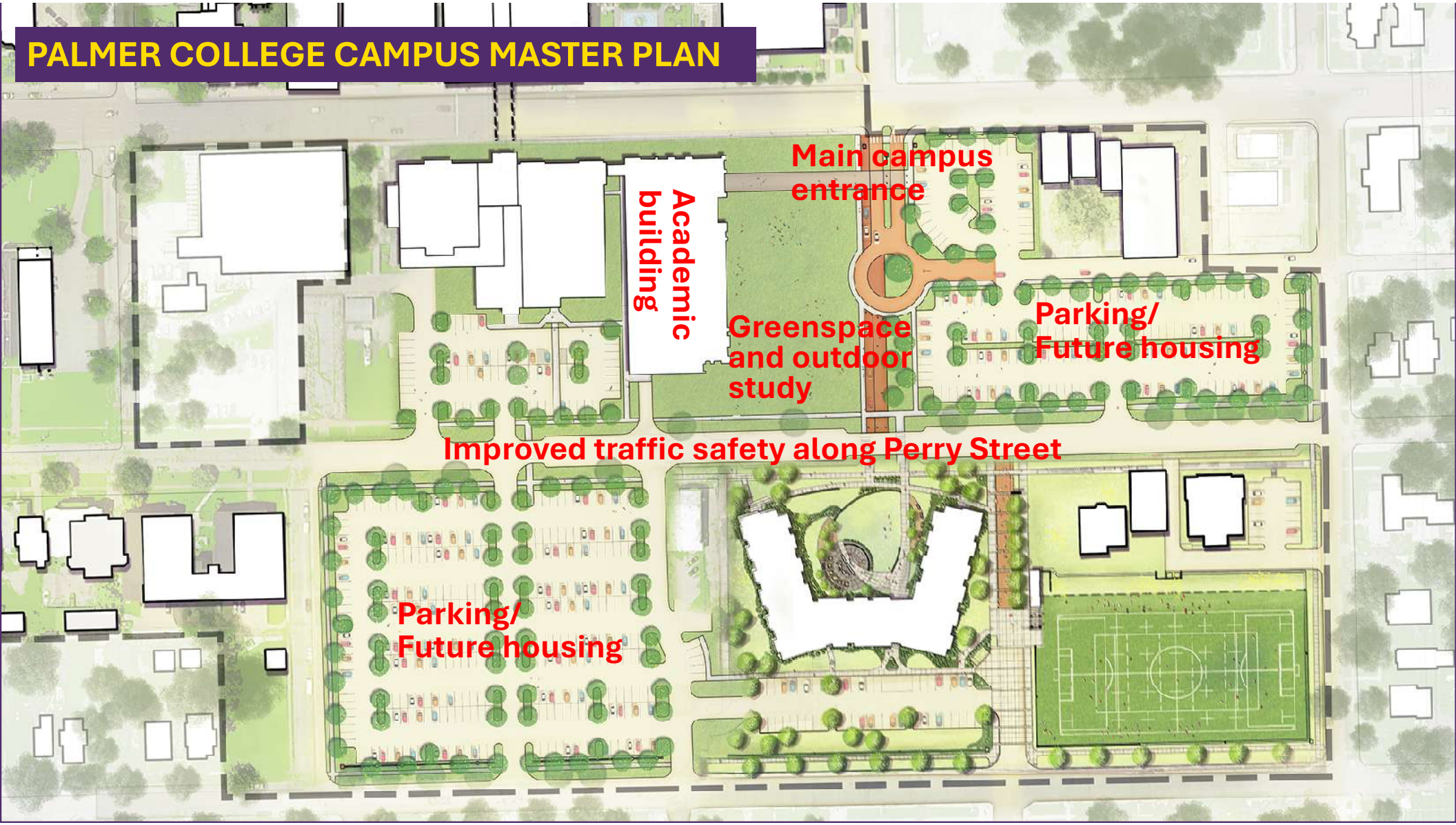
Currently Approved Campus IC

- 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



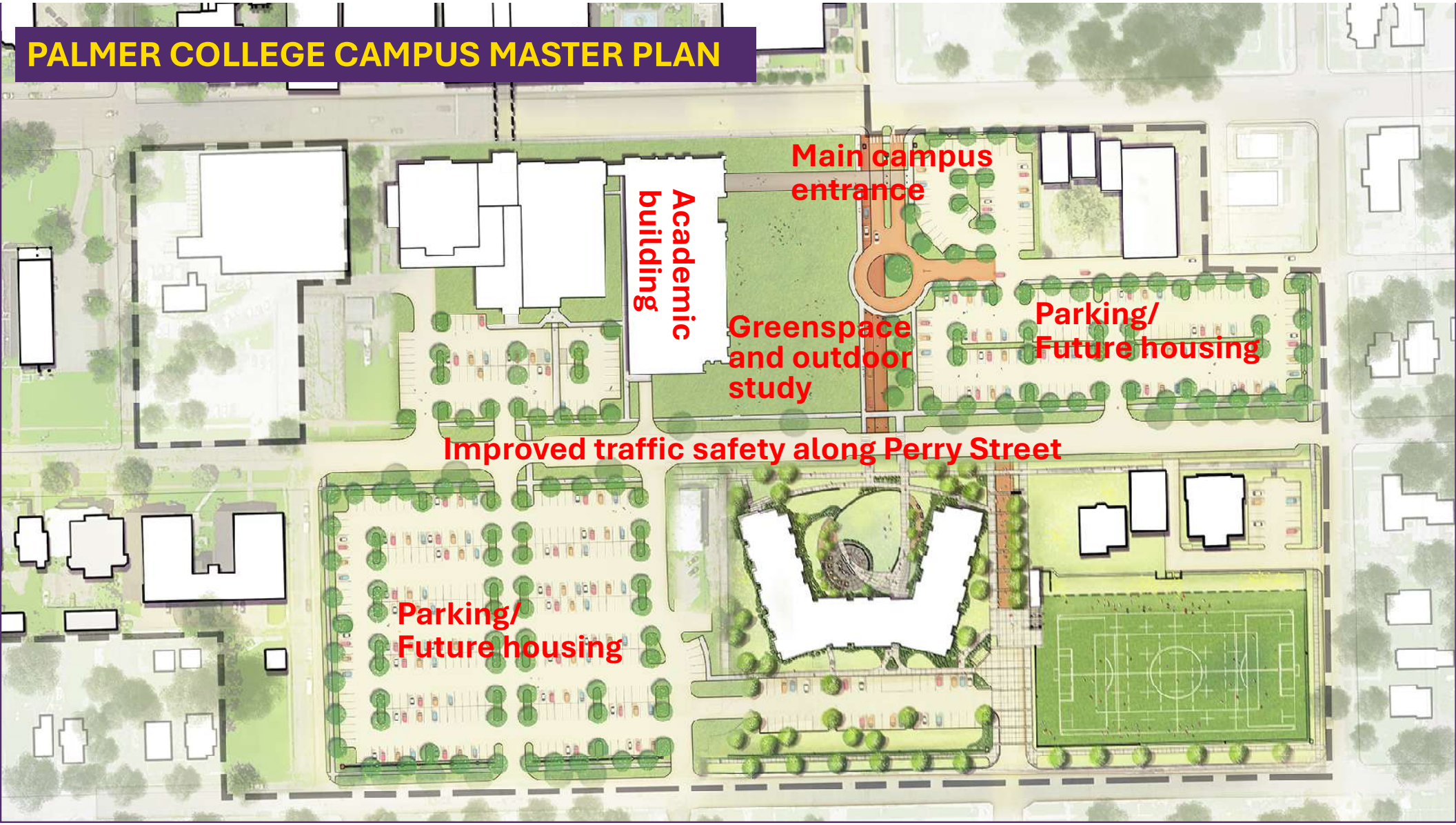
Priorities for Campus Master Planning

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

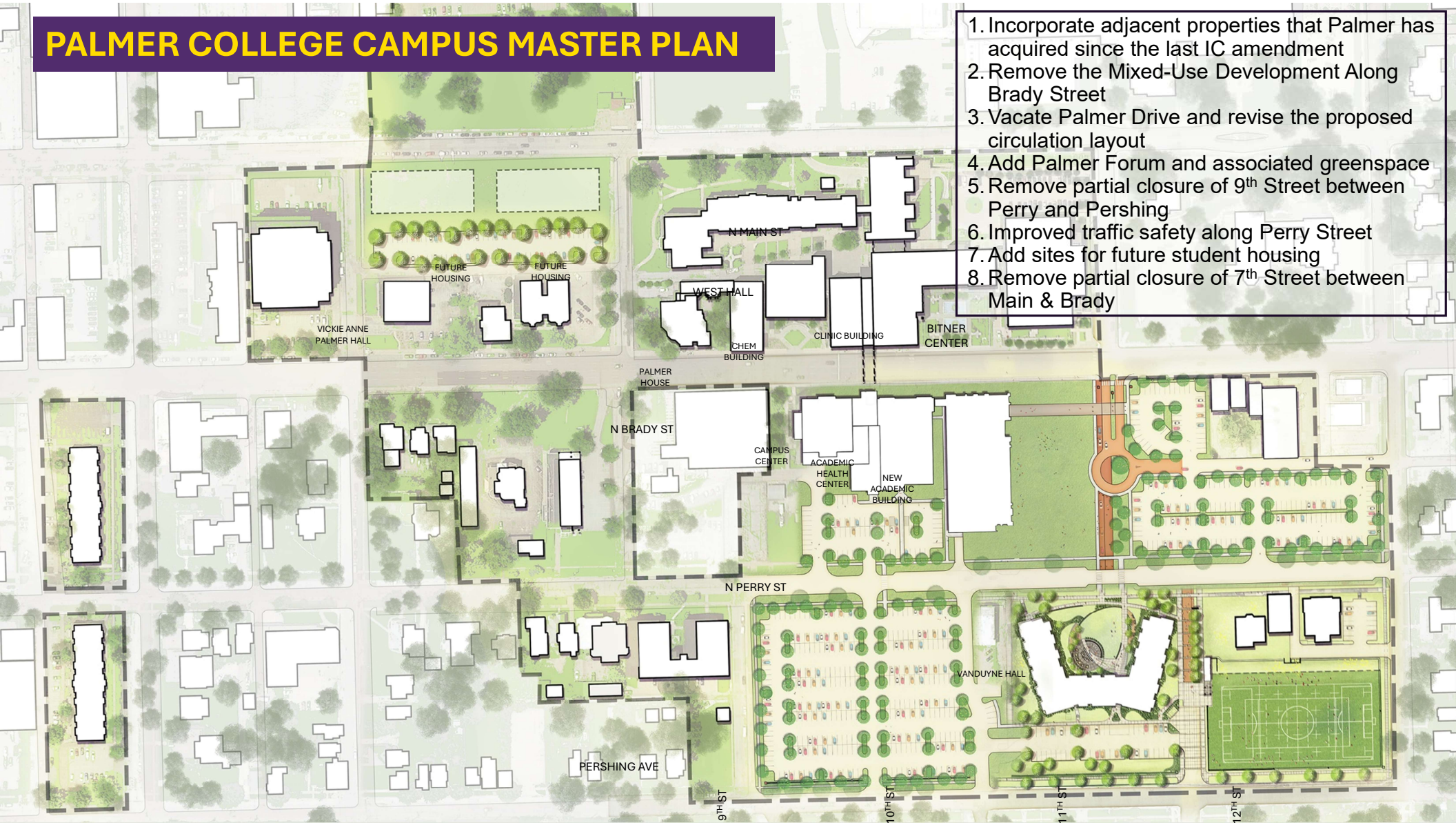

NEW MAIN CAMPUS ENTRY AT BRADY & PALMER DR
←Brady Street


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



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


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 - [redacted]

Tapestry Farms - [redacted]

TMBC at the Lincoln Center - [redacted]

7th Judicial District - [redacted]

Halligan Coffee Lofts - [redacted]

Livery Lots & Hibernian Hall - [redacted]

St. Anthony Catholic Church - [redacted]

Hilltop Campus Village - [redacted]

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.

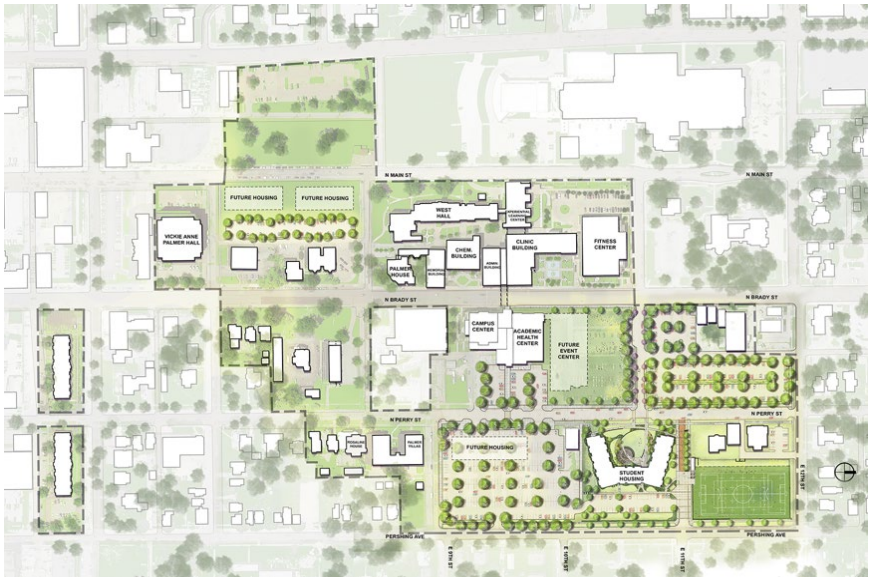
Our participation in this process reflects our commitment to responsible planning and long-term service to our students and the Davenport community. As part of this effort, we will propose updates and improvements to our campus that align with our mission and the City's goals for institutional development. 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,

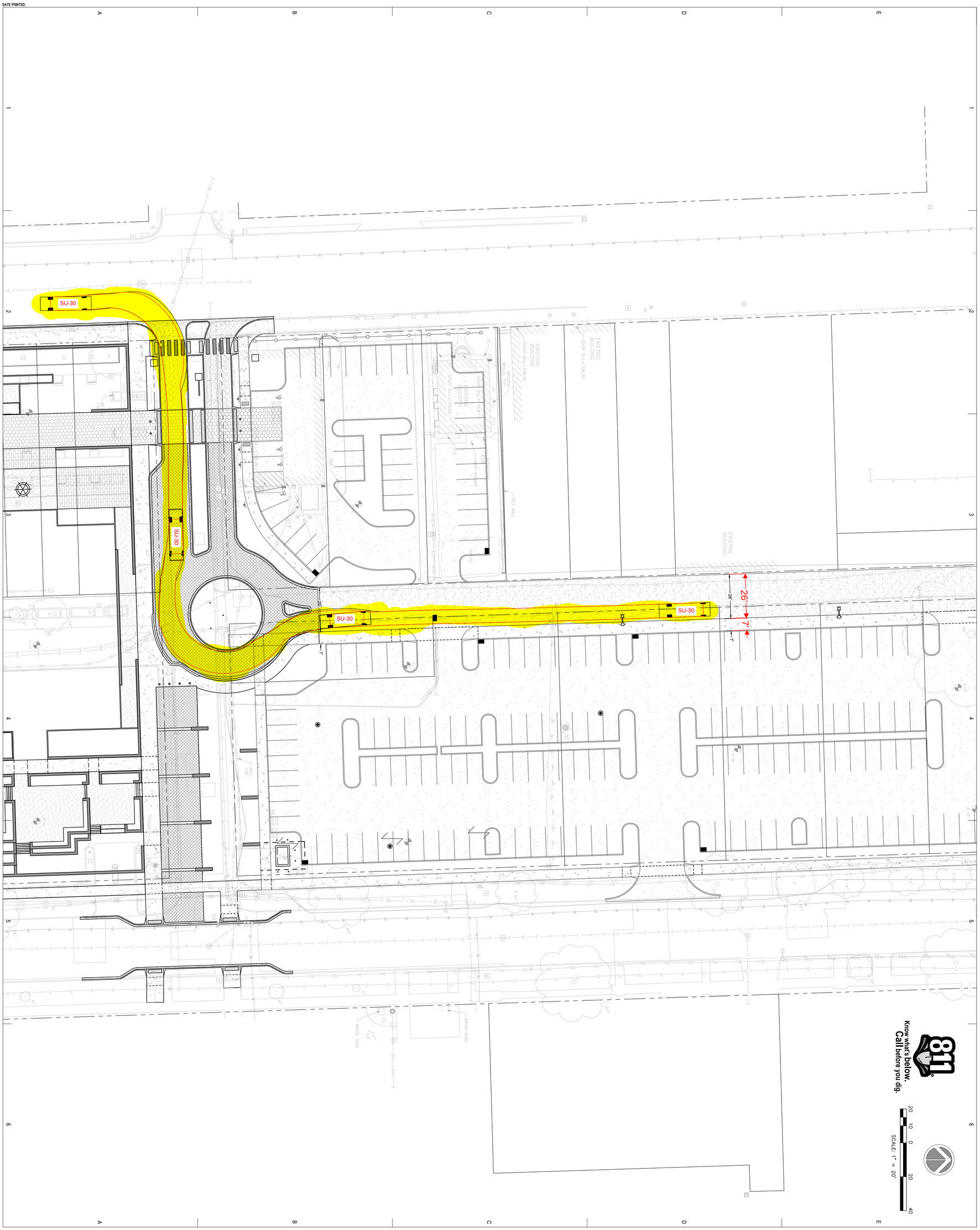
BROOKS LAW FIRM, P.C.

/s/ Nicholas J. Huffmon

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

NJH/

DATE PRINTED:



PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

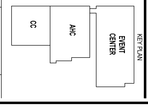
EX-1

OVERALL TRUCK CIRCULATION EXHIBIT

©2006 RDG Planning & Design
THIS DESIGN IS THE PROPERTY OF RDG Planning & Design AND IS NOT TO BE USED FOR THE PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER
PROJECT THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR ON OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF RDG Planning & Design, Inc. REPRODUCTION IS PROHIBITED.
THIS DRAWING MAY NOT REPRESENT ALL CHANGES THAT WILL OCCUR DURING CONSTRUCTION PHASES. THIS DRAWING IS NOT A CONSTRUCTION DOCUMENT, SUCH AND CHANGES OCCUR DURING THE CONSTRUCTION DOCUMENTS.

DO	TRUCK DESIGN DEVELOPMENT
DESIGN DEVELOPMENT	01/10/2006
PROJECT NO.	R3004.877.05

KEY PLAN



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
Phone: (309) 788-0673

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

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

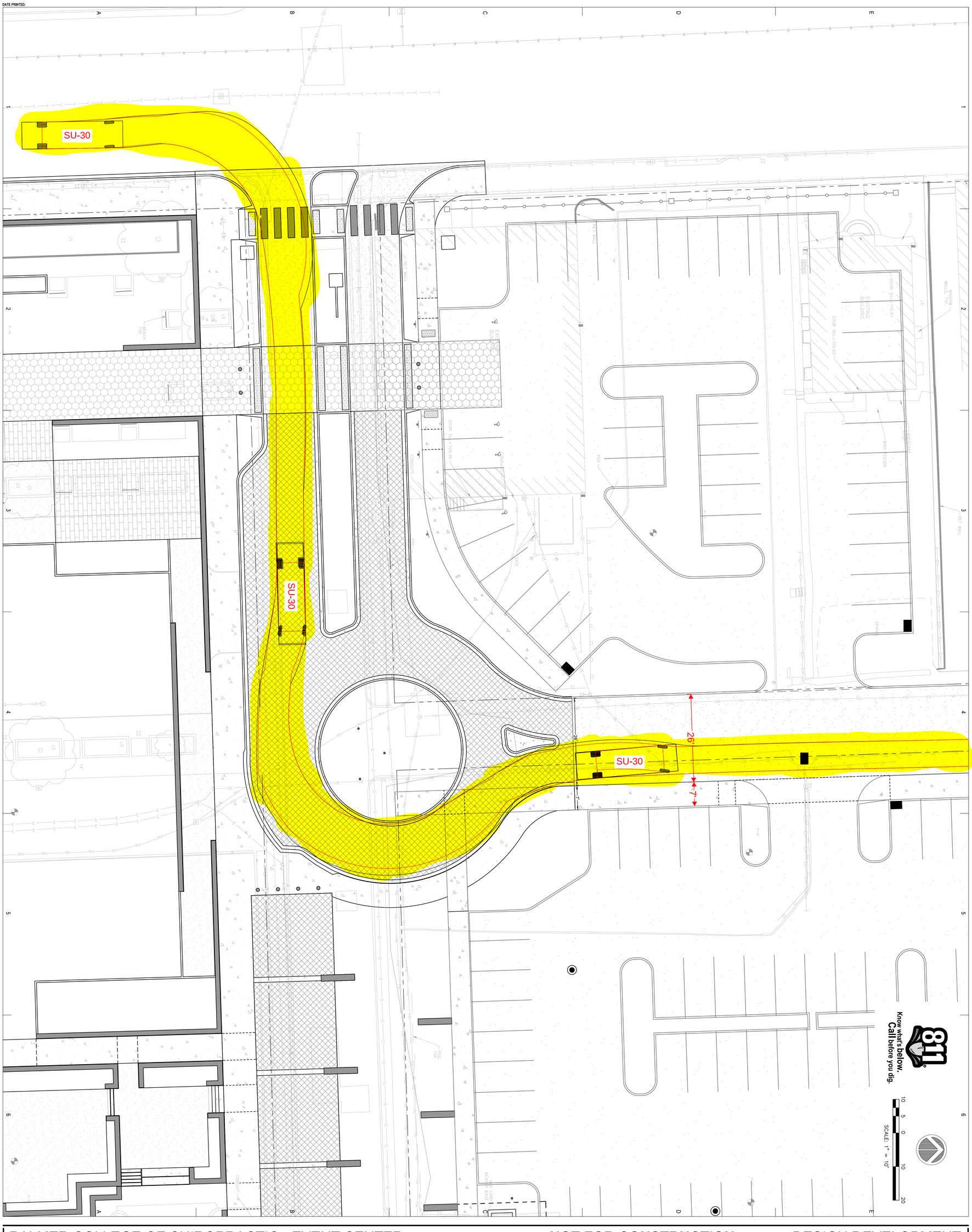
ARCHITECT
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Phone: (515) 288-3141

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:



PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

NOT FOR CONSTRUCTION

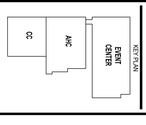
DESIGN DEVELOPMENT

EX-2

TRUCK CIRCULATION
DETAILED EXHIBIT

02008
RDG Planning & Design
IN RDG SPECIFICALLY FOR THE PROJECT NAMED.
CHIROPRACTIC - EVENT CENTER
PALMER COLLEGE OF
DAVENPORT, IA 52803
PROJECT NO: R20064.07.FEB
DATE: 02/26/2021
02 CITY/COUNTY DEVELOPMENT 02/26/2021
01 CITY/COUNTY SUBMITTAL 02/05/2021

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF RDG PLANNING & DESIGN AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED. © Copyright RDG Planning & Design, Inc. REPRODUCTION IS PROHIBITED. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE CHANGED OR MODIFIED IN ANY WAY, EXCEPT BY WRITTEN APPROVAL AND WRITTEN RELEASE OF RDG PLANNING & DESIGN. ANY UNAUTHORIZED USE, CHANGES OR MODIFICATIONS TO THESE PLANS AND SPECIFICATIONS WILL BE AT THE SOLE RISK OF THE PERSON OR ENTITY PERFORMING THE SAME AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO RDG PLANNING & DESIGN. THE PERSON OR ENTITY PERFORMING THE SAME AGREES TO INDEMNIFY AND HOLD HARMLESS RDG PLANNING & DESIGN FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY LEGAL ACTION ARISING OUT OF THE UNAUTHORIZED USE OF THESE CONSTRUCTION DOCUMENTS, WORDING AND/OR DRAWINGS SHALL BE BROUGHT IN A COURT OF COMPETENT JURISDICTION IN THE STATE OF IOWA.



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
Phone: (309) 788-0673

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

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

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



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

PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

RDG PLANNING DESIGN

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
Phone: (309) 788-0673

IT / SECURITY
IMEG
623 26th Ave.
Rock Island, Illinois 61201
Phone: (309) 788-0673

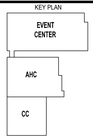
LAND. ARCHITECT
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Phone: (515) 288-3141

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

PARTNER ARCH.
Suite 483 Architects
124 Arts Alley
Rock Island, Illinois 61201
Phone: (309) 788-9913

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

KEY PLAN



00	100% DESIGN DEVELOPMENT	01/30/2026

ISSUANCE DATE

PROJECT NO: R3004.877.05

©2026
RDG Planning & Design
THESE DOCUMENTS HAVE BEEN PREPARED BY RDG SPECIFICALLY FOR THE PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF RDG Planning & Design, Inc. REPRODUCTION IS PROHIBITED.
THIS DRAWING MAY NOT REPRESENT ALL CHANGES THAT HAVE OCCURRED DURING BID OR CONSTRUCTION PHASES. CONSTRUCTION DOCUMENTS, ADDENDA AND CHANGE DOCUMENTS REMAIN THE OFFICIAL CONSTRUCTION DOCUMENTS.

EXISTING CONDITIONS EXHIBIT

EX-3

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **3/4/2026**

Subject:
First Consideration: Ordinance for Case REZ26-01 being the 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:
Consider the Ordinance.

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.

Plan & Zoning Commission Recommendation

At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26-01 to the City Council with a recommendation for approval subject to the listed findings.

Findings

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

The staff report from the February 17, 2026, Plan and Zoning Commission meeting is attached.

Attachments:
1. Ordinance
2. Plan & Zoning Commission Staff Report
3. Application
4. Maps
5. Public Notice-Committee of the Whole
6. Public Notice-Plan & Zoning Commission

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ26-01 BEING THE 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 SINGLEFAMILY AND TWO-FAMILY CENTRAL RESIDENTIAL DISTRICT TO IC INSTITUTIONAL CAMPUS DISTRICT.

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

Section 1. The following described units of Scott County, Iowa real estate are hereby rezoned to "IC Institutional Campus District."

Property at 208 East 11th Street: The South 102 feet of Lot 1 and the South 102 feet of the West 20 feet of Lot 2 and the East 10 feet of the West 20 feet of the North 48 feet of Lot 2, all in Block 96 in LeClaire's 8th Addition to the City of Davenport, Scott County, Iowa.

Property at 1111 Perry Street: The North 48 feet of Lot 1 and the North 48 feet of the West 10 feet of Lot 2 in Block 96 in LeClaire's 8th Addition to the City of Davenport, Scott County, Iowa.

Properties at 725 Perry Street, 727 Perry Street, and 739 Perry Street: That part of Outlot 31 and Outlot 32 in LeClaire's 2nd Addition in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Commencing at the intersection of the east right of way line of Perry Street and the south right of way line of East 9th Street, as said streets are now established; Thence South 01°59'17" East along the east right of way line of said Perry Street, a distance of 189.25 feet to the northwest corner of Parcel G0041- 10 according to plat of survey, Document #1999-028808, filed at the Office of the Scott County Recorder on August 12, 1999, being the Point of Beginning for the following described tract; Thence North 87°52'26" East along the north line of said Parcel G0041-10, a distance of 100.15 feet to the east line of said parcel; Thence South 01°59'17" East along said east line, a distance of 14.14 feet to the north line of said parcel; Thence North 87°52'26" East along said north line, a distance

of 60.29 feet to the west right of way line of a public alley; Thence South 01°59'17" East along said west alley right of way line, a distance of 174.82 feet to the southeast corner of Parcel G0041-12 as described in Deed #2022-018689, filed at the Office of the Scott County Recorder on July 5, 2022; Thence South 87°52'26" West along the south line of said parcel Parcel G0041-12, a distance of 41.39 feet to the east line of said parcel; Thence South 02°21'47" East along said east line, a distance of 22.24 feet to the south line of said parcel; Thence South 87°52'26" West along said south line, a distance of 119.19 feet to the east right of way line of Perry Street; Thence North 01°59'17" West along said east right of way line, a distance of 211.20 feet to the Point of Beginning. The above-described parcel contains 0.74 acres, more or less, and is subject to easements and restrictions of record. For the purpose of this description Bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

Property at 822 Pershing Avenue: Part of Outlot 31 LeClaire's 2nd Addition to the City of Davenport, commencing 48 feet South of the Southwest corner of 9th and Pershing, thence West 148 feet, thence South 48 2/3 feet, thence East 148 feet, thence North 47 ¾ feet to the point of beginning, in Scott County, Iowa.

Section 2. That the following findings are hereby imposed upon said rezoning:

Findings

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Section 3. At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26- 01 to the City Council with a recommendation for approval subject to the listed findings.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/17/2026**

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:
Staff recommends Case REZ26-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Background:
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. The Palmer College campus is designated as Civic / Institutional.

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

Zoning:

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.

Approval Standards for Map Amendments (Chapter 17.14.040)

The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and

Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

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

1. **The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.**
    - Staff Response: Palmer College is designated Civic/Institutional on the Davenport +2035 Future Land Use Map, while the adjacent subject properties carry a Residential General designation, reflecting the mix of housing types that support campus-related development. This designation applies to neighborhoods that are primarily residential in character but include, or are within walking distance of, neighborhood-compatible commercial services and other community-serving uses such as schools, churches, and small-scale retail, often oriented along Urban Corridors. These areas are intended to maintain their established land use mix and density, with opportunities for somewhat higher intensity development along edges and transition areas.
    - The proposed rezoning to the IC Institutional Campus District to allow student housing supports land uses that are directly affiliated with an established educational institution and function as a residential component of the campus environment. Student housing is residential in nature and consistent with the Residential General intent of maintaining predominantly residential neighborhoods that are integrated with institutional and neighborhood-serving uses. Additionally, the properties are located in a transitional context influenced by the college campus and other institutional and community-oriented uses, where the Plan anticipates flexibility in land use intensity.
    - The proposal represents an extension of campus-supportive housing rather than the introduction of a new or incompatible land use pattern. As such, the amendment is consistent with the Comprehensive Plan's recognition of institutional anchors, neighborhood-serving uses, and coordinated growth patterns, and is generally consistent with adopted long-range land use policies.
    - Rezoning the subject properties to IC Institutional Campus District does not require an amendment to the Future Land Use Map. It is staff's opinion that the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. **The compatibility with the zoning of nearby property.**
    - Staff Response: The following zoning districts abut the subject properties:
        - IC Institutional Campus District
        - R-4C Single-Family and Two-Family Central Residential District
        - R-MF Multi-Family Residential District
    - Section 17.08.050 of the Zoning Ordinance defines 'Educational Facility - University or College' as, "A facility for post-secondary higher learning that grants associate or bachelor degrees. The institution may also have research facilities

and/or professional schools that grant master and doctoral degrees. Educational facilities – university or college include ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses."

- The subject properties are immediately adjacent to Palmer College of Chiropractic's campus. Land uses affiliated with the institution include educational facilities, administrative offices, dining facilities, dormitories, indoor and outdoor recreational amenities, and parking lots. The proposed use as student housing is consistent with and complementary to the residential uses typically affiliated with a higher education campus.
- The IC Institutional Campus District is intended to permit institutional growth within the district while minimizing adverse impacts on the adjacent areas. This zoning classification has also been utilized by St. Ambrose University. The City recognizes that colleges and universities may require additional flexibility to grow and develop within limited space. The IC Institutional Campus District facilitates this use and development while providing increased public notification and regulatory oversight.
- It is staff's opinion that the proposed zoning amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Univeristy or College'. Student housing functions similarly to other residential components of a college campus and is compatible with the broader zoning pattern, which currently supports institutional and residential activities in close proximity. The amendment would not introduce an intensity or use type substantially different from the established zoning.

3. The compatibility with established neighborhood character.

- Staff Response: Davenport's Zoning Ordinance requires the submittal and City Council approval of a Land Use Plan when rezoning property to the IC Institutional Campus District. This requirement provides an added level of review to ensure that development remains consistent with surrounding land uses and neighborhood context.
- Palmer College proposes to utilize the subject properties, with the exception of 822 Pershing Avenue, for student housing. No expansion of building footprints or increases in dwelling unit counts are proposed. Planned changes are limited to interior remodeling and site or building improvements that maintain the existing residential use and overall character of the properties.
- The neighborhood character in this area is strongly shaped by the presence of the college campus and its associated facilities. Buildings and activities that support student life, including residential uses, are an established component of the neighborhood. In addition to campus-related uses, the surrounding area contains a variety of institutional and community-serving land uses, including Central High School, KWQC, Trinity Episcopal Cathedral, retail establishments, a gas station, Department of Correctional Services facilities, and professional offices. This mix of institutional, civic, commercial, and residential uses reflects a diverse urban setting where student housing is consistent with the established development pattern. Since the proposed use serves the same population and operates within the same institutional framework as nearby facilities, it is not expected to alter the fundamental character of the area.
- The land use plan is intended to preserve and enhance the existing buildings and

site conditions, supporting compatibility with the surrounding context. Any future major amendments to the plan would require review and approval by the Plan and Zoning Commission and City Council, providing continued oversight to maintain consistency with adjacent uses.
    - Based on these factors, staff finds that the proposed zoning district and land use plan are compatible with the established character of the area.
4. **The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.**
    - Staff Response: Palmer College is requesting a zoning map amendment to the IC Institutional Campus District, which provides a higher level of regulatory oversight than conventional zoning districts. This district requires the review and approval of a land use plan, enabling the City and the public to understand the scale of development and activity proposed, evaluate potential impacts, and identify appropriate mitigation measures. This additional level of review is intended to protect the public health, safety, and welfare.
    - The amendment supports a more coordinated and predictable pattern of development associated with an established institutional campus. Integrating the subject properties into the IC District and regulating them through an adopted land use plan places student housing within a unified planning and management framework, rather than as dispersed off-campus conversions. This coordinated approach promotes improved property maintenance, site management, and compatibility with surrounding uses.
    - Locating student housing in close proximity to campus encourages walking and reduces reliance on vehicle trips between housing and academic facilities, which may lessen traffic congestion, reduce pedestrian–vehicle conflicts, and support safer circulation patterns. Continued use of existing buildings and infrastructure also promotes the efficient use of public services and utilities.
    - The land use plan process further provides ongoing municipal oversight of site design, building modifications, and future campus expansion, helping ensure development occurs in a manner that protects neighboring properties and maintains orderly growth. By aligning land use, zoning, and long-range campus planning, the amendment reduces the likelihood of incompatible development patterns and land use conflicts.
    - Based on these factors, staff does not anticipate that the proposed zoning map amendment will negatively impact the public health, safety, or welfare of the City.
5. **The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.**
    - Staff Response: The current residential zoning districts are intended to support a high-density neighborhood environment characterized by a mix of housing types, including single-family dwellings, duplexes, townhomes, and multi-family buildings. These districts allow residential uses that can function in proximity to institutional campuses, and the Zoning Ordinance recognizes that such housing types may serve as ancillary living options for students due to their walkable access to educational facilities and campus amenities. This relationship supports opportunities for walking, bicycling, and shorter daily trips between housing and campus destinations.

- While the properties are technically developable under their existing residential zoning classifications, those districts were not established to provide a coordinated framework for campus-related housing tied to a long-term institutional master plan. As a result, the current zoning does not fully reflect the functional role the sites now serve as part of a consolidated campus housing strategy. The proposed IC Institutional Campus District, in conjunction with the adopted land use plan, more accurately represents the properties' relationship to the adjacent campus and surrounding mix of institutional and residential uses.
- Staff acknowledge that the existing zoning designation allows for residential development. However, the proposed IC District more appropriately reflects the properties' context and functional relationship to the campus.

6. **The extent to which the proposed amendment creates nonconformities.**
   - Staff Response: The IC Institutional Campus District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for the approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.
   - Through this framework, the land use plan may modify dimensional and site development standards, including setbacks, lot area and width, building height, and impervious surface coverage, in order to accommodate coordinated campus development.
   - With adoption of the proposed land use plan, the rezoning will not create any zoning nonconformities. The plan establishes a development framework that brings the subject sites into conformance with the IC District regulations as applied through the land use plan. The use of the properties for student housing is consistent with the permitted ancillary residential components of an Educational Facility — University or College.
   - Rather than creating nonconforming conditions, the amendment aligns the zoning designation with the existing and intended institutional land use pattern in the area, thereby reducing the likelihood of future land use conflicts.

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
[redacted]

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

[redacted]
Applicant's Signature

12/26/2025
Date

DEVELOPMENT TEAM

Property Owner
Palmer College of Chiropractic
Address
1000 N Brady Street , Davenport, IA, 52803
Phone [redacted] | Secondary Phone
E-Mail Address

Project Manager/Other
Alex Krist
Address
1717 State Street, Suite 201
Phone [redacted] | 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.*

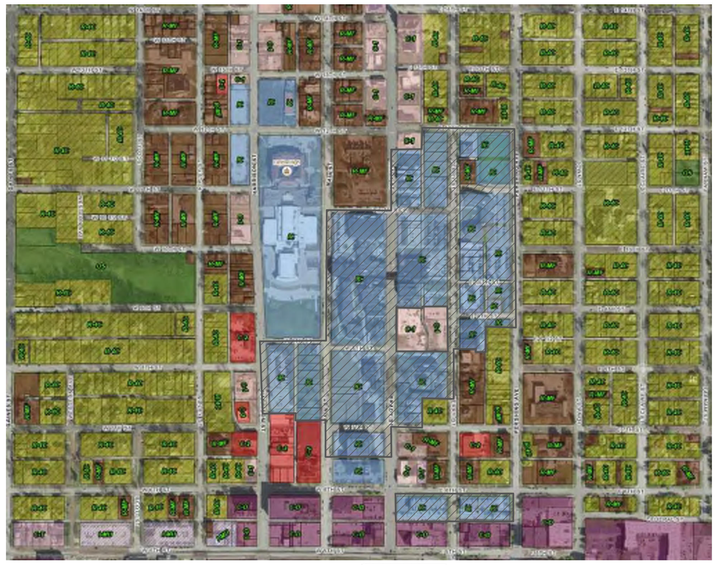
The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.

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.

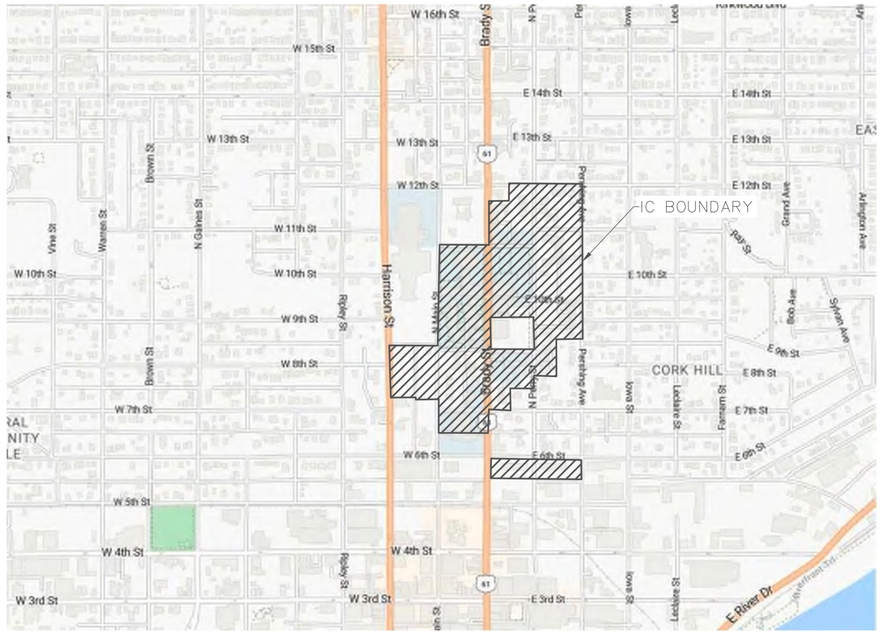
PALMER COLLEGE OF CHIROPRACTIC
INSTITUTIONAL CAMPUS

DAVENPORT, IOWA



EXISTING ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition



VICINITY MAP
NOT TO SCALE

MAP PROVIDED BY GOOGLE



DAVENPORT 2035 ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition

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

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.

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA
COVER 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

IMEG
1717 STATE STREET - SUITE 201
BETTENDORF, IA 52722
563.344.0200
www.imegcorp.com
PROJECT # 25003972.01

IMEG CORP RESERVES PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS, TO THIS DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF IMEG CORP AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF IMEG CORP. © 2018 IMEG CORP.

REFERENCE SCALE IN INCHES
0 1 2 3

Tuesday, December 23, 2025 9:05:13 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--COVER AND DETAILS.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.

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**	

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 EXISTING CONDITIONS

IMEG Project No: 25003972.01

File Name: 25003972.01-EXISTING CONDITIONS.dwg

© COPYRIGHT 2025
ALL RIGHTS RESERVED

Field Book No:####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-1

Sheet 2 of 15

Tuesday, December 23, 2025, 8:34:53 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--EXISTING CONDITIONS.DWG

Tuesday, December 23, 2025 8:37:39 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-EXISTING CONDITIONS.DWG



PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

EXISTING CONDITIONS - NORTH

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

REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No: 25003972.01
File Name: 25003972.01-EXISTING CONDITIONS
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-2

Sheet 3 of 15

Tuesday, December 23, 2025 8:38:18 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-EXISTING CONDITIONS.DWG



GENERAL NOTES:

1. ALL INFORMATION WAS GATHERED BY WALKTHROUGH 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

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

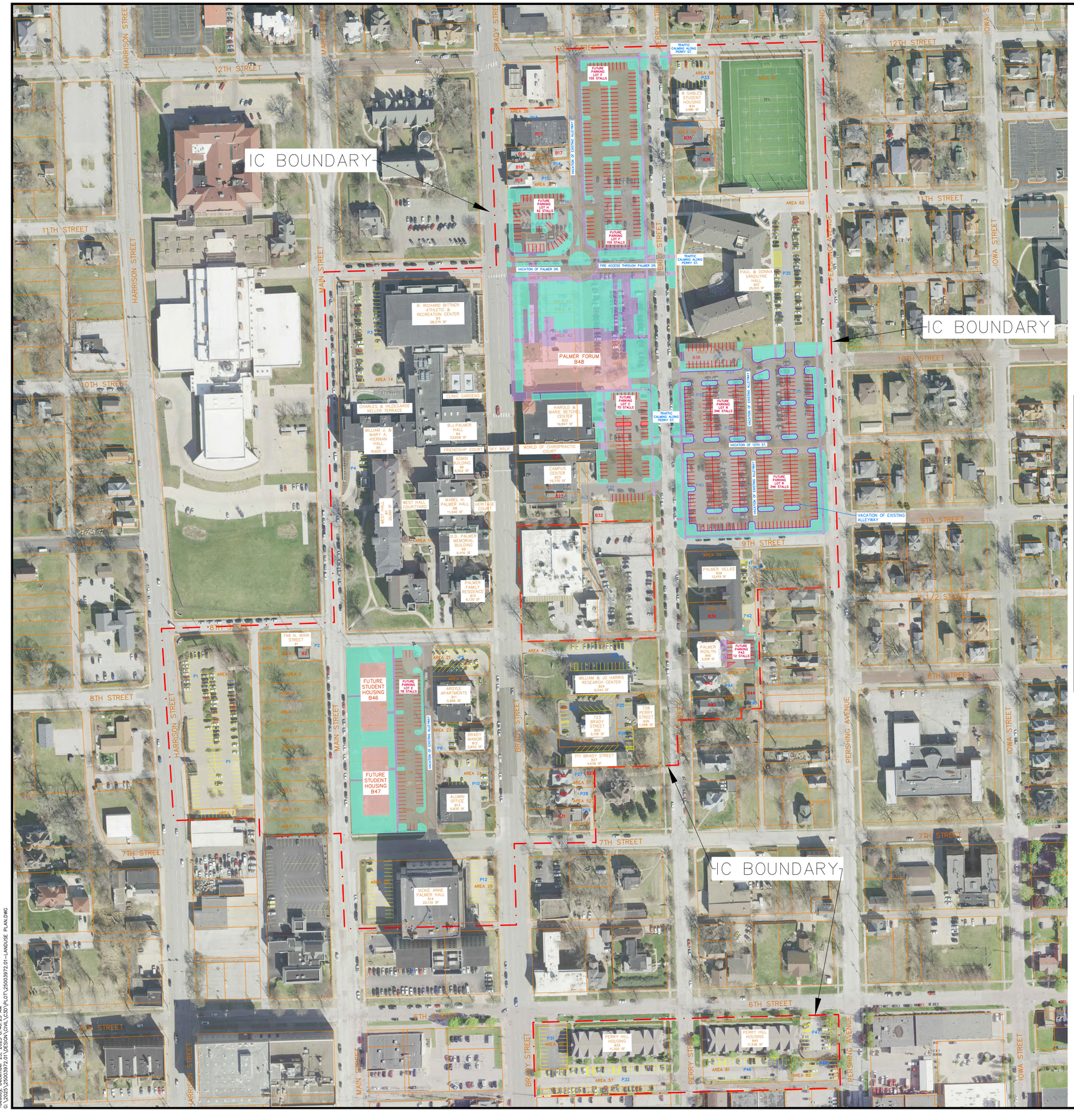
REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No: 25003972.01
File Name: 25003972.01-EXISTING CONDITIONS
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-3

Sheet 4 of 15



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
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-4

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



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 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

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

LAND USE PLAN NORTH

IMEG Project No: 25003972.01

File Name: 25003972.01-Landuse Plan.dwg

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No: ####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-5

Sheet 6 of 15

Tuesday, December 23, 2025 8:41:11 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 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

No.	REVISIONS DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

LAND USE PLAN SOUTH

IMEG Project No: 25003972.01
File Name: 25003972.01-Landuse Plan.dwg

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-6

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



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

No.	DESCRIPTION	DATE

REVISIONS

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

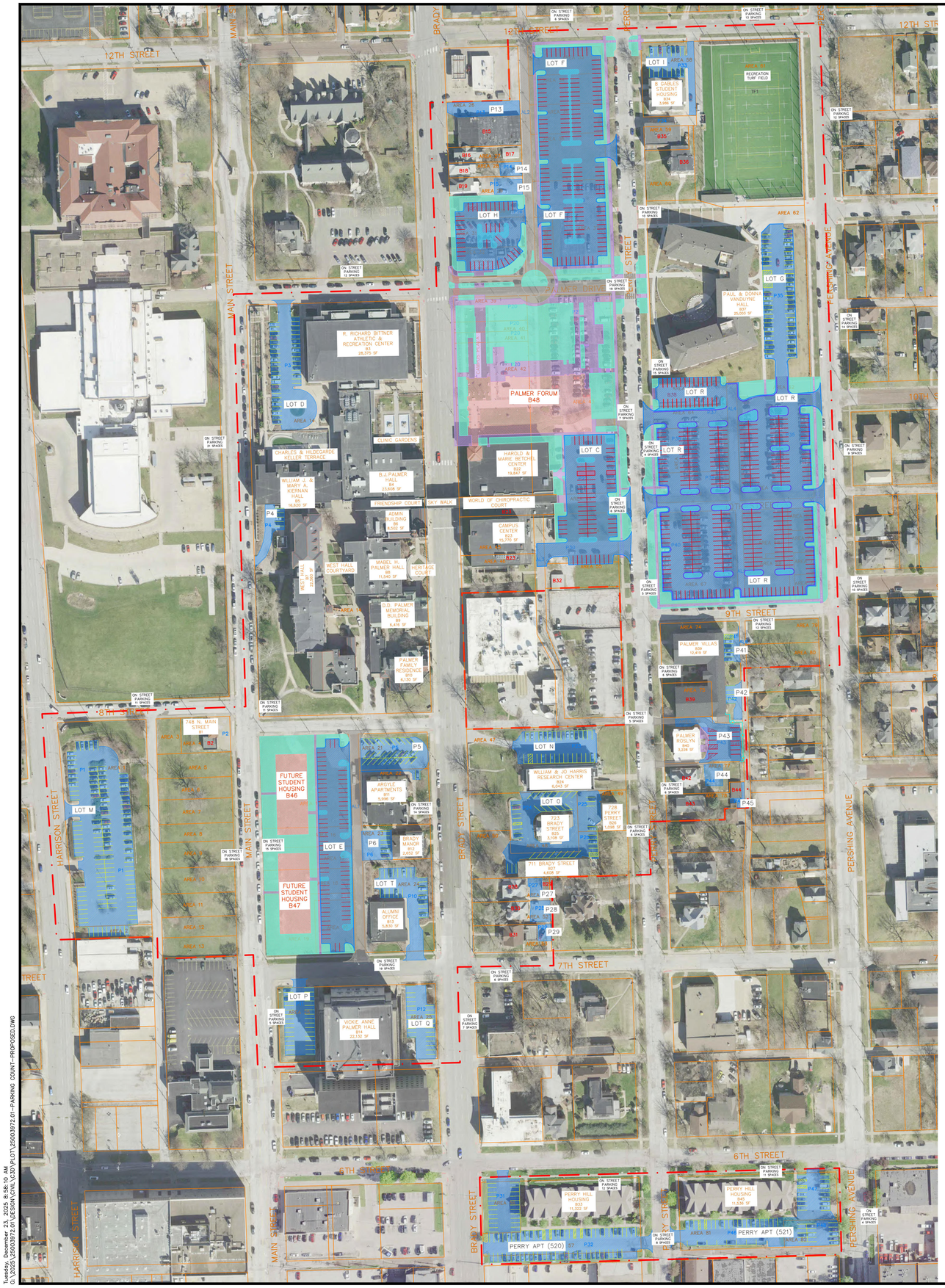
EXISTING CAMPUS PARKING DATA

IMEG Project No: 25003972.01
File Name: 25003972.01-Parking Count-Existing.dwg
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
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.	DATE
REVISIONS	
DESCRIPTION	

IMEG
PH: 928.256.0410
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

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No:####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

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



Tuesday, December 23, 2025 9:00:18 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-SITE AREAS SOILS & GRADING.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

No.	REVISIONS DESCRIPTION	DATE

IMEG
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001
PH: 928.256.0410
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
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No:####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-9

Sheet 10 of 15

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

SITE UTILITY PLAN - NORTH

IMEG Project No: 250039972.01
File Name: 250039972.01-Site Utility Plan.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-10
Sheet 11 of 15

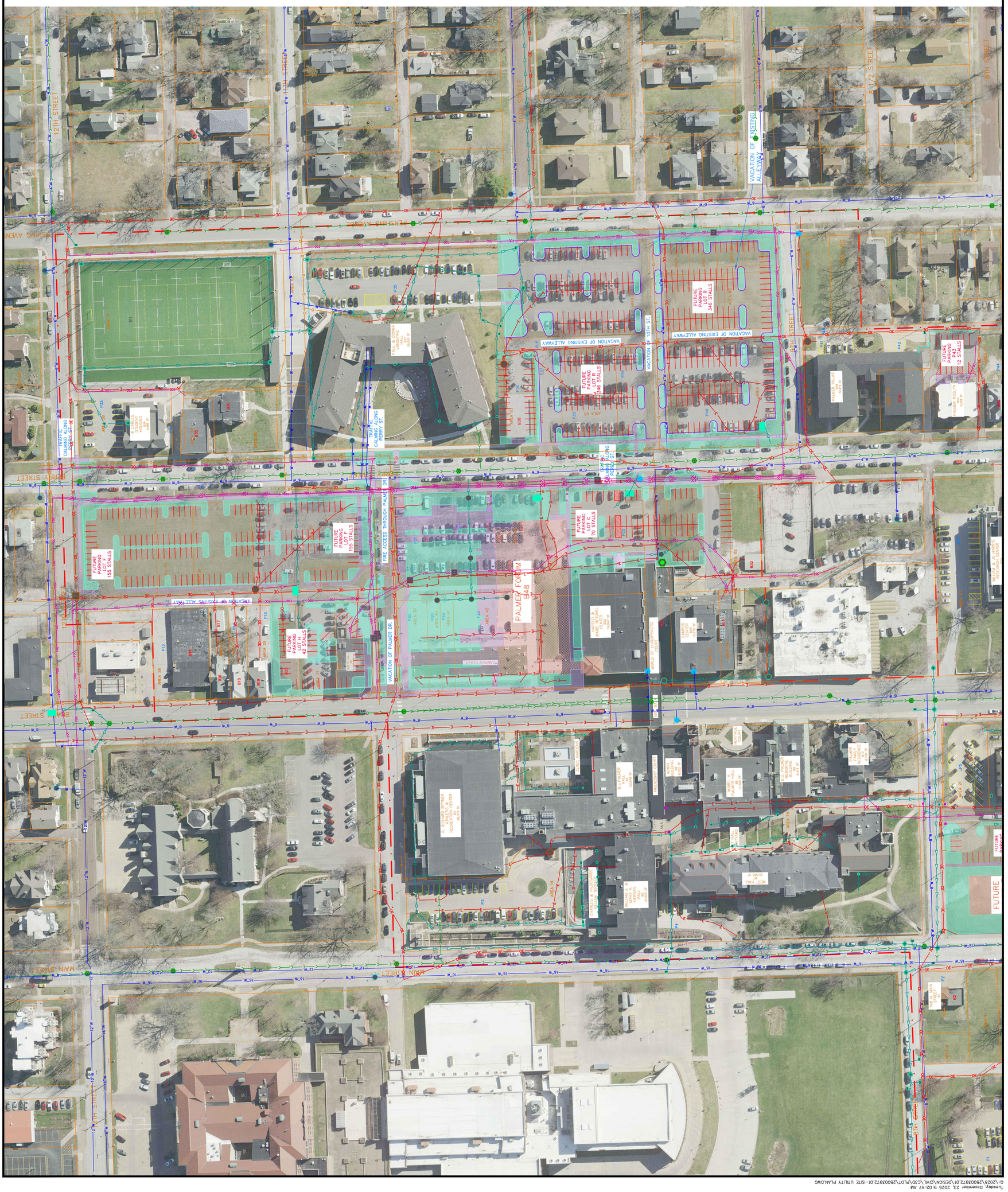
LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING
- STORM MANHOLE
- STORM INLET
- STORM DOUBLE INLET
- SANITARY MANHOLE
- FIRE 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.



Tuesday, December 23, 2025 9:02:47 AM
G:\2025\250039972.01\DESIGN\CIVIL\C3D\PLOT\250039972.01-SITE UTILITY PLAN.DWG

REVISIONS		
NO.	DESCRIPTION	DATE

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

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

SITE UTILITY PLAN - SOUTH

IMEG Project No: 25003972.01
File Name: 25003972.01-Site Utility Plan.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-11

Sheet 12 of 15

GENERAL NOTES

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

SCALE: 1" = 50'

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



Tuesday, December 23, 2025 9:03:35 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-SITE UTILITY PLAN.DWG

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



PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

GRADING AND DRAINAGE - NORTH

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

REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No: 25003972.01
File Name: 25003972.01-Site Areas Soils & Grading.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: WRC
Checked By: AEK
Date: 12/23/2025

C-12

Sheet 13 of 15

Tuesday, December 23, 2025 9:01:32 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-SITE AREAS SOILS & GRADING.DWG



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'

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 &
© COPYRIGHT 2025 ALL RIGHTS RESERVED
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	VanDuyne Hall	-	3.59	0.00	1.39	0.69	1.38
	B37	25,003	4	96,529	Student Housing		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	-	26,101	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	
75	B39	8,200 4,219	3	27,736	Student Housing		44	0.16	0.19 0.10	0.06	0.19 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
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--COVER AND DETAILS.DWG

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

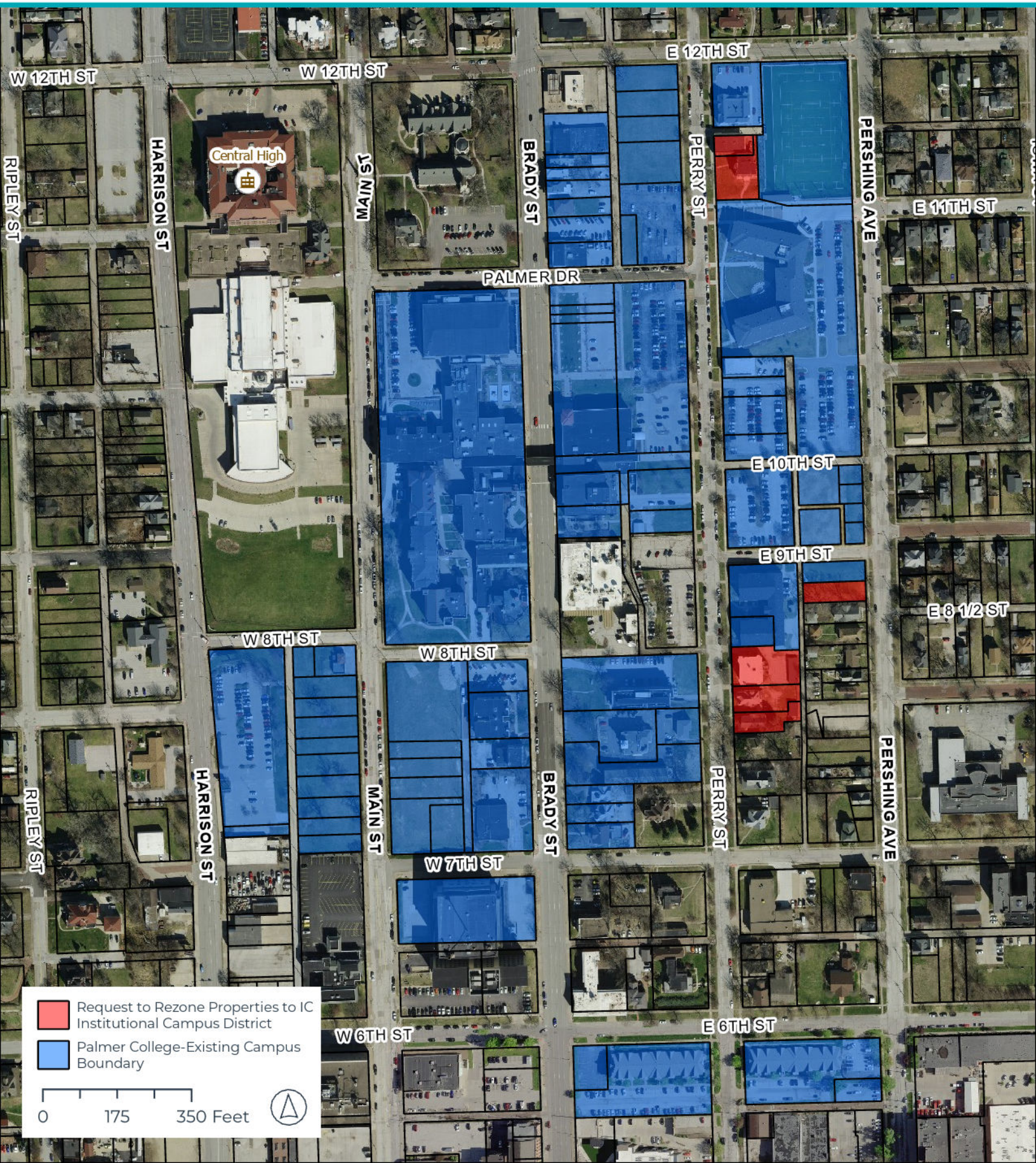
Proposed Parking Ratio - $PR_P = \frac{1630\ stalls}{359{,}370\ ft^2} \times 1000$ = 4.54 stalls/1000 ft^2

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
IOWA | USA

Campus Map | Case REZ26-01

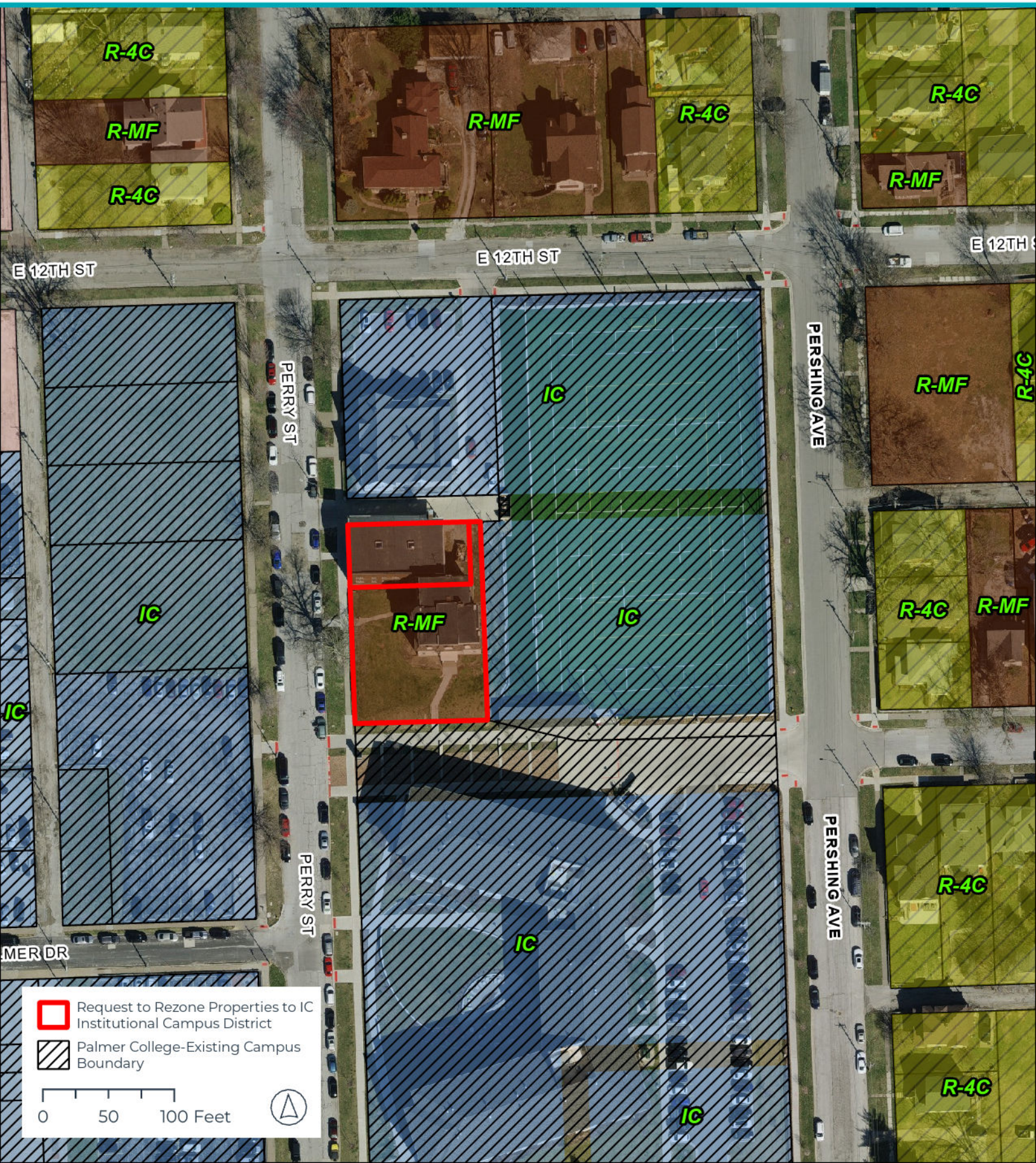
Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional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



THE CITY OF DAVENPORT
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
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
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]



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 | COMMITTEE OF THE WHOLE

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

Plan & Zoning Commission Public Hearing Meeting
Date: 3/4/2026 Time: 5:30 PM Location: Council Chambers | City Hall | 226 W 4th St.

What is this About?
This notice is to inform you of an upcoming public hearing regarding a proposed amendment to the Palmer College of Chiropractic Campus Master Plan. The amendment would update the Institutional Campus District to reflect recent property acquisitions and proposed campus improvements, including a new main entrance from Brady Street, construction of an academic building, expanded parking, enhanced greenspace, traffic safety improvements on Perry Street, and identification of future student housing sites along Main Street. These changes are intended to improve campus access, safety, and overall 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.

Plan and Zoning Commission Recommendation:
At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ORD26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.

5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case REZ26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.
4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-02** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.
5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

What are the Next Steps after the Public Hearing?
The public hearing on the above matter is scheduled for 5:30 p.m. on March 4, 2026 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

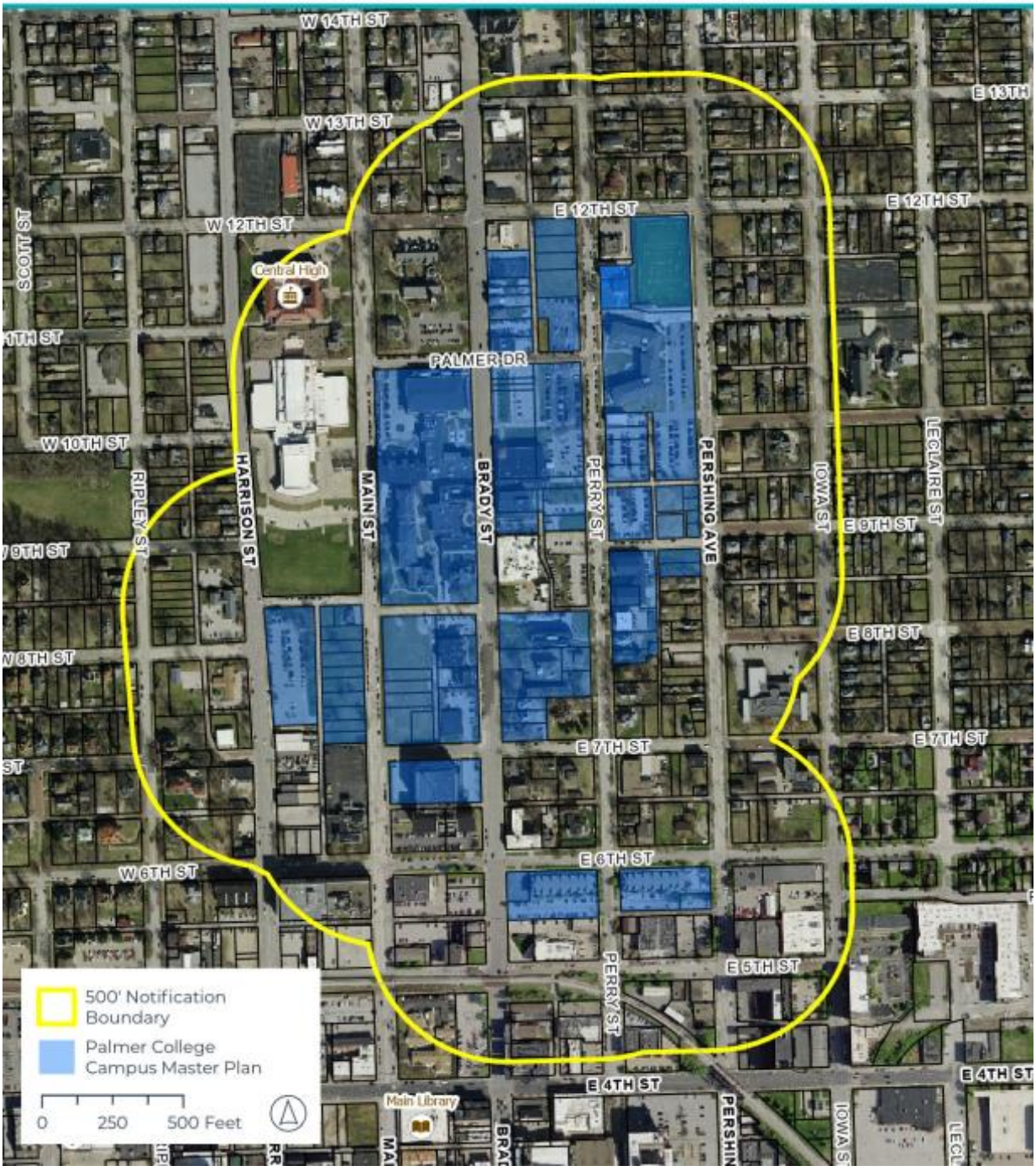
All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles.
TTY: (563) 326-6145

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

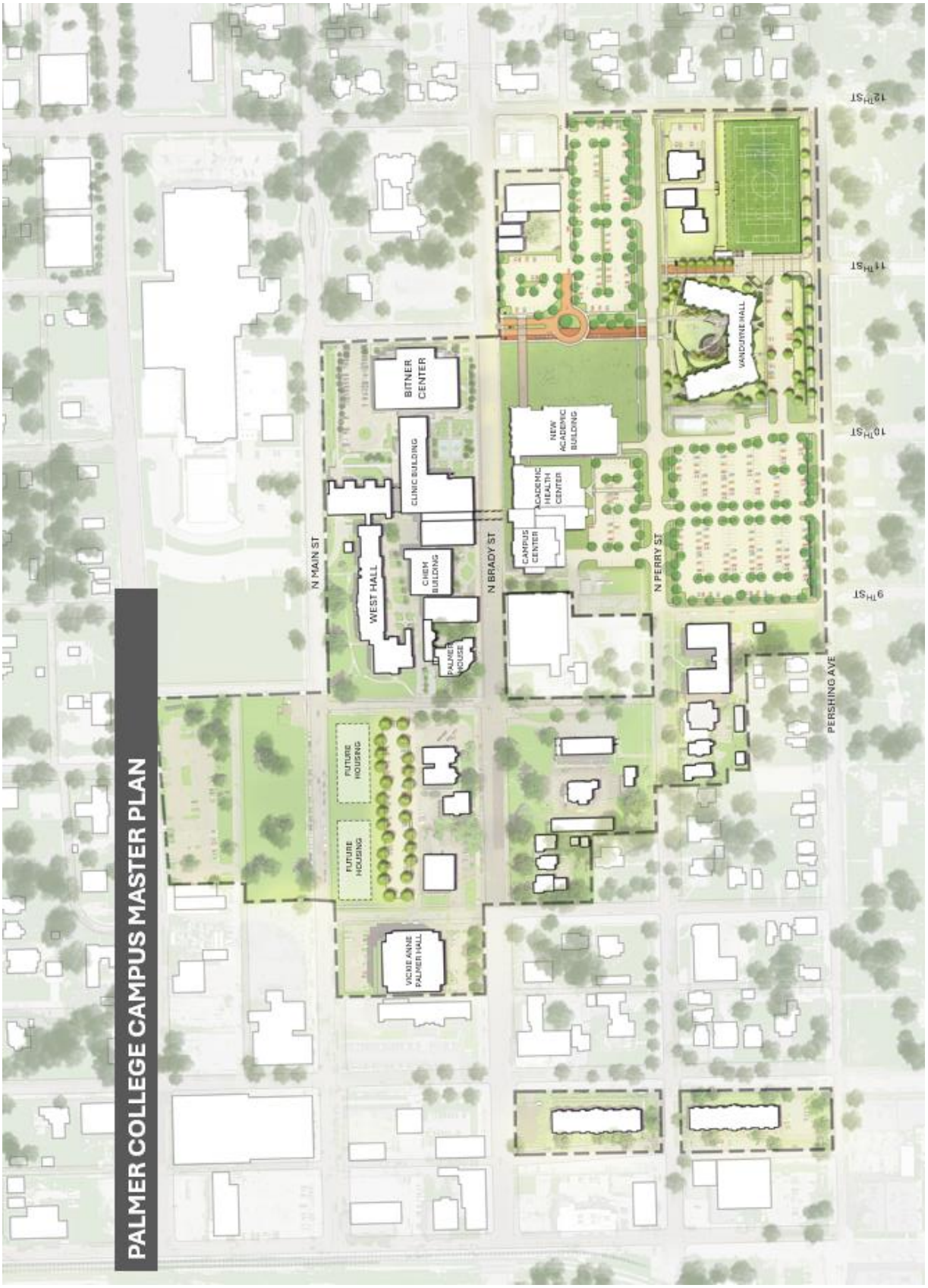
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

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

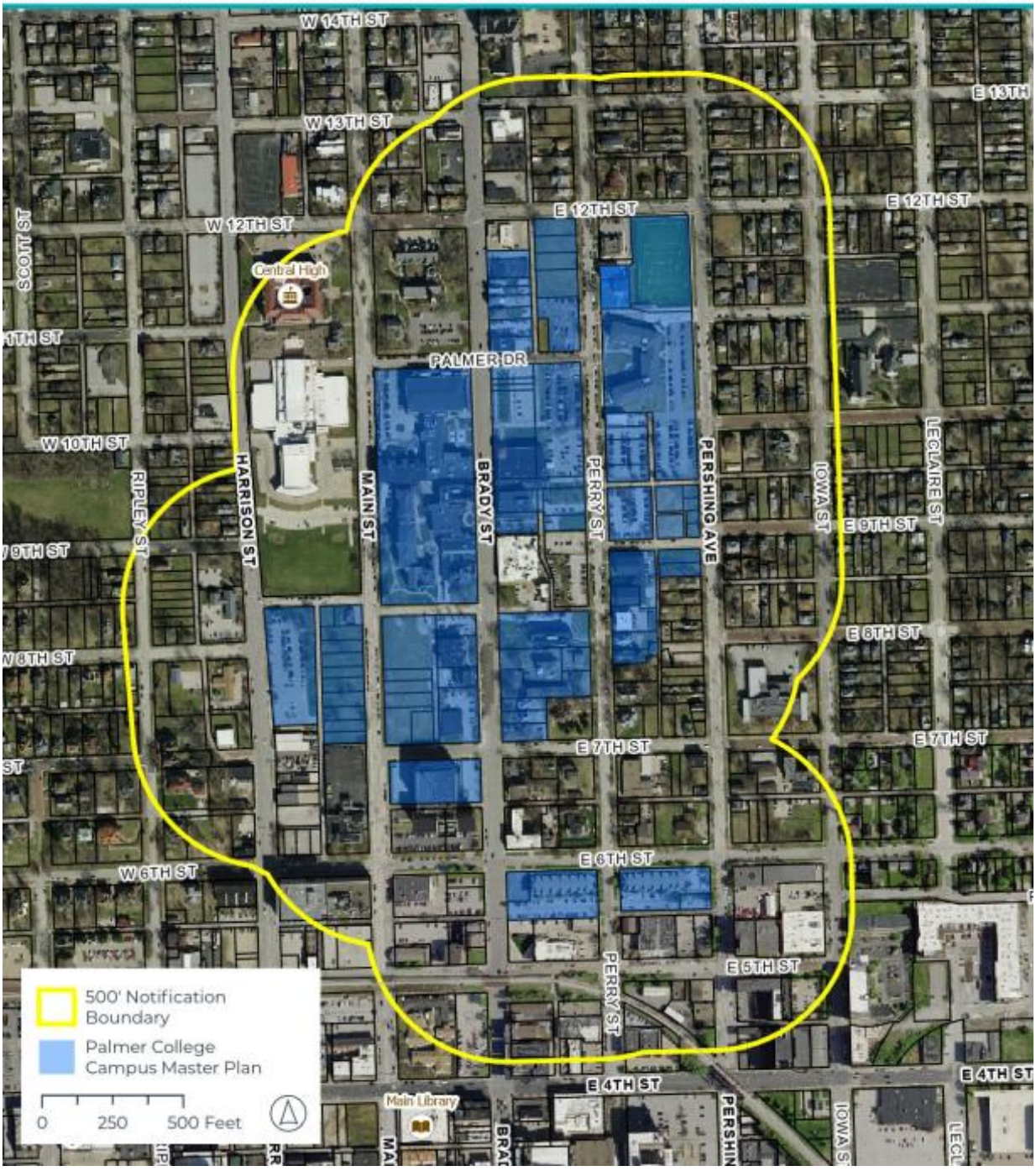
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan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

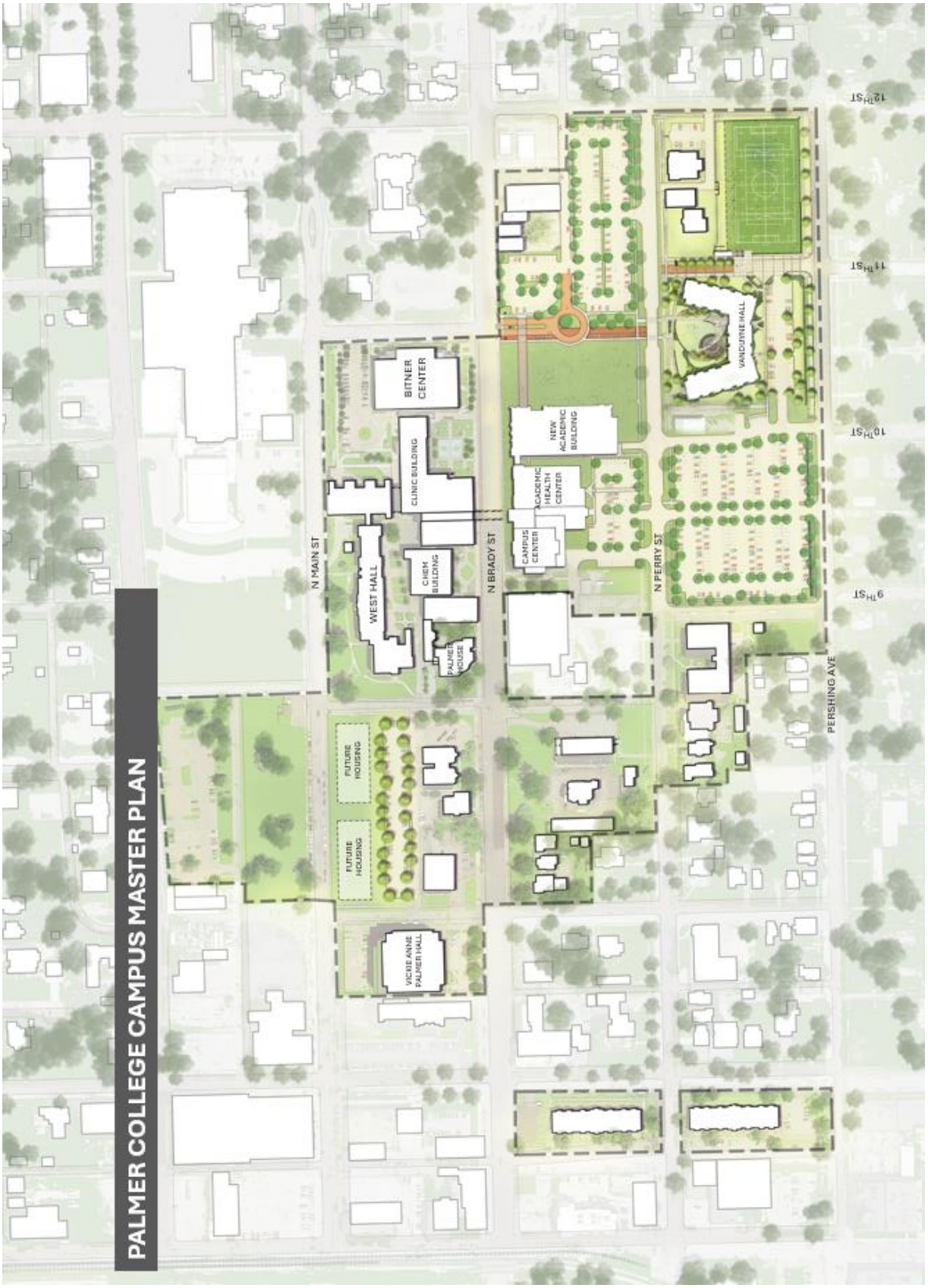
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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 **3/4/2026**

Subject:
First Consideration: Ordinance for Case ROW26-01 being the 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:
Consider the Ordinance.

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 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 the 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.)

Plan and Zoning Commission Recommendation

At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case ROW26-01 to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.
4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

The staff report from the February 17, 2026, Plan and Zoning Commission meeting is attached.

Attachments:
1. Ordinance
2. Plan & Zoning Commission Staff Report
3. Application
4. Palmer Drive-Truck Turning Movement Exhibit
5. Vicinity Map

6. Public Notice-Committee of the Whole
7. Public Notice-Plan & Zoning Commission
8. Public Comment in Opposition-1129 Brady Street

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW26-01 BEING THE 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.

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

Section 1. The following described units of Scott County, Iowa real estate are hereby vacated (abandoned). The property has the following legal description:

Palmer Drive, between Brady Street and Perry Street: That part of East Palmer Drive, formerly known as East 11th Street, located between Brady Street and Perry Street in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the southeast corner of parcel G0040-30, as shown in plat of survey submitted for record on June 27, 2008, at the Office of the Scott County Recorder as Document #2008-17503, said point being on the west right of way line of Perry Street; Thence South 02°02'10" East along said west right of way line, a distance of 40.00 feet to the south right of way line of East Palmer Drive; Thence South 88°14'07" West along said south right of way line, a distance of 317.35 feet to the east right of way line of Brady Street; Thence North 01°41'12" West along said west right of way line, a distance of 40.00 feet to the north right of way line of East Palmer Drive; Thence North 88°14'07" East along said north right of way line, a distance of 317.10 feet to the Point of Beginning. The above-described parcel contains 12,689 square feet, more or less as shown by the attached ROW Vacation Plat. For the purpose of this description Bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

The southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition: Part of a 20-foot public alley located in Outlot 20 of LeClaire's 2nd Addition in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the southeast corner of a tract of land recorded on July 11, 1980, at the Office of the Scott County Recorder as Deed #1980-010095, said point being on the north right of

way line of East Palmer Drive; Thence North 01°56'50" West along the west line of a public alley, a distance of 60.00 feet to the northeast corner of said tract of land recorded on July 11, 1980, at the Office of the Scott County Recorder as Deed #1980-010095, Thence North 88°14'07" East, a distance of 20.00 feet to the east line of said public alley; Thence South 01°56'50" East along said east line, a distance of 60.00 feet to the north right of way line of East Palmer Drive; Thence South 88°14'07" West along said north right of way line, a distance of 20.00 feet to the Point of Beginning. The above-described parcel contains 1,200 square feet, more or less as shown by the attached Alley Vacation Plat. For the purpose of this description Bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

Section 2. That the following findings and conditions are hereby imposed upon said request:

Findings

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.

2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.

3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.

4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.

2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.

3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.

4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.

5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

Section 3. At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case ROW26-01 to the City Council with a recommendation for approval subject to the listed findings and conditions.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/17/2026**

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:
Staff recommends the Plan and Zoning Commission accept the listed findings 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 in Case ROW26-01 to the City Council with a recommendation for approval, subject to the following conditions:

Findings:

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.
4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

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:

1. Streets: The segment of Palmer Drive proposed for vacation, located between Brady Street and Perry Street, measures approximately 40 feet in right-of-way width and 317 feet in length (approximately 12,689 square feet). Palmer Drive currently operates as a one-way street carrying eastbound traffic toward Perry Street. The existing pavement width is approximately 25 feet, which limits on-street parking to the north side of the roadway. Sidewalks are provided on both sides of the street. The alley portion proposed for vacation is approximately 20 feet in width. The existing pavement condition is poor, and overhead utility poles extend along the length of the adjacent alley. Palmer College intends to repave the full length of the alley extending north to 12th Street. The improved pavement section will be widened to approximately 26 feet, and a designated pedestrian pathway will be constructed along the east side on property owned by the College. The applicant has submitted turning movement exhibits demonstrating that the

proposed gateway entrance on Palmer Drive and the widened alley will accommodate truck traffic and emergency vehicles. The eastern portion of Palmer Drive will serve as a pedestrian corridor, offering a more prominent connection from VanDuyne Hall to the academic portion of campus. The design will feature removable bollards to provide fire truck access to Perry Street in case of an emergency, similar to the former 11th Street pedestrian corridor. Ingress and egress easements will be provided to ensure vehicular movement and access to properties north of Palmer Drive.

2. Storm Water: There is no existing public stormwater infrastructure located within Palmer Drive or the abutting alley right-of-way proposed for vacation. Development of the proposed campus gateway will be required to comply with all applicable stormwater management regulations, including review and approval of drainage plans to ensure adequate on-site detention and controlled discharge.
3. Sanitary Sewer: An 18-inch public sanitary sewer extends north-south along both Brady Street and Perry Street. However, there is no sanitary sewer service located within Palmer Drive and the adjacent alley.
4. Iowa American Water Company: There is a water main extending the length of Palmer Drive, between Brady Street and Perry Street. Iowa American Water Company will need rights reserved for their facilities to ensure access and maintenance.
5. Other Utilities: Electric and telecommunications facilities are currently located on overhead poles along the north side of Palmer Drive and within the adjacent north-south alley. Coordination with the utility providers regarding potential relocation or alternative configurations is ongoing, and final determinations have not yet been made. In the event the associated right-of-way is vacated to accommodate the proposed campus entrance, Palmer College may pursue underground relocation or rerouting of the overhead facilities. Any such modifications would be undertaken at the College's expense and subject to agreement with the affected utility providers. Retention of a utility easement will be necessary to ensure continued access to and maintenance of existing infrastructure.
6. Emergency Services: A main campus entrance will be created with the vacation of Palmer Drive. The proposed driveway and roundabout will be designed to ensure turning movements can accommodate emergency vehicles. Furthermore, the pedestrian corridor on the eastern portion of Palmer Drive will be designed as a fire lane to allow access onto Perry Street. The treatment will be similar to the pedestrian path and fire lane between VanDuyne Hall and the outdoor recreational field. Emergency vehicles will maintain access to the properties north of Palmer Drive via Brady Street and the adjacent mid-block alley.
7. Parks/Open Space: This request does not impact any existing or planned parks or public open spaces. The eastern portion of Palmer Drive will serve as a pedestrian corridor connecting VanDuyne Hall to the academic buildings on the west side of Perry Street. Additional greenspace and outdoor study areas will be incorporated south of Palmer Drive.

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.

Prior to the February 3rd Plan and Zoning Commission public hearing, the Commission received a letter from legal counsel representing the owner of 1129 Brady Street (Brady Furniture) opposing the proposed vacation of Palmer Drive and a portion of the adjoining alley(Cases ORD26-01 and ROW26-01). The petitioner stated that the alley and Palmer Drive are regularly used for truck deliveries and customer access. Vacating these rights-of-way would require additional delivery trucks to back into the site from Brady Street, which is asserted to create traffic congestion and safety concerns for motorists and pedestrians. The petitioner contends the proposal would negatively impact adjacent businesses and requests denial of the right-of-way vacation applications. In response, Palmer College prepared a truck turning movement exhibit showing that the proposed entrance off Brady Street and alley can accommodate the turning movements of an SU-30 design vehicle. (This is a standard, single-unit truck measuring 30 feet in length, used in civil engineering and urban planning to determine the minimum turning radii, lane widths, and intersection geometry. City fire trucks are compatible with the turning movements of an SU-30 vehicle.)

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
[redacted]

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

[redacted]
Applicant's Signature

01/08/2026
Date

DEVELOPMENT TEAM

Surveyor
Mike Richmond

Address
1717 State Street, Suite 201

Phone
[redacted]

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)

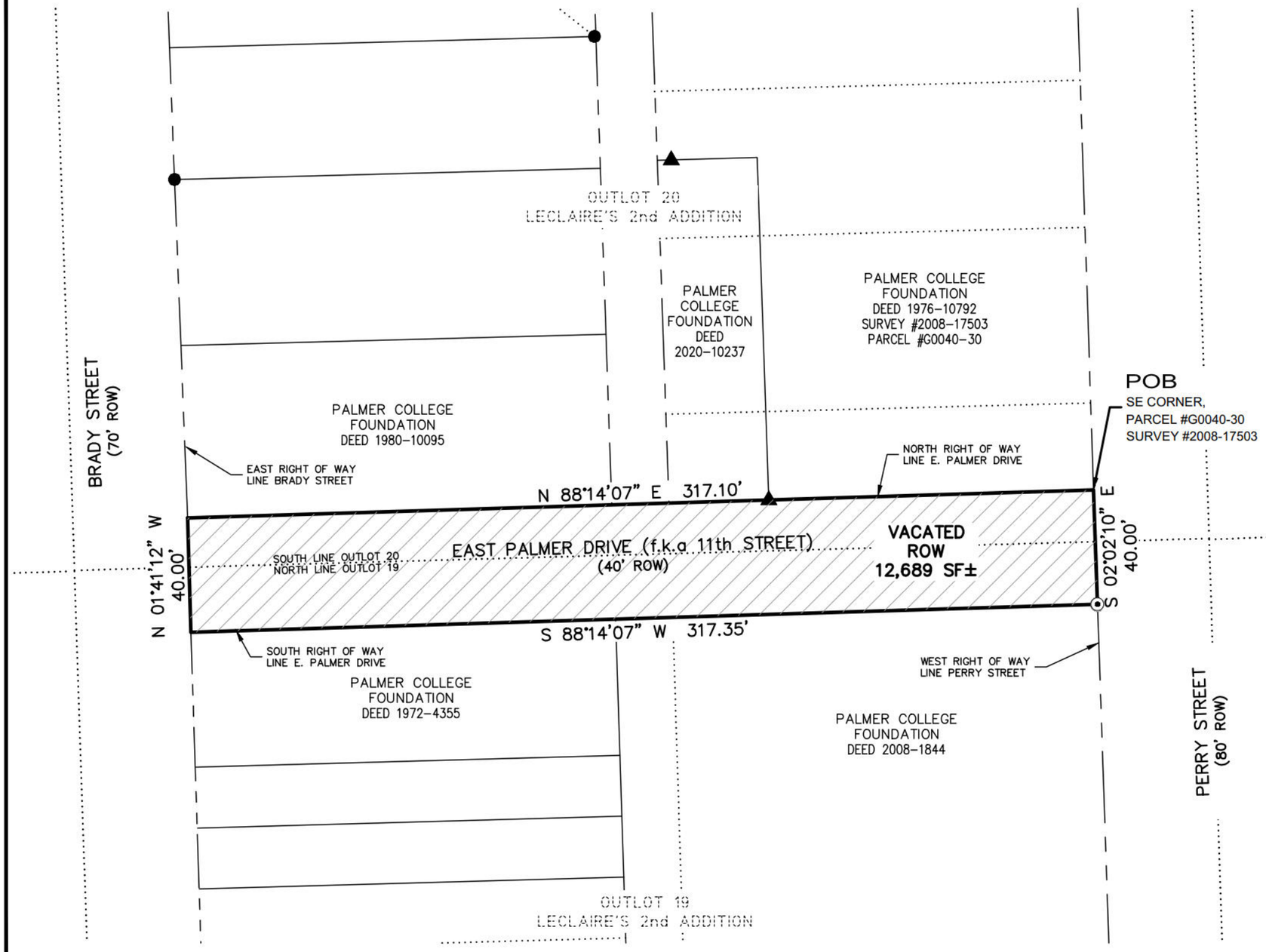
Palmer College is requesting the vacation of part of East Palmer Drive, formerly known as East 11th Street, located between Brady Street and Perry Street. Palmer would like to acquire the property to convert the roadway to a campus entrance and drop off area, as well as a pedestrian corridor through 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 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: 563.344.6300
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF IA 52722

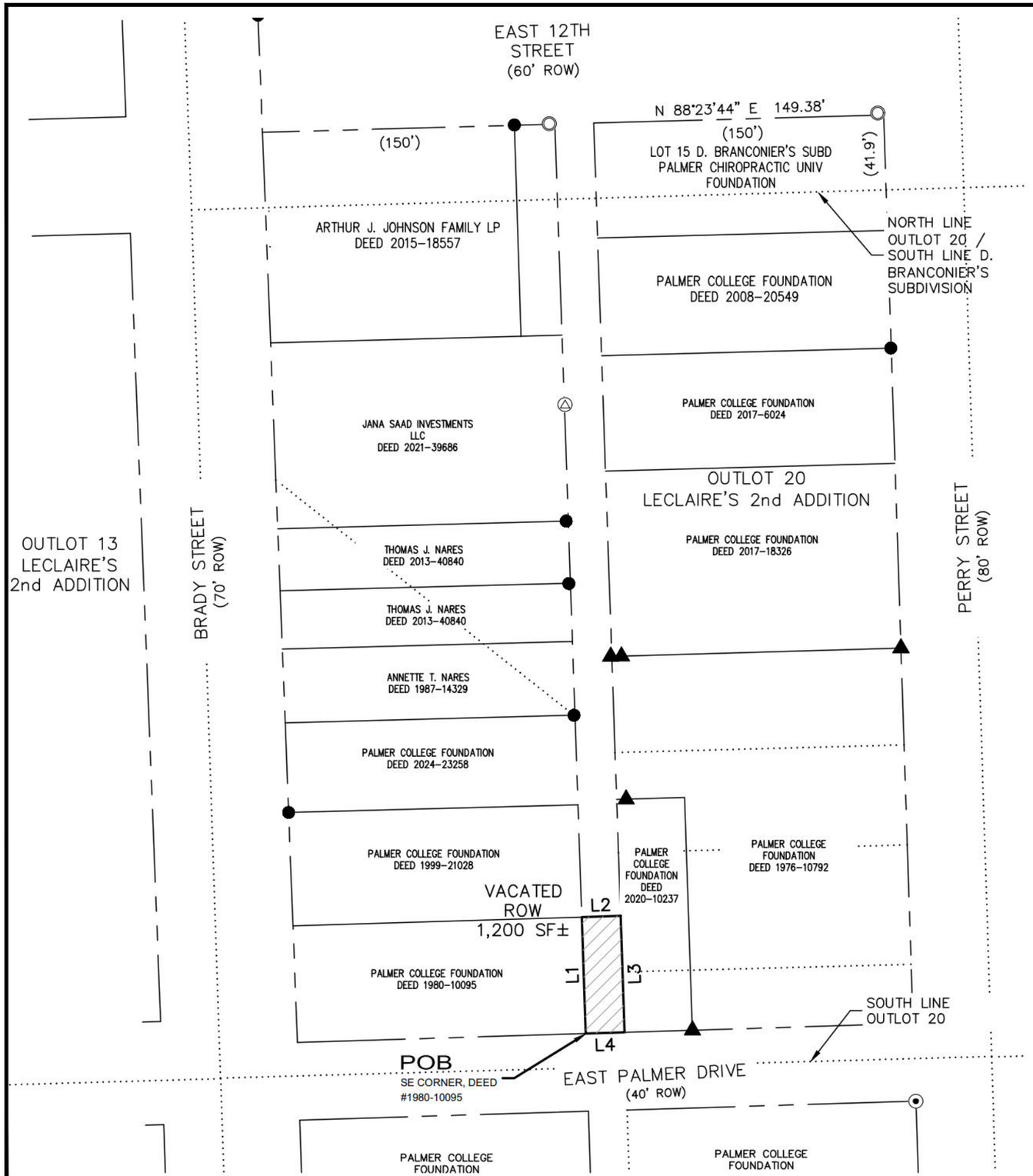
Palmer College Event Center
Davenport, Iowa

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 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

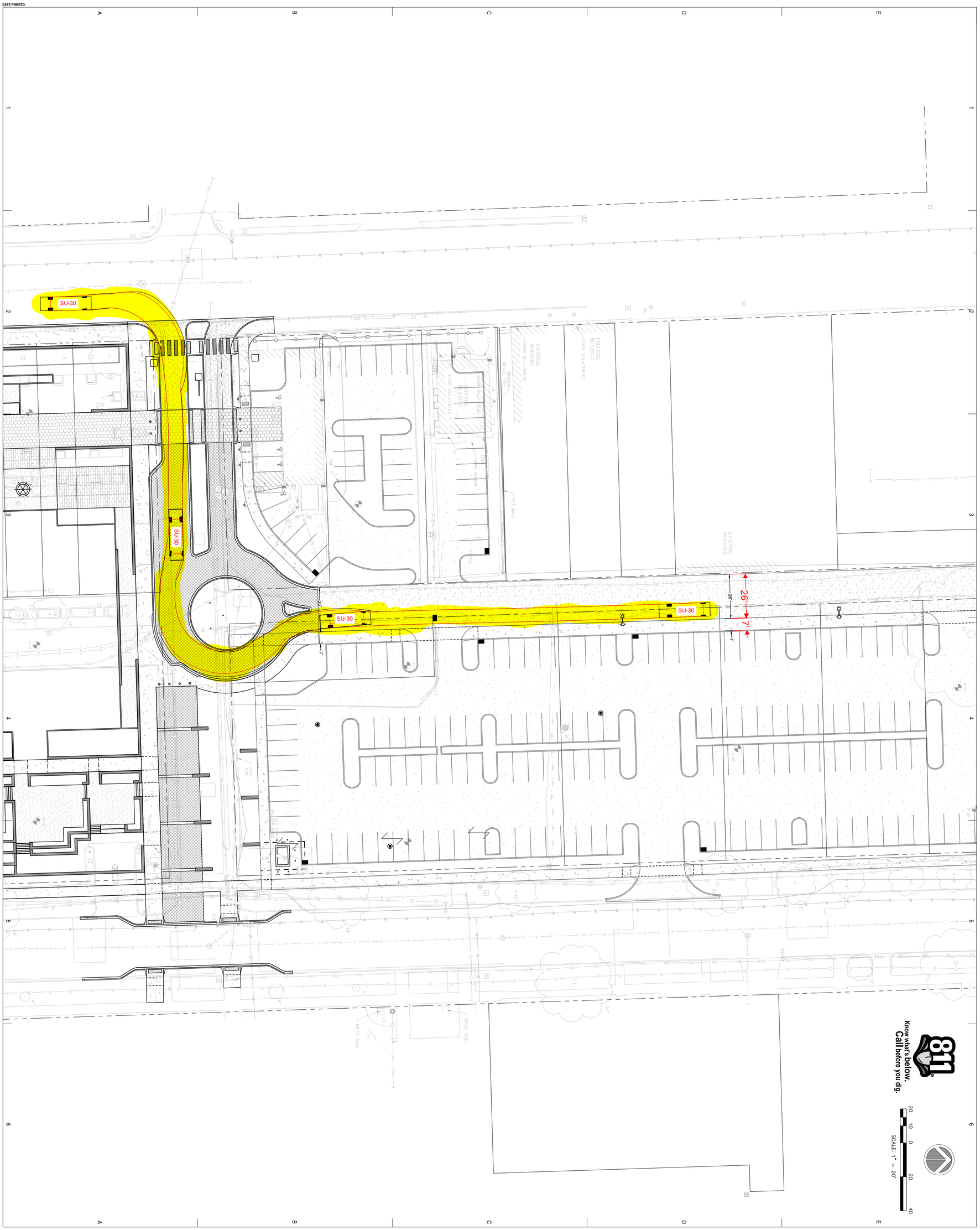
Alley Vacation Plat - Outlots 20-21

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

DATE PRINTED:



PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

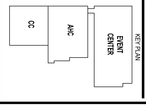
EX-1

OVERALL TRUCK CIRCULATION EXHIBIT

©2006
RDG Planning & Design
THIS DESIGN IS THE PROPERTY OF RDG PLANNING & DESIGN FOR THE PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER
PROJECT THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR ON OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PERMISSION OF RDG Planning & Design, Inc. REPRODUCTION IS PROHIBITED.
THIS DRAWING MAY NOT REPRESENT ALL CHANGES THAT WILL OCCUR DURING BIDDING OR CONSTRUCTION PHASES. THE CONSTRUCTION DOCUMENTS, ADDENDA AND CHANGE ORDERS REMAIN THE OFFICIAL CONSTRUCTION DOCUMENTS.

DATE	03/06/2006
DESIGNER	RDG Planning & Design
PROJECT NO.	R3004.877.05

KEY PLAN



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
Phone: (309) 788-0673

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

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

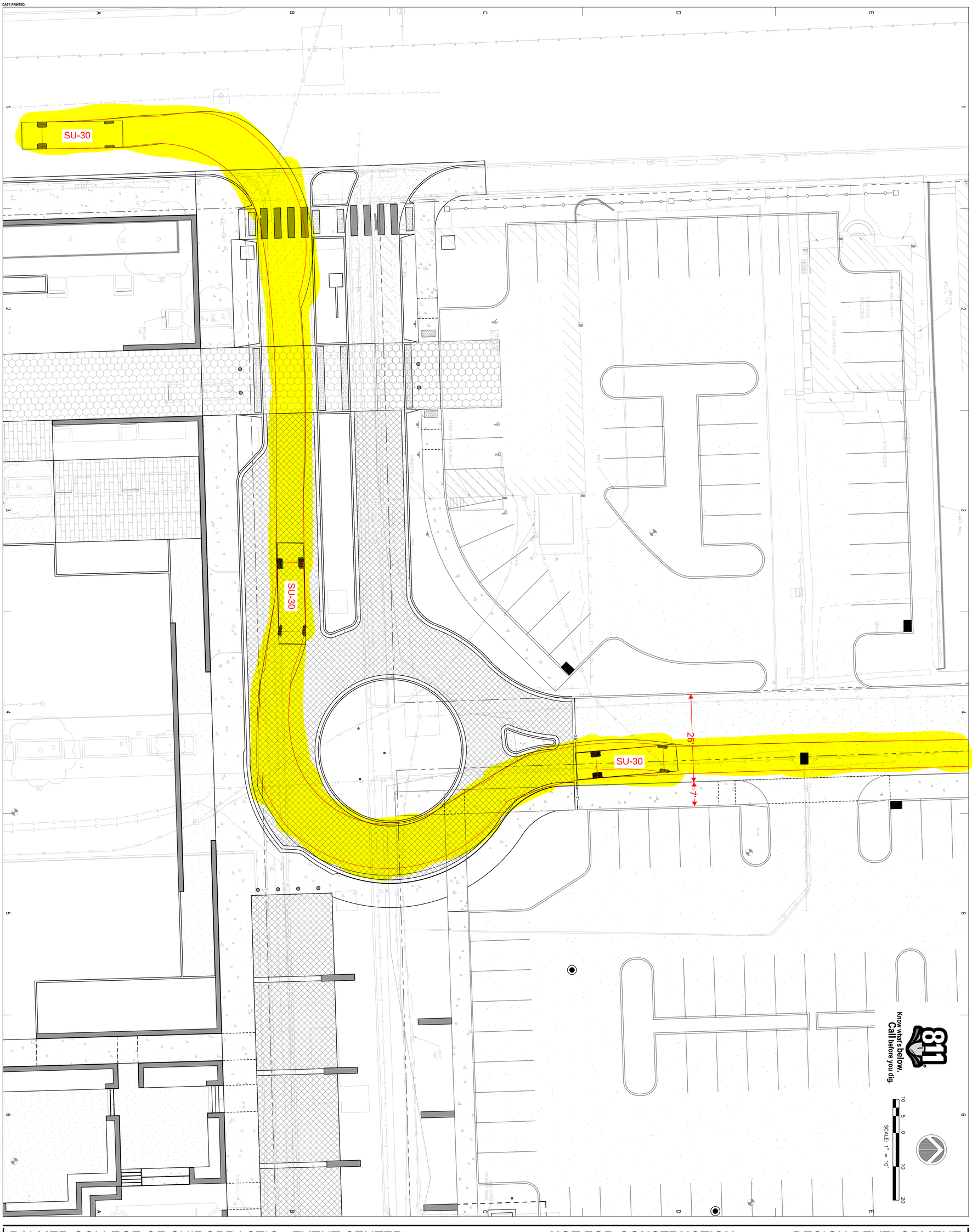
ARCHITECT
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Phone: (515) 288-3141

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:



PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

NOT FOR CONSTRUCTION

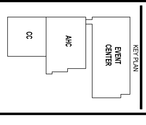
DESIGN DEVELOPMENT

EX-2

TRUCK CIRCULATION
DETAILED EXHIBIT

02008
RDG Planning & Design
IN RDG SPECIFICALLY FOR THE PROJECT NAMED.
CHIROPRACTIC - EVENT CENTER
PALMER COLLEGE OF
DAVENPORT, IA 52803
PROJECT NO: R20064.07.FEB
DATE: 02/26/2021
02 CITY/COUNTY DEVELOPMENT 02/26/2021
01 CITY/COUNTY SUBMITTAL 02/05/2021

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF RDG PLANNING & DESIGN AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED. © Copyright RDG Planning & Design, Inc. REPRODUCTION IS PROHIBITED. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE CHANGED OR MODIFIED IN ANY WAY, EXCEPT BY WRITTEN APPROVAL AND WRITTEN RELEASE OF RDG PLANNING & DESIGN. ANY UNAUTHORIZED USE, CHANGES OR MODIFICATIONS TO THESE PLANS AND SPECIFICATIONS WILL BE AT THE SOLE RISK OF THE PERSON OR ENTITY PERFORMING THE SAME AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO RDG PLANNING & DESIGN. THE PERSON OR ENTITY PERFORMING THE SAME AGREES TO INDEMNIFY AND HOLD HARMLESS RDG PLANNING & DESIGN FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY LEGAL ACTION ARISING OUT OF THE UNAUTHORIZED USE OF THESE CONSTRUCTION DOCUMENTS, WORDING AND/OR DRAWINGS SHALL BE BROUGHT IN A COURT OF COMPETENT JURISDICTION IN THE STATE OF IOWA.



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
Phone: (309) 788-0673

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

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

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



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

PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

RDG PLANNING DESIGN

CIVIL
IMEG
623 26th Ave.
Rock Island, Illinois 61201
Phone: (309) 786-0673

MECH/ ELEC/ PLUMB
IMEG
623 26th Ave.
Rock Island, Illinois 61201
Phone: (309) 786-0673

STRUCTURAL
IMEG
623 26th Ave.
Rock Island, Illinois 61201
Phone: (309) 786-0673

IT / SECURITY
IMEG
623 26th Ave.
Rock Island, Illinois 61201
Phone: (309) 786-0673

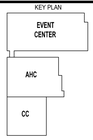
LAND. ARCHITECT
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Phone: (515) 288-3141

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

PARTNER ARCH.
Suite 483 Architects
124 Arts Alley
Rock Island, Illinois 61201
Phone: (309) 786-9913

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

KEY PLAN



00	100% DESIGN DEVELOPMENT	01/30/2026

ISSUANCE DATE

PROJECT NO: R3004.877.05

©2026
RDG Planning & Design
THESE DOCUMENTS HAVE BEEN PREPARED BY RDG SPECIFICALLY FOR THE PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF RDG Planning & Design, Inc. REPRODUCTION IS PROHIBITED.
THIS DRAWING MAY NOT REPRESENT ALL CHANGES THAT HAVE OCCURRED DURING BID OR CONSTRUCTION PHASES. CONSTRUCTION DOCUMENTS, ADDENDA AND CHANGE DOCUMENTS REMAIN THE OFFICIAL CONSTRUCTION DOCUMENTS.

EXISTING CONDITIONS EXHIBIT

EX-3

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 | COMMITTEE OF THE WHOLE

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

Plan & Zoning Commission Public Hearing Meeting
Date: 3/4/2026 Time: 5:30 PM Location: Council Chambers | City Hall | 226 W 4th St.

What is this About?
This notice is to inform you of an upcoming public hearing regarding a proposed amendment to the Palmer College of Chiropractic Campus Master Plan. The amendment would update the Institutional Campus District to reflect recent property acquisitions and proposed campus improvements, including a new main entrance from Brady Street, construction of an academic building, expanded parking, enhanced greenspace, traffic safety improvements on Perry Street, and identification of future student housing sites along Main Street. These changes are intended to improve campus access, safety, and overall 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.

Plan and Zoning Commission Recommendation:
At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ORD26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.

5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case REZ26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.
4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-02** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.
5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

What are the Next Steps after the Public Hearing?
The public hearing on the above matter is scheduled for 5:30 p.m. on March 4, 2026 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

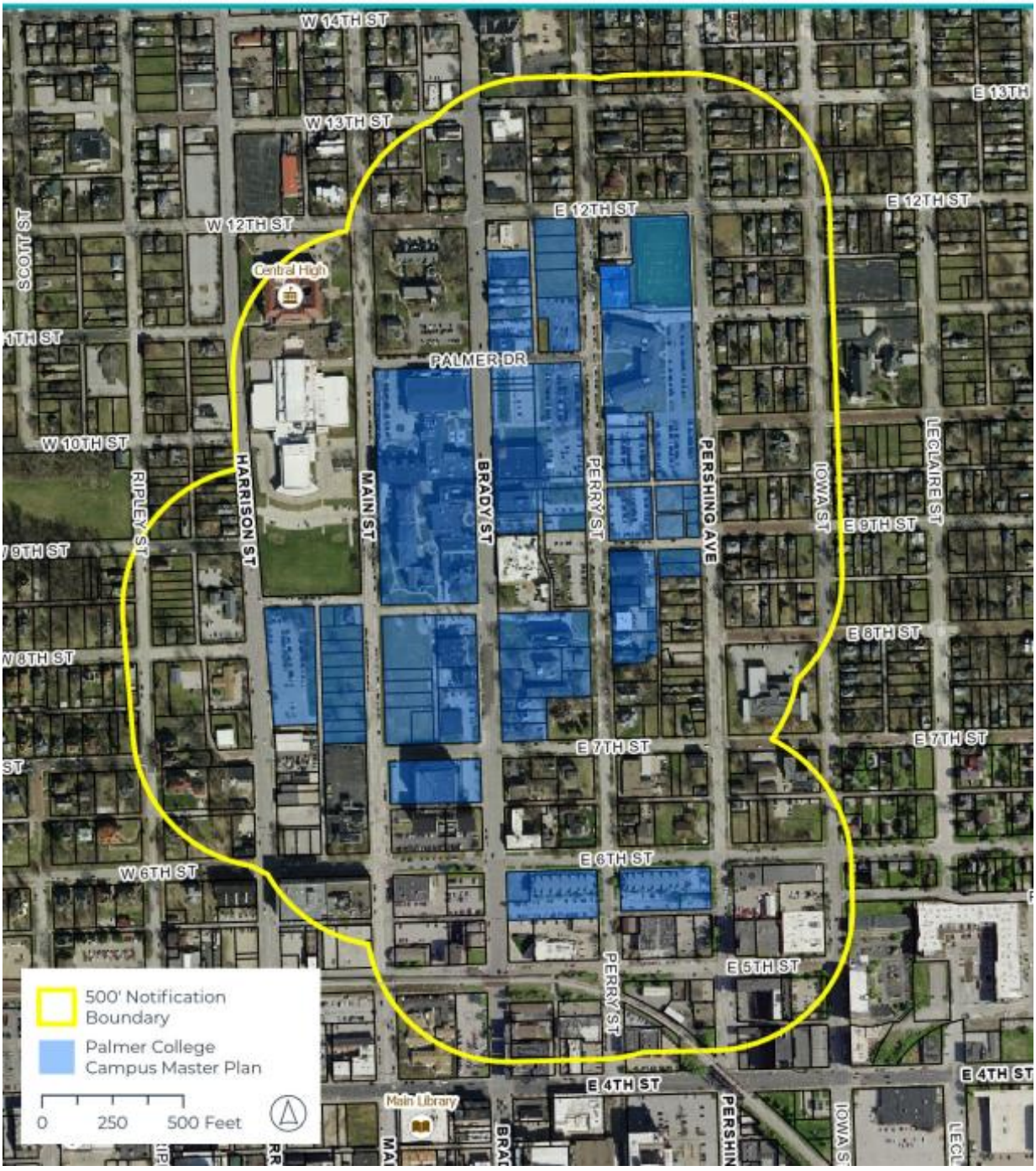
All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles.
TTY: (563) 326-6145

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

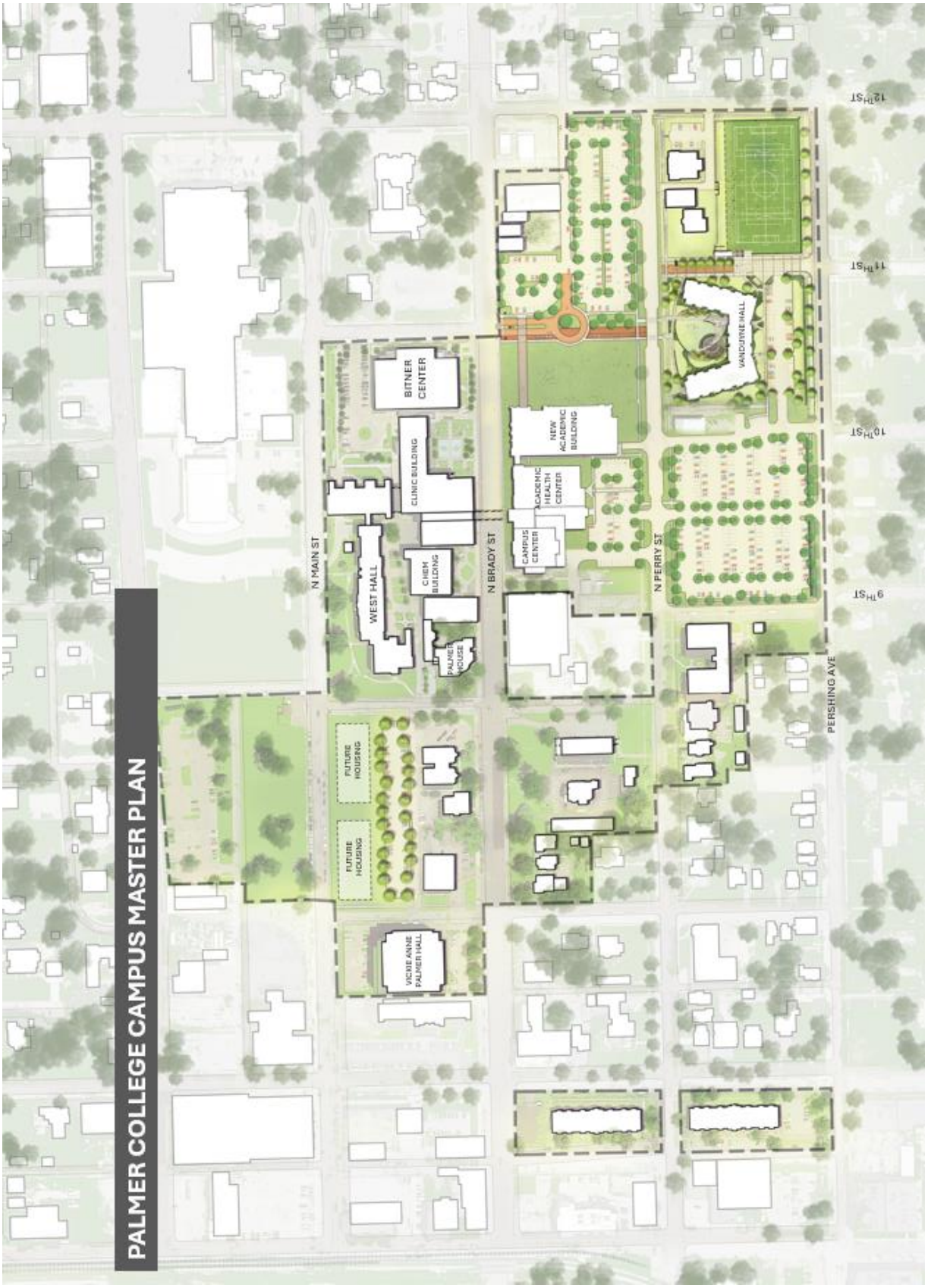
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

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

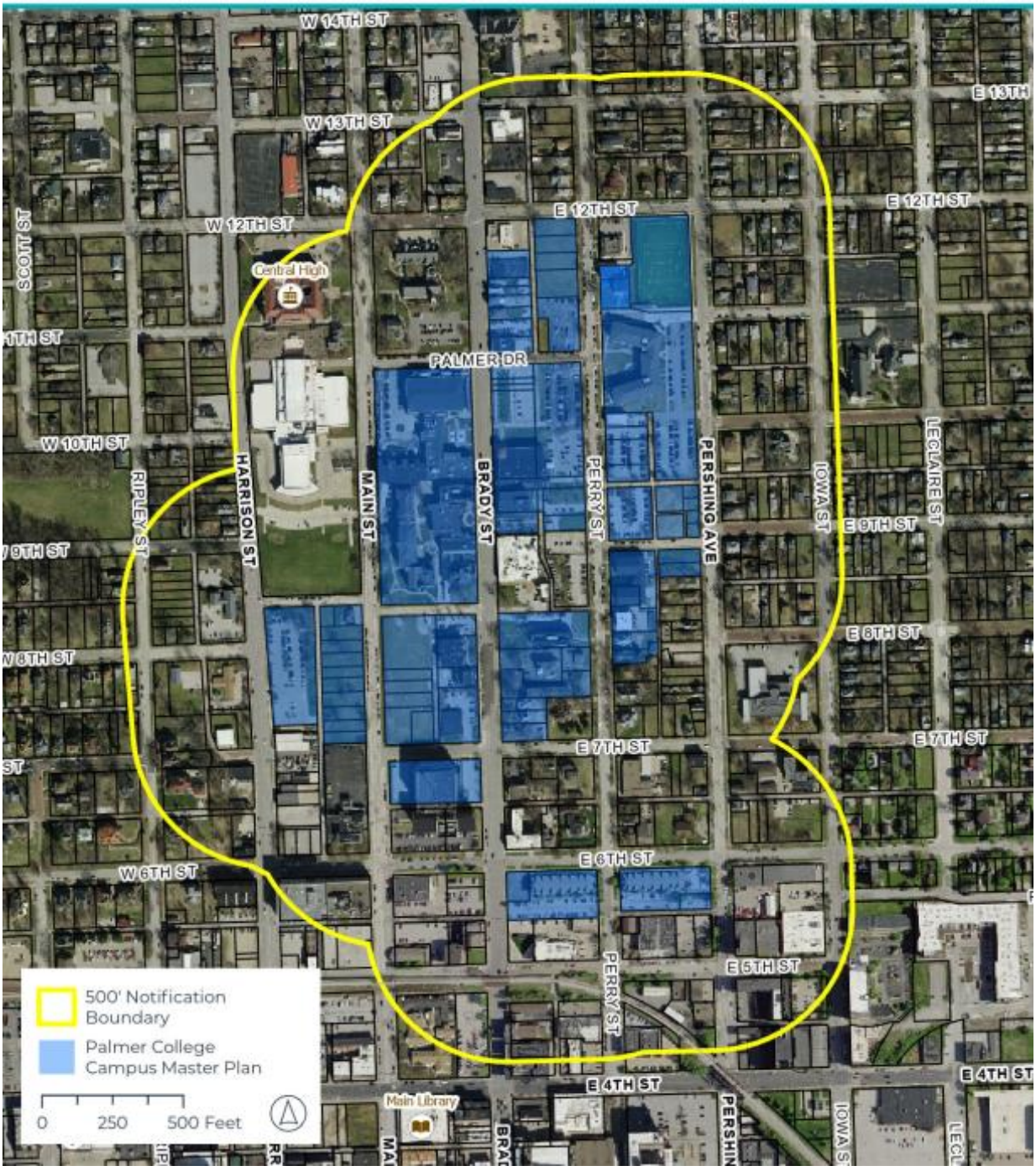
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan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

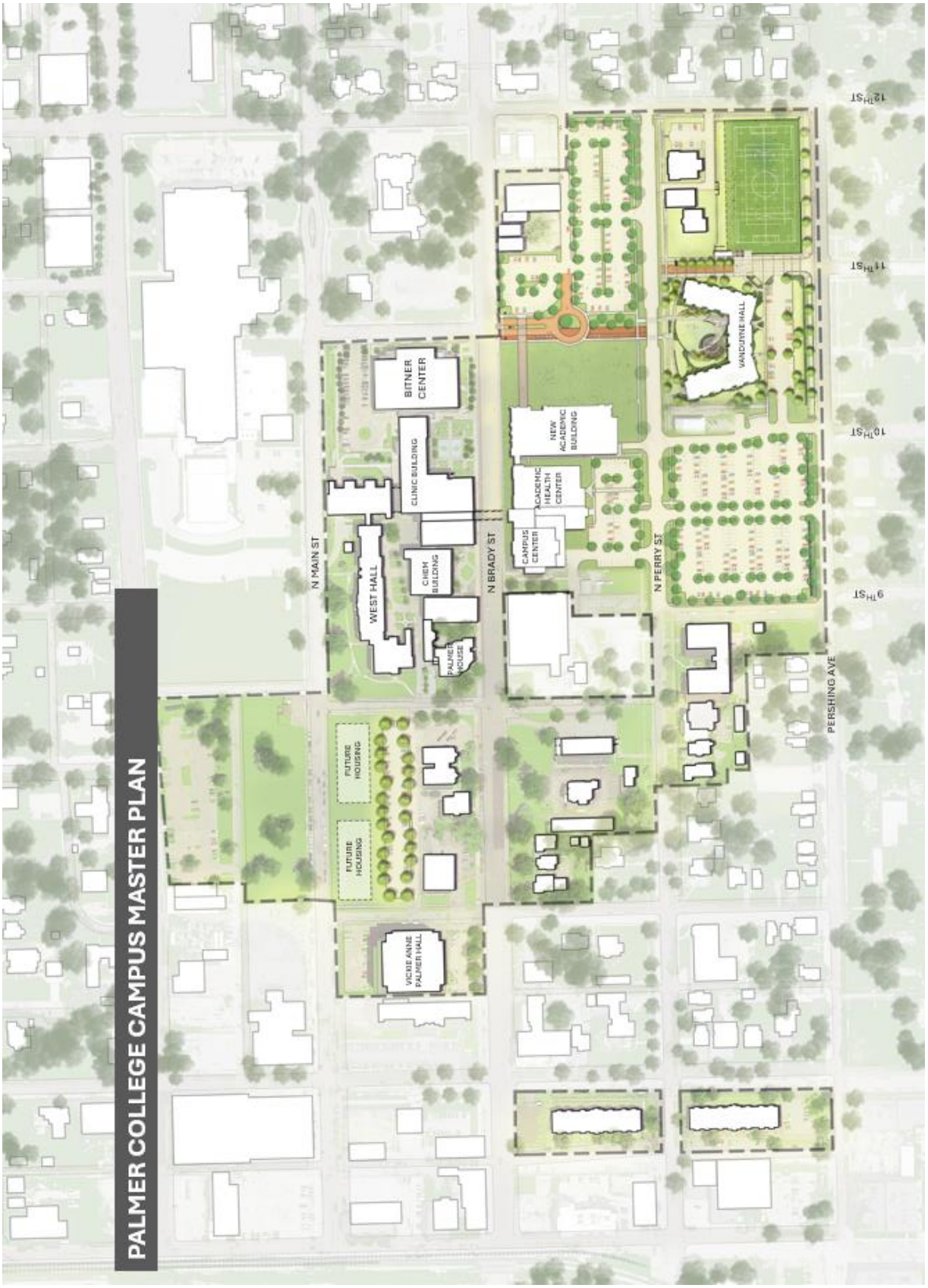
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

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: Laura Berkley | 563-888-3553 **3/4/2026**

Subject:
First Consideration: Ordinance for Case ROW26-02 being the 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:
Consider the Ordinance.

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 Rights-Of-Way

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.)

Plan and Zoning Commission Recommendation

At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case ROW26-01 to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.
5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

The staff report from the February 17, 2026, Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Plan & Zoning Commission Staff Report
3. Application
4. Vicinity Map
5. Public Notice-Committee of the Whole
6. Public Notice-Plan & Zoning Commission

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW26-02 BEING THE 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.

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

Section 1. The following described units of Scott County, Iowa real estate are hereby vacated (abandoned). The property has the following legal description:

East 10th Street, between Perry Street and Pershing Avenue:

That part of East 10th Street located in Outlot 31 of LeClaire's 2nd Addition in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the southeast corner of Lot 3 in Palmer College Foundation 1st Addition, said point being on the north right of way line of East 10th Street and the west right of way line of Pershing Avenue;

Thence South 01°50'01" East along said the west right of way line, a distance of 20.00 feet to the south right of way line of East 10th Street;

Thence South 88°06'44" West along said south right of way line, a distance of 321.20 feet to the east right of way line of Perry Street;

Thence North 01°51'27" West along said west right of way line, a distance of 20.00 feet to the north right of way line of East 10th Street;

Thence North 88°06'44" East along said north right of way line, a distance of 321.21 feet to the Point of Beginning.

The above-described parcel contains 6,424 square feet, more or less as shown by the attached ROW Vacation Plat.

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

Public alley right-of-way north of 10th Street in Outlot 30 of LeClaire's 2nd Addition:

Part of a 20.00-foot public alley located in Outlot 30 of LeClaire's 2nd Addition in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the most southwesterly corner of Lot 3 in Palmer College Foundation 1st Addition,

recorded on September 15, 2021, at the Office of the Scott County Recorder as Document #2021-31863, said point being on the north right of way line of East 10th Street;

Thence South 88°06'44" West along the north line of said East 10th street, a distance of 20.00 feet to the west line of a public alley;

Thence North 01°50'34" West along said west alley line, a distance of 238.37 feet to the north line of said public alley;

Thence North 87°15'17" East along said north line, a distance of 20.00 feet to the east line of said public alley and the west line of Lot 3 in Palmer College Foundation 1st Addition;

Thence South 01°50'34" East along said east alley line and west lot line, a distance of 238.67 feet to the Point of Beginning.

The above-described parcel contains 4,770 square feet, more or less as shown by the attached Alley Vacation Plat.

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

Public alley rights-of-way south of 10th Street in Outlot 31 of LeClaire's 2nd Addition:

Part of a 14.33-foot public alley located in Outlot 31 of LeClaire's 2nd Addition in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the northwest corner of parcel F0033-06, recorded on August 28, 2023, at the Office of the Scott County Recorder as Deed #2023-15282, said point being on the south right of way line of East 10th Street;

Thence South 01°50'01" East along the east line of said public alley, a distance of 183.83 feet to the north right of way line of East 9th Street;

Thence South 87°52'26" West along said north right of way line, a distance of 14.33 feet to the west line of said public alley;

Thence North 01°50'01" West along said west line, a distance of 183.89 feet to the south right of way line of East 10th Street;

Thence North 88°06'44" East along said south right of way line, a distance of 14.33 feet to the Point of Beginning.

The above-described parcel contains 2,635 square feet, more or less as shown by the attached Alley Vacation Plat.

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

Section 2. That the following findings and conditions are hereby imposed upon said request:

Findings

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing

and relocated utility infrastructure.

4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.

5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.

2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.

3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.

4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.

5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

Section 3. At its February 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case ROW26-02 to the City Council with a recommendation for approval subject to the listed findings and conditions.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/17/2026**

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:
Staff recommends the City Plan and Zoning Commission accept the listed findings 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 in Case ROW26-02 to the City Council with a recommendation for approval, subject to the following conditions:

Findings:

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.
5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

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:

1. Streets: The segment of 10th Street proposed for vacation, located between Perry Street and Pershing Avenue, measures approximately 20 feet in width and 321 feet in length (approximately 6,420 square feet). The roadway currently accommodates two-way traffic; however, the paved width is approximately 16 feet, which does not allow for on-street parking. A sidewalk is located along the south side of the roadway. The alley immediately north of 10th Street functions as a drive aisle providing access to adjacent parking areas and the 9-unit apartment building at 1019 Perry Street. As this property is not owned by Palmer College, the applicant intends to grant an ingress/egress easement to ensure continued access to the rear of the property. The alley segments to the south are remnant portions of right-of-way that previously served residential structures that have since been demolished. The existing pavement condition of both 10th Street and the adjoining alley is poor.
2. Storm Water: There is no existing public stormwater infrastructure located within the 10th Street or abutting alley right-of-way proposed for vacation. Development of the proposed parking facility will be required to comply with all applicable stormwater

management regulations, including review and approval of drainage plans to ensure adequate on-site detention and controlled discharge.

3. Sanitary Sewer: A public sanitary sewer extends north-south along both Perry Street and Pershing Avenue. However, there is no sanitary sewer service located within East 10th Street or the adjacent alleys subject to vacation.
4. Iowa American Water Company: There is a new water main extending the length of 10th Street, between Perry Street and Pershing Avenue. Iowa American Water Company will need rights reserved for their facilities to ensure access and maintenance.
5. Other Utilities: Electric and telecommunications facilities are currently located on overhead poles along the south side of 10th Street and spanning the length of the adjacent north–south alleys. Coordination with the utility providers regarding potential relocation or alternative configurations is ongoing, and final determinations have not yet been made. In the event the associated right-of-way is vacated to accommodate the proposed parking facility, Palmer College may pursue underground relocation or rerouting of the overhead facilities. Any such modifications would be undertaken at the College's expense and subject to agreement with the affected utility providers. Retention of a utility easement will be necessary to ensure continued access to and maintenance of existing infrastructure.
6. Emergency Services: The proposed vacation of 10th Street and the associated alley segments will not impede emergency vehicle access. Although the public right-of-way network will be reduced, the applicant has incorporated access and utility easements through the new parking facilities that maintain connectivity between Perry Street and Pershing Avenue. The internal drive aisles are designed to provide sufficient pavement width and turning radii to accommodate emergency response vehicles. Documentation submitted by the applicant demonstrates that fire and emergency vehicles can access and traverse the site without obstruction. Staff find that equivalent access will be preserved and that the proposed vacation will not adversely affect public health, safety, or welfare with respect to emergency response.
7. Parks/Open Space: This request does not impact any existing or planned parks or public open spaces. The existing vacant parcels on Pershing Avenue, south of 10th Street, will be redeveloped into a parking lot and integrated into the adjacent facilities.

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
[redacted]

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

[redacted]
Applicant's Signature

01/08/2026
Date

DEVELOPMENT TEAM

Surveyor
Mike Richmond

Address
1717 State Street, Suite 201

Phone
[redacted]

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'	☐

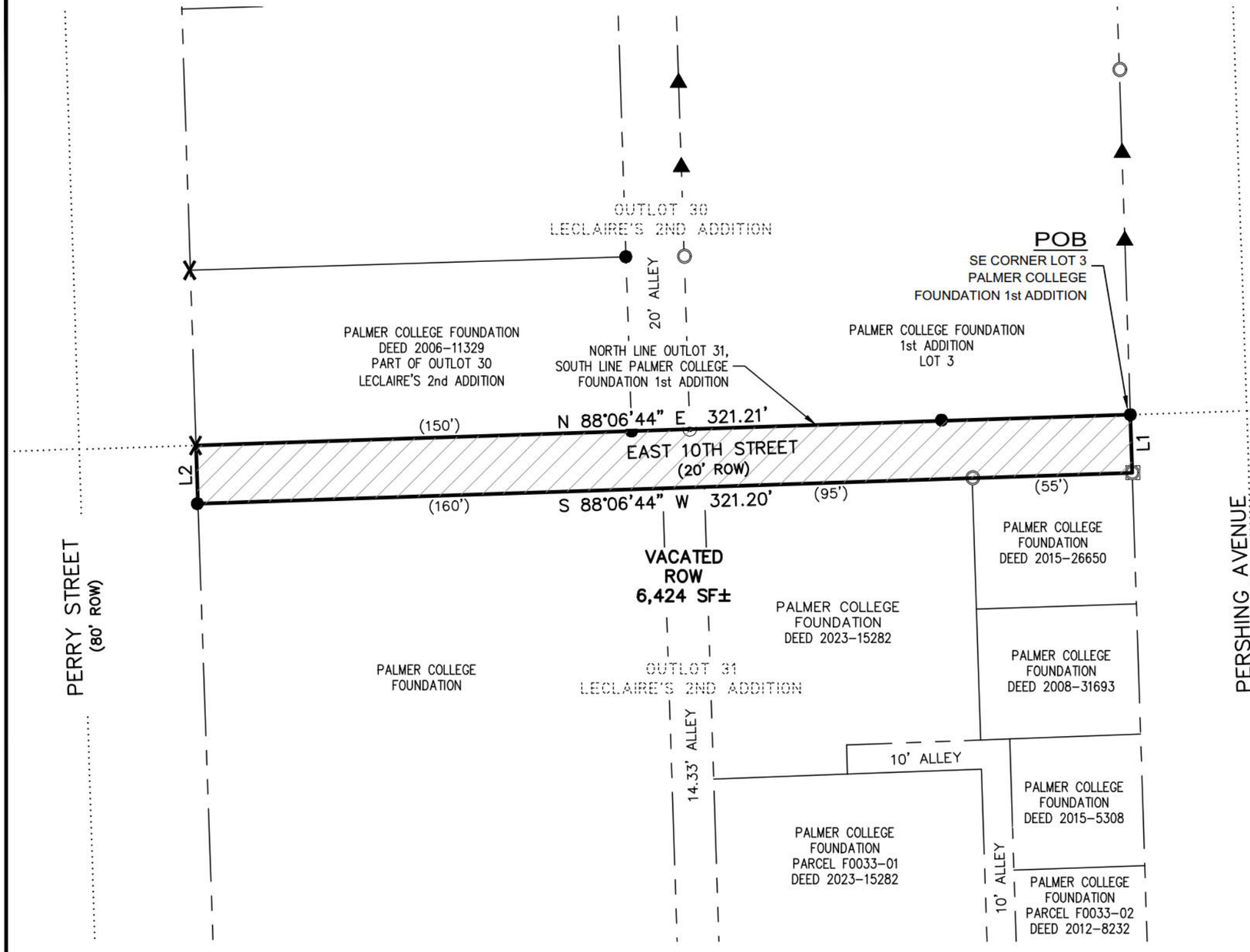
***PROJECT NARRATIVE*:** (submit separate sheet if needed)

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

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

Palmer College Event Center
Davenport, Iowa

ROW Vacation Plat - E. 10th Street

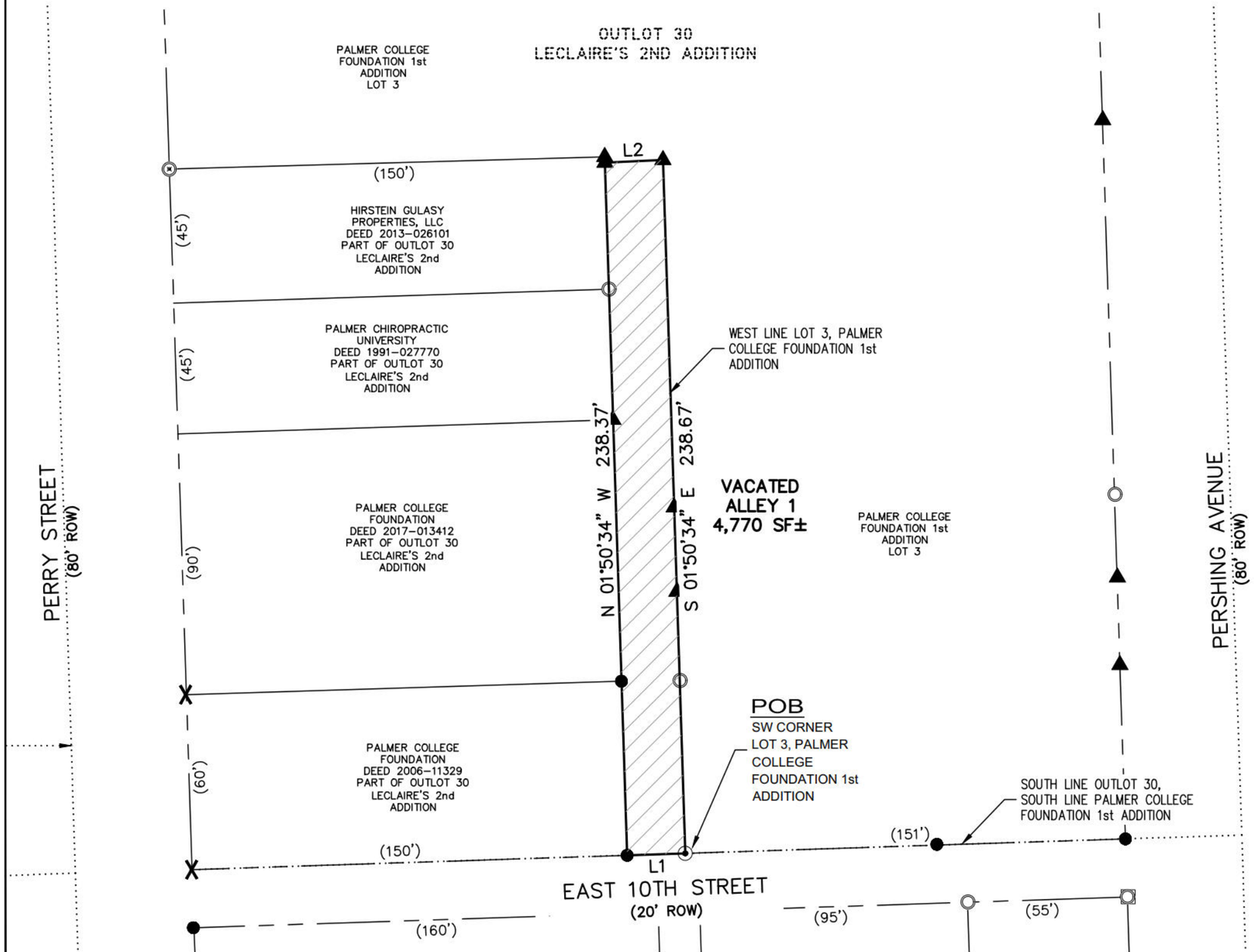
IMEG Project No: 25003972.00
File Name: 25003972.00 Vacation E 10th Street
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No:
Drawn By: MDR
Checked By: DAB
Date: 10/31/2025

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, 2025
No. of sheets covered by this seal: ____

PRELIMINARY
11-18-2025

REVISIONS

No.	DESCRIPTION	DATE

IMEG
Ph: 563.344.6300
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722

Palmer College Welcoming Corridor
Davenport, Iowa

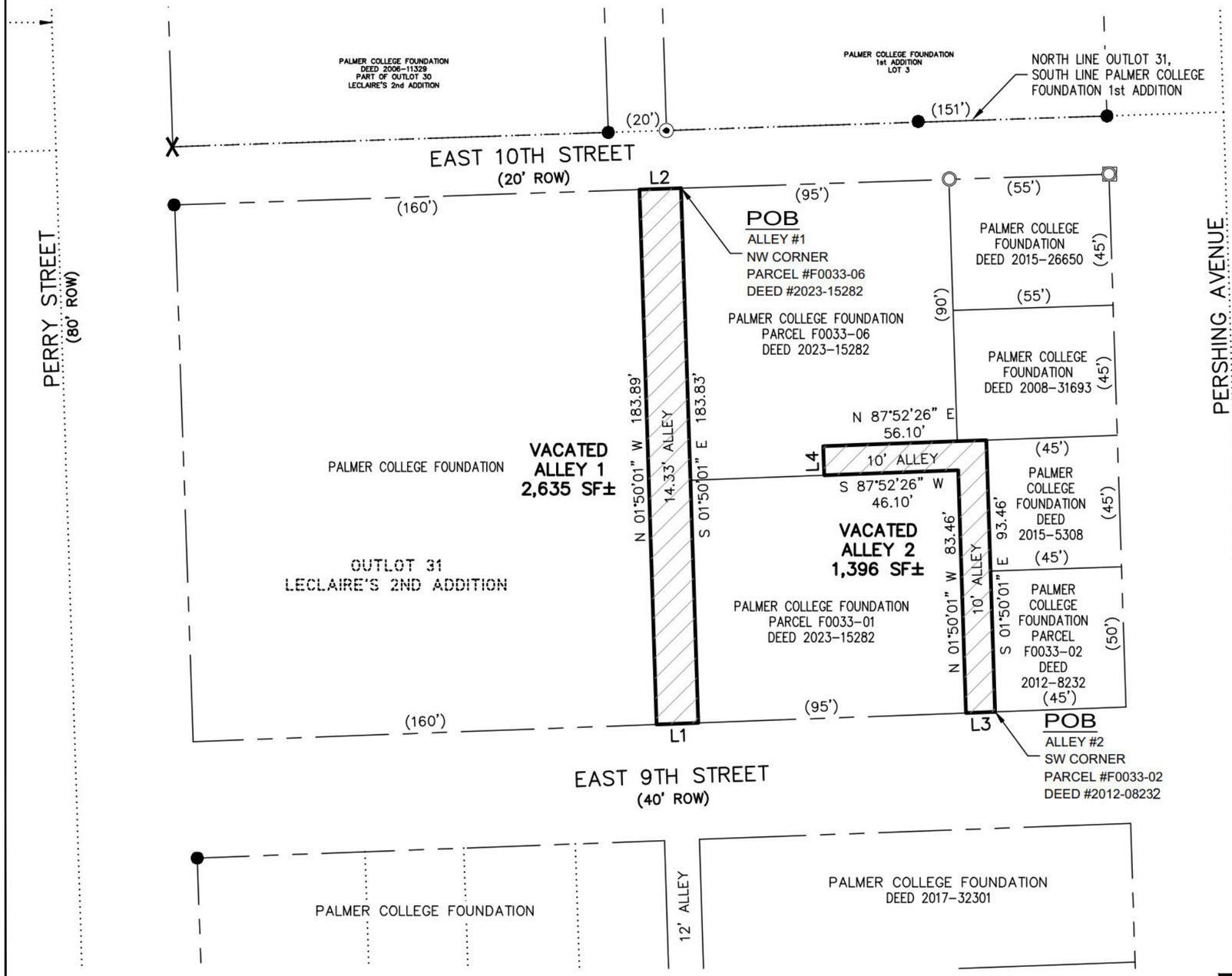
Alley Vacation Plat - Outlot 30

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)

LICENSED PROFESSIONAL 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, 2026
No. of sheets covered by this seal: ____

REVISIONS

No.	DESCRIPTION	DATE

IMEG
Ph: 563.344.6300
www.imegcorp.com
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722

Palmer College Welcoming Corridor
Davenport, Iowa

Alley Vacation Plat - Outlot 31

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

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 | COMMITTEE OF THE WHOLE

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

Plan & Zoning Commission Public Hearing Meeting
Date: 3/4/2026 Time: 5:30 PM Location: Council Chambers | City Hall | 226 W 4th St.

What is this About?
This notice is to inform you of an upcoming public hearing regarding a proposed amendment to the Palmer College of Chiropractic Campus Master Plan. The amendment would update the Institutional Campus District to reflect recent property acquisitions and proposed campus improvements, including a new main entrance from Brady Street, construction of an academic building, expanded parking, enhanced greenspace, traffic safety improvements on Perry Street, and identification of future student housing sites along Main Street. These changes are intended to improve campus access, safety, and overall 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.

Plan and Zoning Commission Recommendation:
At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ORD26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional and residential character of the area.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.

5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case REZ26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the properties as 'Residential General'.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an ancillary use of an 'Educational Facility-University or College'.
3. The zoning map amendment and submitted land use plan are compatible with the established institutional and residential character of the area.
4. The proposed IC Institutional Campus District appropriately reflects the properties' land use context and functional relationship to the adjacent campus.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-01** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. Palmer Drive does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
3. Ingress and egress easements are necessary to preserve functional vehicular circulation from Brady Street to the alley from Palmer Drive, thereby maintaining site connectivity despite the reduction in public right-of-way.
4. Permanent ingress and egress easements are necessary to preserve emergency vehicular connectivity between Brady Street and Perry Street.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and the north-south alley. The easements shall provide adequate width and maintain unobstructed access to serve the properties located along Brady Street.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Brady Street and Perry Street. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

At its February 17, 2026 meeting, the Plan and Zoning Commission recommended **Case ROW26-02** be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. East 10th Street does not conform to the City's adopted roadway design standards and does not meet the required cross-sectional and construction specifications.
2. The existing alley rights-of-way, south of 10th Street, are remnants of a prior residential subdivision and no longer serve their original functional purpose.
3. Permanent utility easements are required to ensure continued access to and maintenance of existing and relocated utility infrastructure.
4. Permanent ingress and egress easements are necessary to preserve vehicular connectivity between Perry Street and Pershing Avenue.
5. Ingress and egress easements are necessary to preserve functional vehicular access to 1019 Perry Street, thereby maintaining site connectivity despite the reduction in public right-of-way.

Conditions:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.
2. The applicant shall record permanent utility easements to ensure continued access to, and maintenance of, existing and relocated utility infrastructure.
3. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity between Perry Street and Pershing Avenue. The easements shall be of sufficient width and design to provide unobstructed access capable of accommodating emergency response vehicles.
4. The applicant shall record permanent ingress/egress easements preserving vehicular connectivity to 1019 Perry Street. The easements shall provide adequate width and maintain unobstructed access.
5. To the greatest extent practicable, any historic or existing brick materials uncovered during road construction activities shall be salvaged and provided to the City.

What are the Next Steps after the Public Hearing?
The public hearing on the above matter is scheduled for 5:30 p.m. on March 4, 2026 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

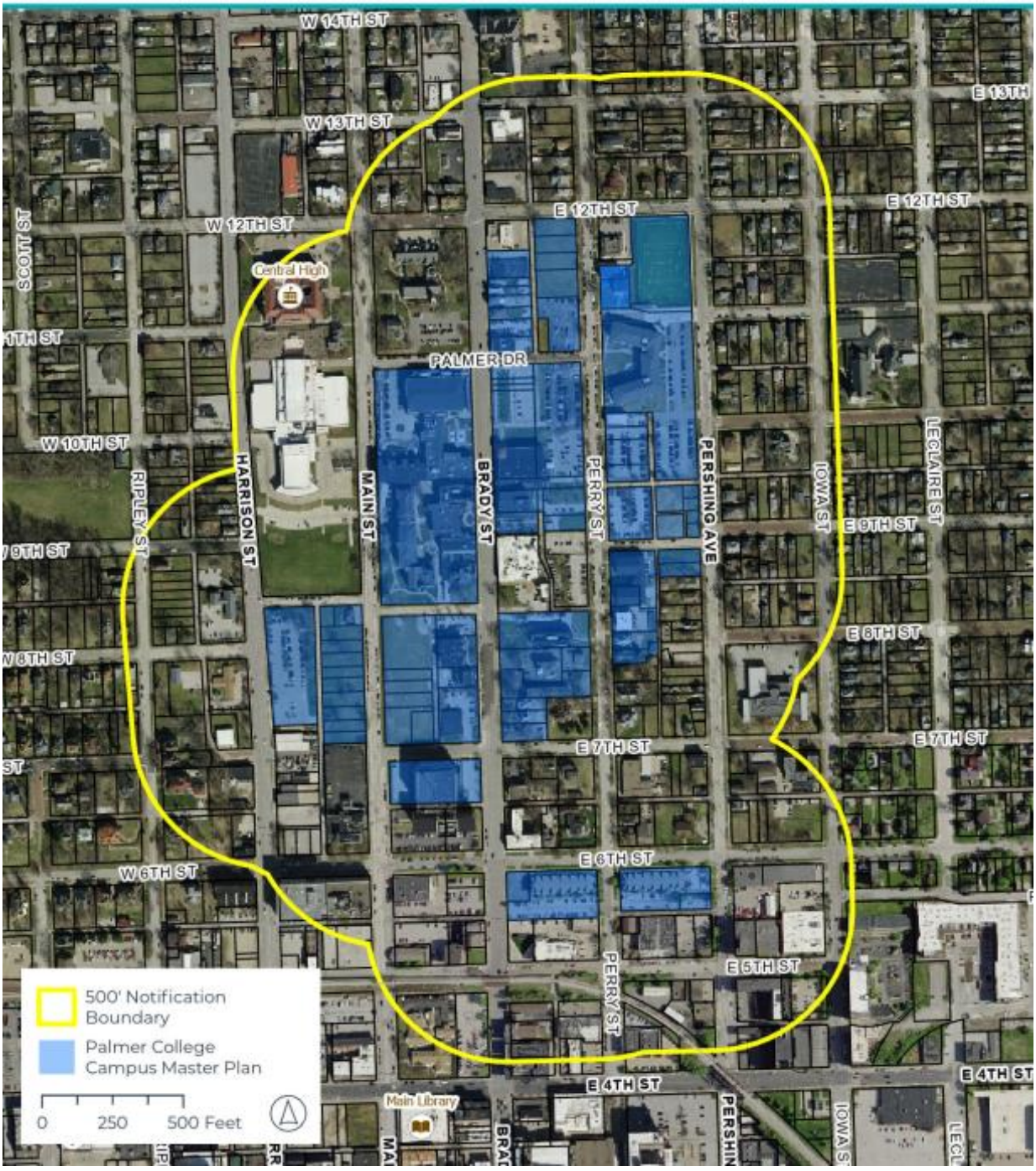
All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles.
TTY: (563) 326-6145

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

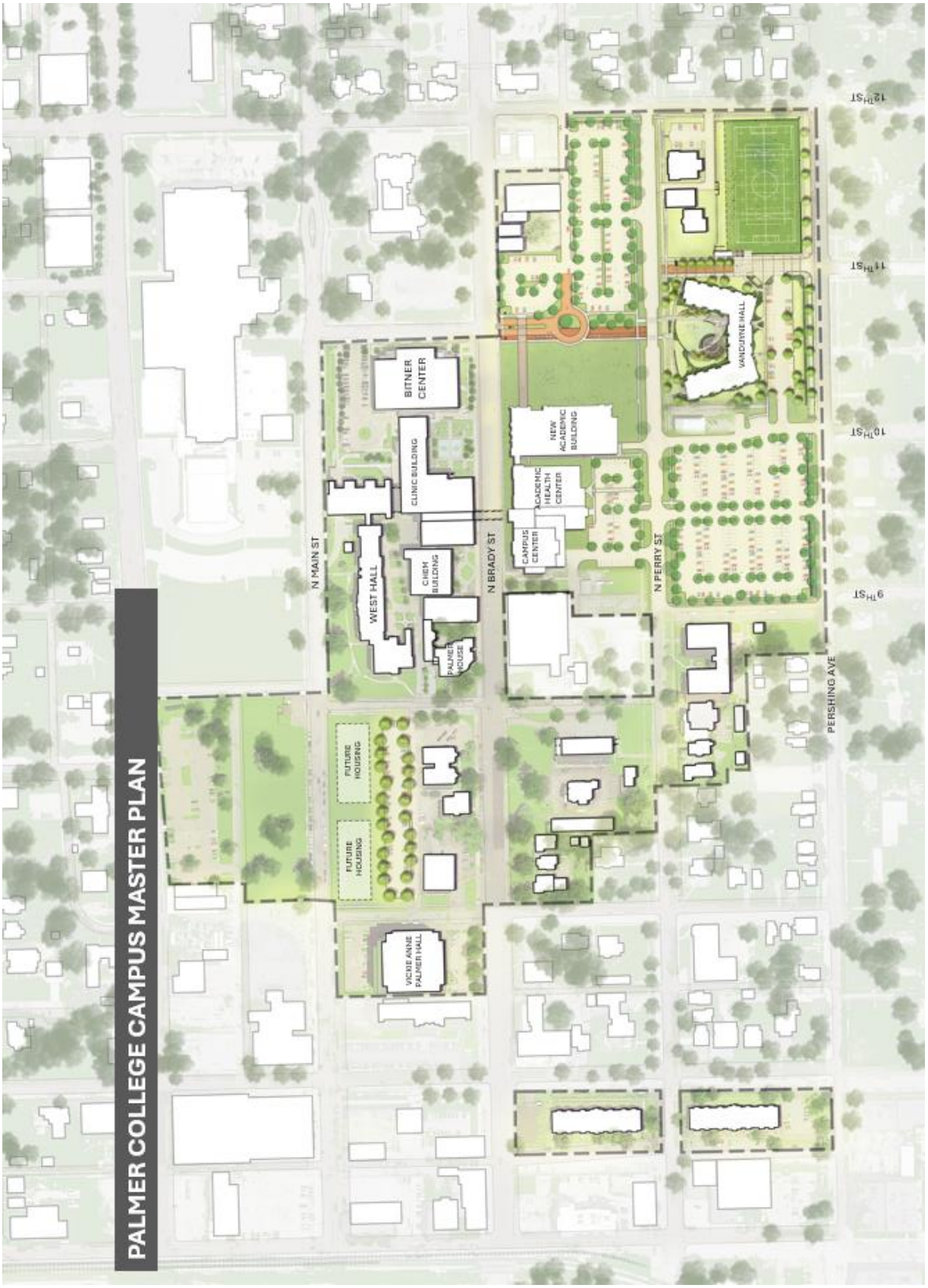
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

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

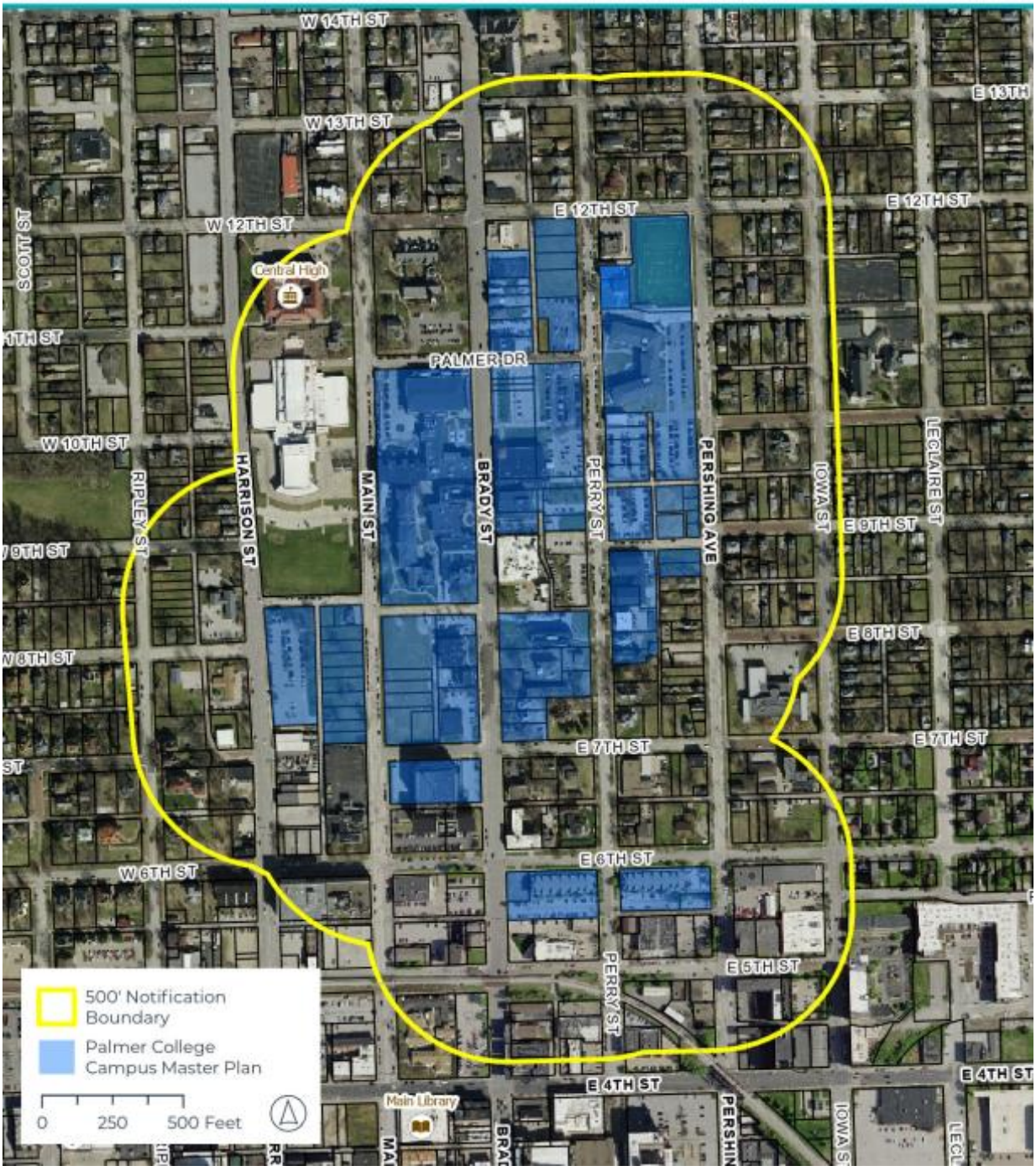
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan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

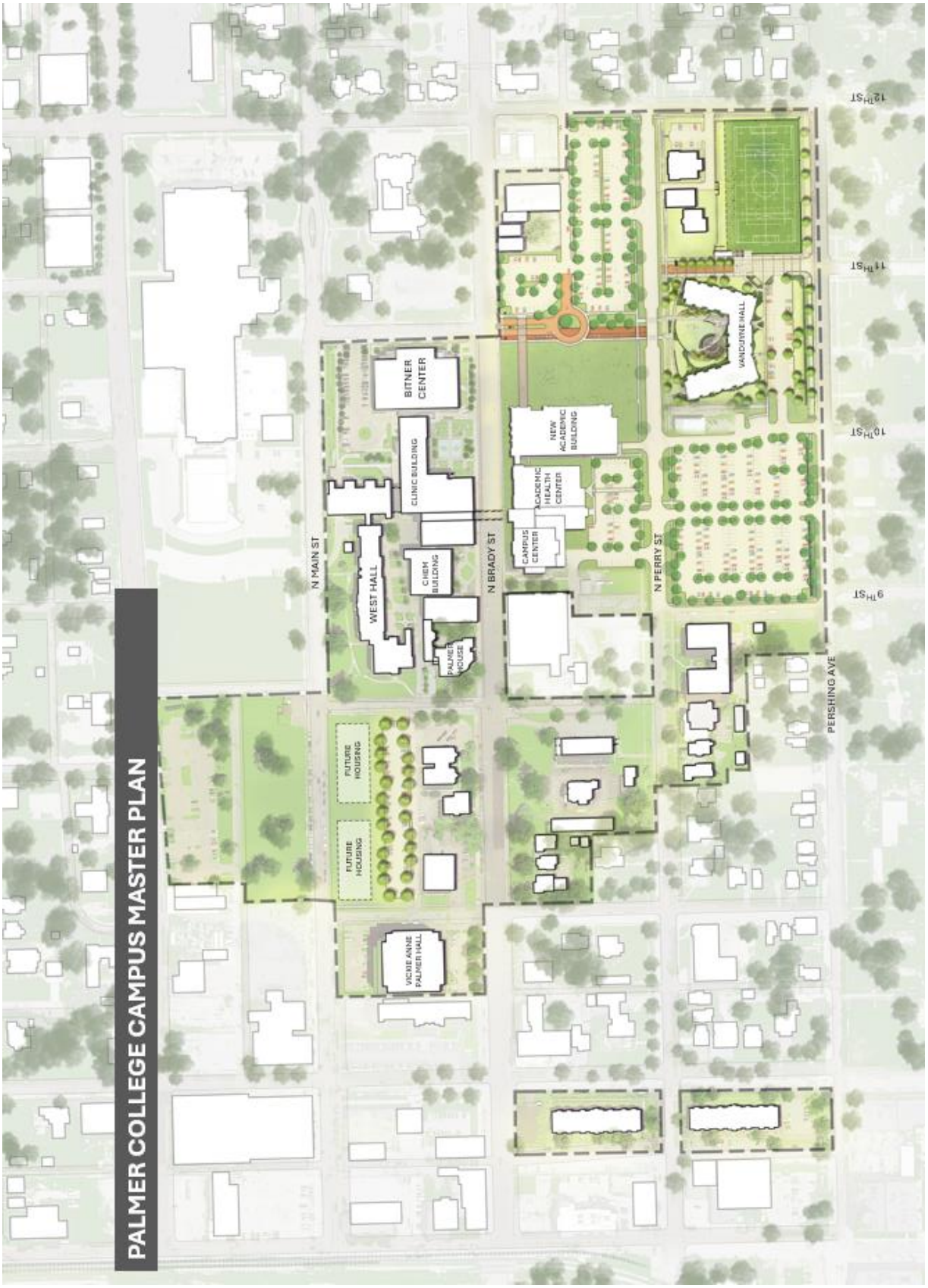
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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: Community & Economic Development **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **3/4/2026**

Subject:
Resolution setting a Public Hearing on the proposed conveyance of 3.12 acres of City-owned property located in the 3100 block of Research Parkway to Cornbelt Properties, LLC, Petitioner. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
In the late 1900s, prior to the creation of the Eastern Iowa Industrial Center (EIIC), the area consisted of rural roads. The subject property encompasses approximately 3 acres of that former road network. In 2021 and 2022, the Petitioner, Ryan Hintze of Cornbelt Properties, LLC, a local developer of commercial and industrial properties, acquired parcels adjacent to this 3-acre City-owned right-of-way (ROW) and submitted an application to the City to vacate the ROW.

The vacation was approved by the City Council in 2022. However, a 9-acre parcel to the south had not been developed and was under separate ownership. Most of the remaining properties in the EIIC have been developed, with this parcel representing one of the last remaining areas. Factors contributing to this include the small lot sizes, as well as the costs of access and road construction for smaller developments.

In late 2025, Mr. Hintze reached an agreement with the remaining property owner of the adjacent 9-acre parcel to the south, with acquisition expected in March 2026. Approval of this offer will complete the assemblage of small parcels, creating an 18-acre development site within the EIIC.

The City's 3-acre parcel generates no property tax revenue currently. The prospect of industrial development, which is in demand in this area, would generate future property tax revenue and job creation. Cornbelt Properties acquired the adjacent 6-acre site for roughly $25K/acre in 2022 and is closing on the adjacent 9-acre site at a cost of $30K/acre next month. The offer for the L-shaped former ROW corridor is roughly $28K/acre for a total of $87,360.

While a 2025 appraisal of the property put the value of the City's 3 acres at around $54K/acre, the functionality of the shape and size, coupled with comparability with recent adjacent sales and the City's desire to encourage assemblage of an appropriately sized industrial development parcel under one owner have led to staff's recommendation.

Approval of this Resolution will set the Public Hearing on the proposed conveyance for the Committee of the Whole meeting on Wednesday, March 18, 2026, beginning at 5:30 p.m. in the Council Chambers at City Hall, 226 West 4th Street.

Attachments:

1. Resolution
2. Map

Resolution No. _____

Resolution offered by Alderman Lienen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION setting a Public Hearing on the proposed conveyance of 3.12 acres of City-owned property located in the 3100 block of Research Parkway to Cornbelt Properties, LLC, Petitioner.

WHEREAS, the City of Davenport is the legal owner of certain property formerly designated as right-of-way in the Eastern Iowa Industrial Center (EIIC) and has no current or future use planned, other than to help provide access for a future development; and

WHEREAS, the City of Davenport has encouraged the assemblage of the smaller pieces of property in this area to allow for industrial development; and

WHEREAS, the Petitioner is a local developer and has developed other industrial and commercial projects in the EIIC and Quad Cities area; and

WHEREAS, the Petitioner now owns or controls all property surrounding the subject property and intends to replat and develop it, or convey it for redevelopment; and

WHEREAS, transfer of this property is mutually beneficial to the City and the Petitioner; and

WHEREAS, a Public Hearing on the matter is required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that a Public Hearing on the proposed conveyance of 3.12 acres of City-owned property located in the 3100 block of Research Parkway to Cornbelt Properties, LLC, Petitioner, shall be held on Wednesday, March 18, 2026, at the Committee of the Whole meeting beginning at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

Passed and approved this 11th day of March, 2026.

Approved:

Attest:

_____

Jason Gordon
Mayor

_____

Brian Krup
Deputy City Clerk

THE CITY OF DAVENPORT
IOWA | USA

Conveyance

3100 Block of Research Parkway



City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **3/4/2026**

Subject:
Resolution approving Case F26-01 being the request of Blowing Up LLC for a final plat of Knight Nation Addition, a 2-lot subdivision on 4.715 acres located at 743 Schmidt Road. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
The final plat of Knight Nation Addition subdivides approximately 4.715 acres (204,402 square feet) of land into two industrial lots zoned I-2 Heavy Industrial District. The site is located along Schmidt Road and is bordered in part by the Canadian Pacific Railroad, with surrounding properties characterized by industrial and storage-related uses. Lot 1 contains approximately 3.957 acres (172,374 square feet) and Lot 2 contains approximately 0.754 acres (32,862 square feet).

Plan and Zoning Commission Recommendation

The Plan and Zoning Commission reviewed Case F26-01 at its February 17, 2026, meeting and recommended approval subject to the listed findings and conditions:

Findings

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

Conditions

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Revise Note 8 to read as follows, "A portion of Lot 2 is located within the Special Flood Hazard Area and is subject to inundation by the 1% annual chance flood as shown on Flood Insurance Rate Map #191630C0365H Effective Date April 11, 2024." Include the Base Flood Elevation in the Note.

The February 17, 2026, Plan and Zoning Commission staff report is attached.

Attachments:
1. Resolution
2. Final Plat

3. Application
4. Maps
5. Plan and Zoning Commission Staff Report

Resolution No. _____

Resolution offered by Alderman Lienen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case F26-01 being the request of Blowing Up LLC for a final plat of Knight Nation Addition, a 2-lot subdivision on 4.715 acres located at 743 Schmidt Road.

WHEREAS, the Plan and Zoning Commission reviewed Case F26-01 at its February 17, 2026, meeting and recommended approval subject to the listed findings and conditions:

Findings

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

Conditions

1. The surveyor signs the plat.
2. The utility providers sign the plat when their easement needs have been met.
3. Revise Note 8 to read as follows, "A portion of Lot 2 is located within the Special Flood Hazard Area and is subject to inundation by the 1% annual chance flood as shown on Flood Insurance Rate Map #191630C0365H Effective Date April 11, 2024." Include the Base Flood Elevation in the Note.; and

WHEREAS, the conditions will be added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the final plat of Knight Nation Addition to the City of Davenport, Scott County, Iowa, located in the Southwest Quarter of Section 34, Township 78 North, Range 3 East of the 5th Principal Meridian, be and the same is hereby approved and accepted; and the dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City; and

BE IT FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify the adoption of this Resolution on said plat as required by law.

Passed and approved this 11th day of March, 2026.

Approved:

_____

Jason Gordon
Mayor

Attest:

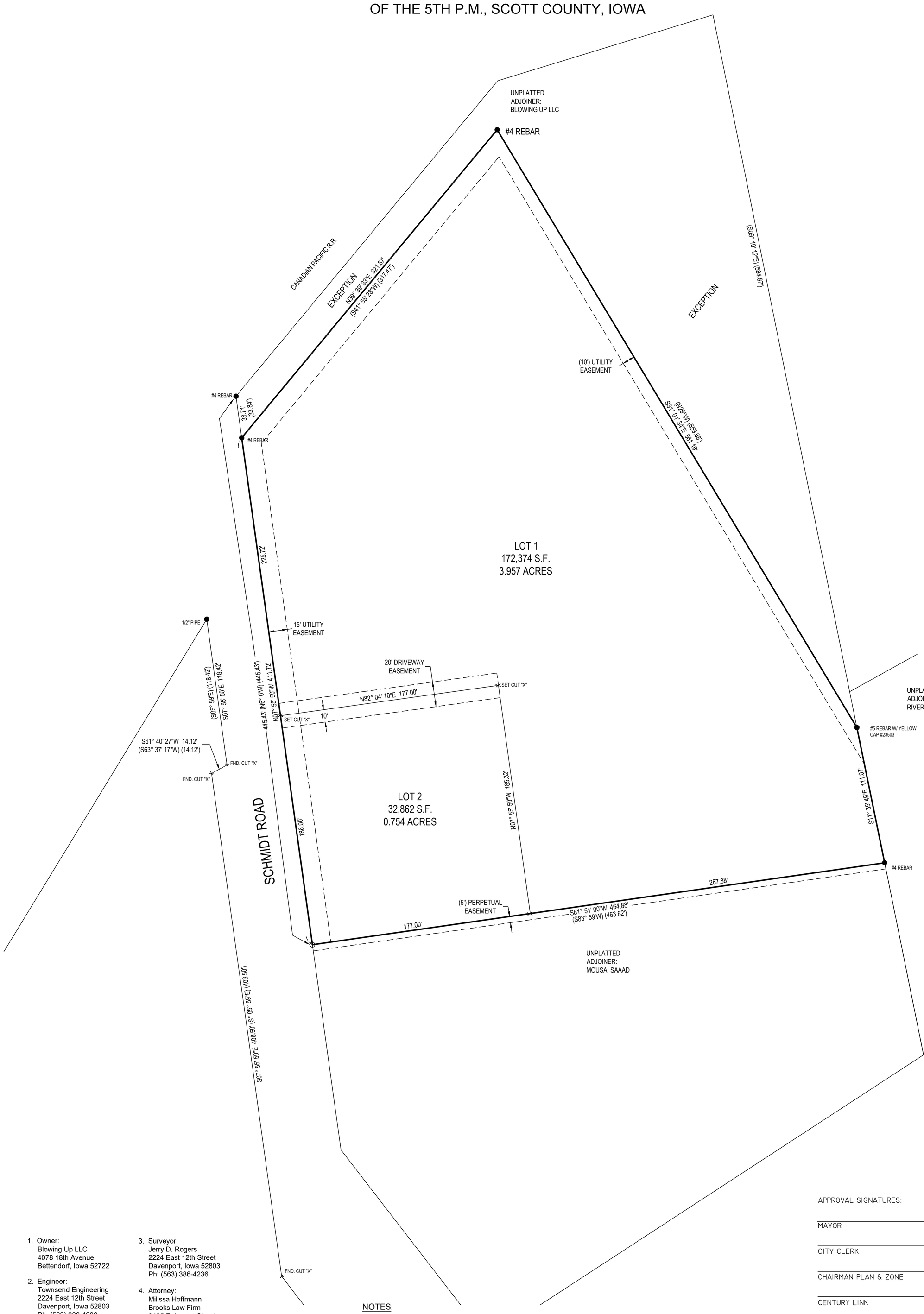
_____

Brian Krup
Deputy City Clerk

FINAL PLAT

KNIGHT NATION ADDITION

TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA



1. Owner:
   Blowing Up LLC
   4078 18th Avenue
   Bettendorf, Iowa 52722

2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236

3. Surveyor:
   Jerry D. Rogers
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236

4. Attorney:
   Milissa Hoffmann
   Brooks Law Firm
   3425 E. Locust Street
   Davenport, Iowa 52803

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE = -x-x-x-x-x-
EASEMENT LINE = — — — — —
SETBACK LINE= —·—·—·—·—
SECTION LINE= —·—·—·—·—

N W E S

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1" = 40' (24x36)

NOTES:

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
7. THE SUBJECT PROPERTY IS ZONED I-2, INDUSTRIAL DISTRICT.
8. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP #191630C0335D EFFECTIVE DATE MARCH 11, 2024.
9. NO SITE DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION.
10. STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.
11. THIS SUBDIVISION CONTAINS 204,402 S.F. 4.715 ACRES.
12. SIDEWALKS SHALL BE CONSTRUCTED WHEN SO ORDERED BY THE CITY OF DAVENPORT.

APPROVAL SIGNATURES:

MAYOR DATE:

CITY CLERK DATE:

CHAIRMAN PLAN & ZONE DATE:

CENTURY LINK DATE:

IOWA - AMERICAN WATER COMPANY DATE:

MEDIACOM DATE:

MIDAMERICAN ENERGY DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

METRONET DATE:

LICENSED LAND SURVEYOR
JERRY D. ROGERS
8860
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.

JERRY D. ROGERS Date
Iowa License Number: 8860
My license renewal date is December 31, 2027
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE: 1/21/2026

DRAWN BY: KLC

CHECKED BY: JDR

LOCATION: S:\KELLY CHAD

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
KNIGHT NATION ADDITION
CITY OF DAVENPORT, IA

PREPARED FOR
BLOWING UP LLC
4078 18TH AVENUE
BETTENDORF, IA 52722

SHEET NO.
1
OF
1

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

SUBDIVISON PLAT

(LAND DIVISION)

SUBDIVISION NAME (& PRJ-NUMBER if assigned)		
Knight Nation Addition PRJ-5769		
LOCATION DESCRIPTION		SUBMITTAL DATE
743 Schmidt Rd.		01/21/2026
NUMBER OF LOTS BY USE TYPE	ACRES	STREET DISTANCE
2	4.711	0

APPLICANT INFORMATION

Applicant Name | Company Name
Blowing Up LLC

Address
4078 18th Ave.

City | State | Zip
Bettendorf, IA 52722

Phone
[redacted]

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

Chad Kelley
Print Applicant's Name

[redacted]
Chad J Kelley (Jan 21, 2026 11:17:06 CST)
Applicant's Signature

Jan 21, 2026
Date

SELECT PLAT TYPE SUBMITTED:

PRELIMINARY PLAT: §16.16 Requirements ☐
FINAL PLAT: §16.20 Requirements ☒

PRELIMINARY PLAT REQUIREMENTS:
Preliminary Plat ☐
Contours (2') & Infrastructure (pre/post) ☐

FINAL PLAT REQUIREMENTS:
Platting Certificates per §354.11 State Code ☐
Final Plat ☐

GENERAL REQUIREMENTS:
Authorization to Act as Applicant, if needed ☐
Application Fee (REQUIRED) ☐

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

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

DEVELOPMENT TEAM

Developer / Project Manager
Blowing Up LLC
Address
4078 18th Ave., Bettendorf, IA 52722
Phone [redacted] | Secondary Phone
E-Mail Address

Engineer
Townsend Engineering
Address
2224 E. 12th St., Davenport, IA 52803
Phone 563-386-4236 | Secondary Phone
E-Mail Address

Owner
Blowing Up LLC
Address
4078 18th Ave., Bettendorf, IA 52722
Phone [redacted] | Secondary Phone
E-Mail Address

Attorney
Melissa Hoffmann, 3425 E. Locust, Davenport, IA 52803
Address
Melissa Hoffmann, 3425 E. Locust, Davenport, IA 52803
Phone 563-326-4900 | Secondary Phone
E-Mail Address

THE CITY OF DAVENPORT
IOWA | USA

Vicinity Map | Case F26-01

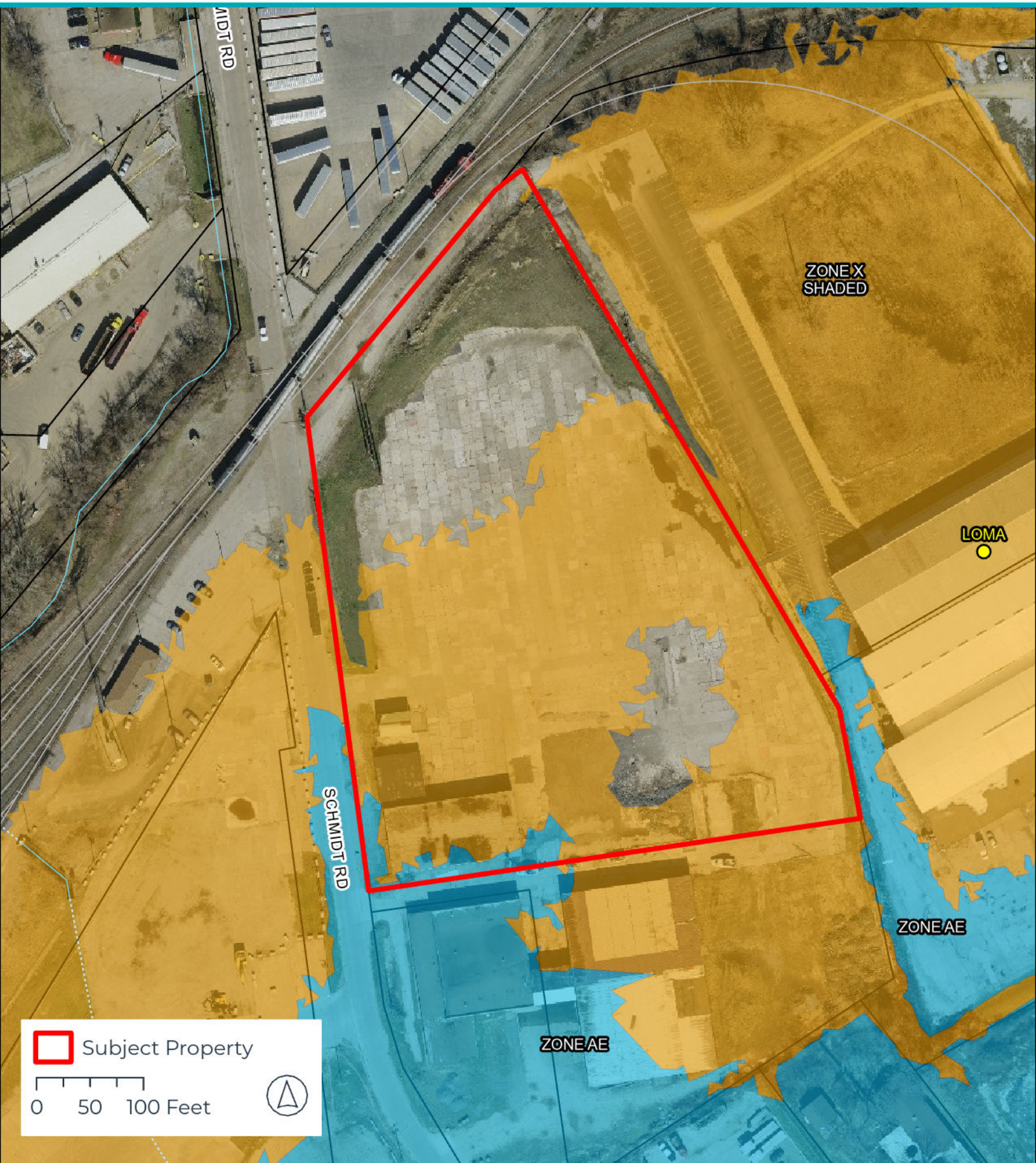
Request of Blowing Up LLC for a Final Plat of Knight Nation Addition. The 2-lot subdivision is located at 743 Schmidt Road, on 4.715 acres. [Ward 3]



THE CITY OF DAVENPORT
IOWA | USA

Floodplain Map | Case F26-01

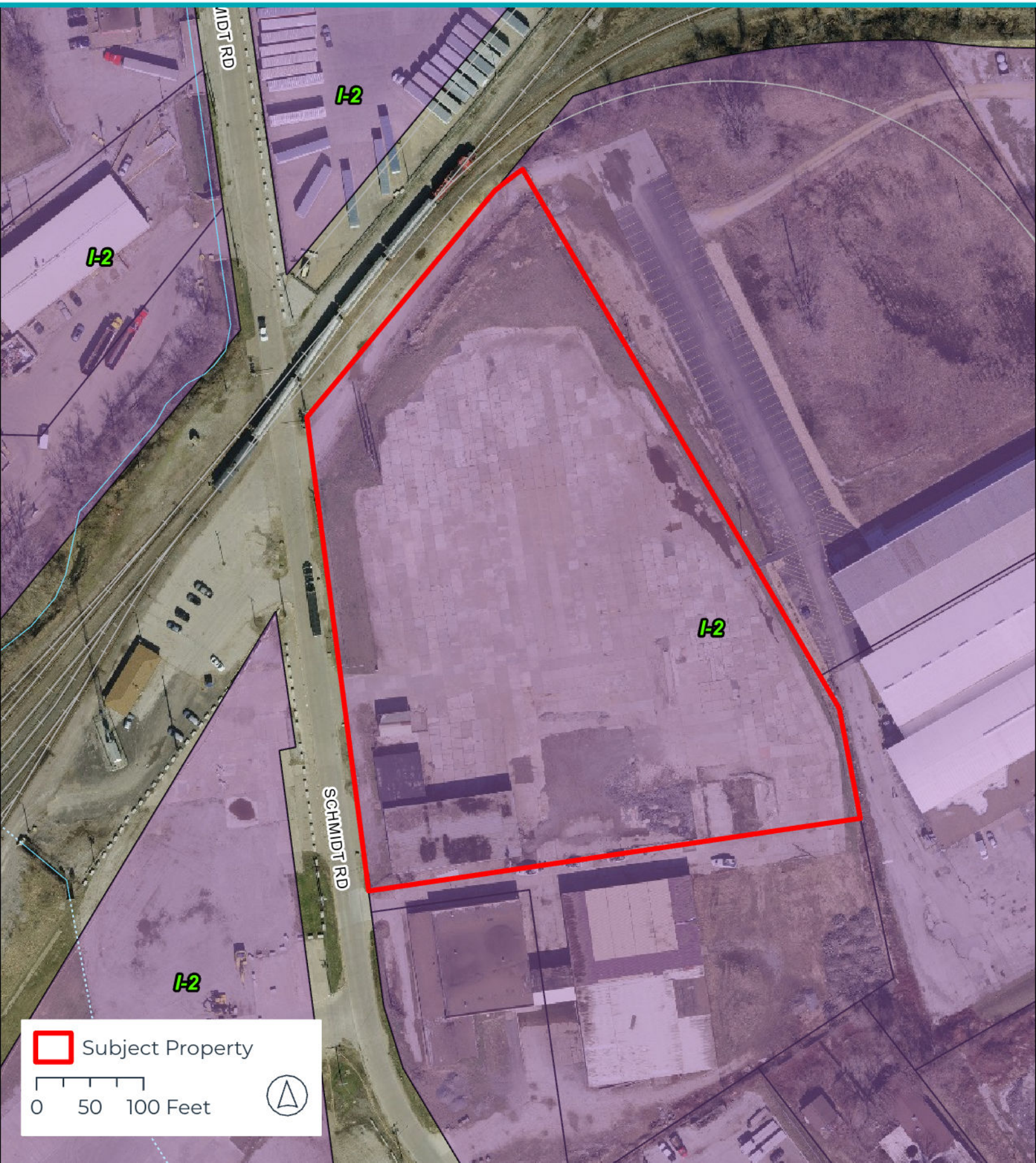
Request of Blowing Up LLC for a Final Plat of Knight Nation Addition. The 2-lot subdivision is located at 743 Schmidt Road, on 4.715 acres. [Ward 3]



THE CITY OF DAVENPORT
IOWA | USA

Zoning Map | Case F26-01

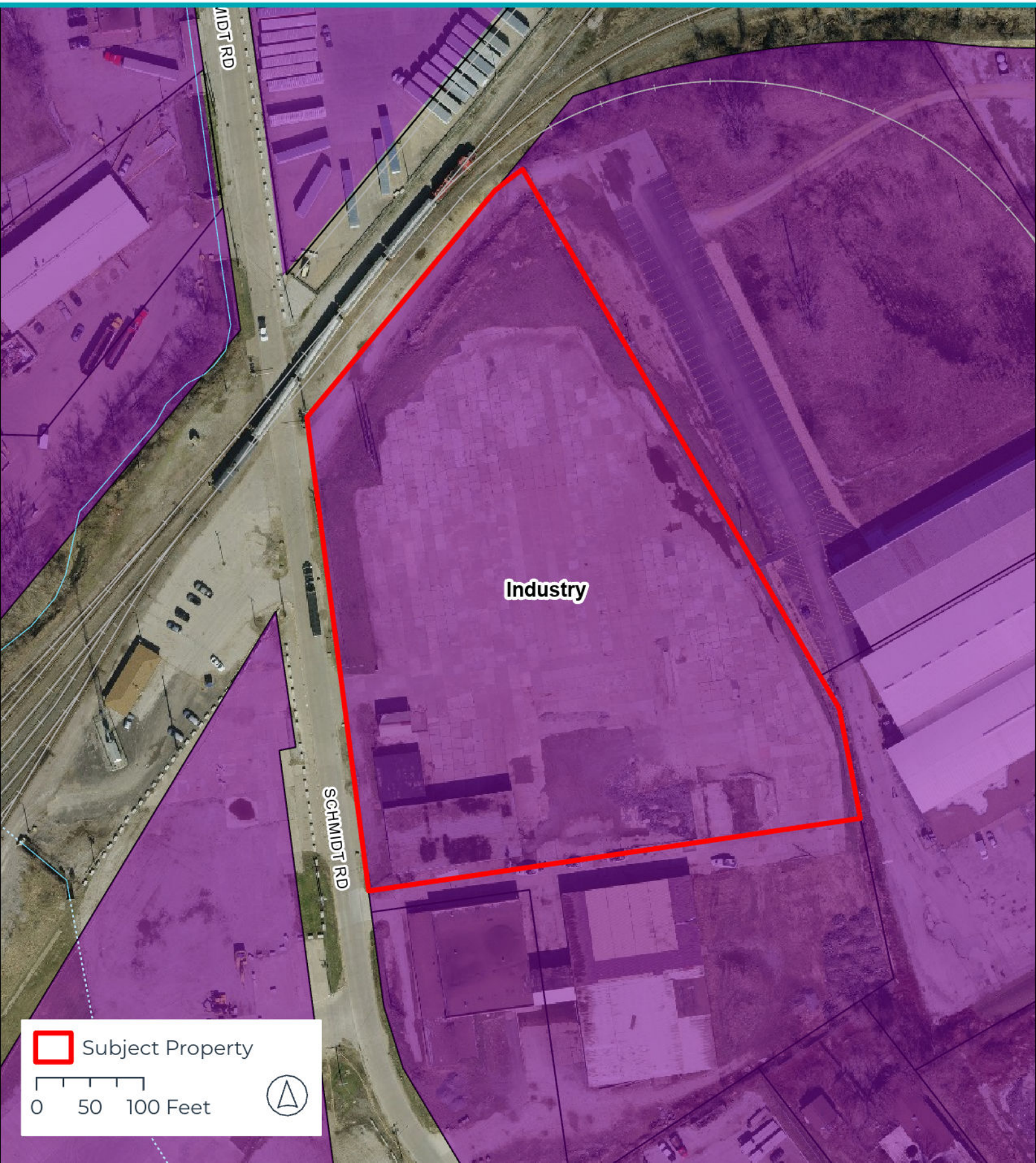
Request of Blowing Up LLC for a Final Plat of Knight Nation Addition. The 2-lot subdivision is located at 743 Schmidt Road, on 4.715 acres. [Ward 3]



THE CITY OF DAVENPORT
IOWA | USA

Future Land Use Map | Case F26-01

Request of Blowing Up LLC for a Final Plat of Knight Nation Addition. The 2-lot subdivision is located at 743 Schmidt Road, on 4.715 acres. [Ward 3]



City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **2/17/2026**

Subject:
Case F26-01: Request of Blowing Up LLC for a Final Plat of Knight Nation Addition. The 2-lot subdivision is located at 743 Schmidt Road, on 4.715 acres. [Ward 3]

Recommendation:
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F26-01 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Revise Note 8 to read as follows, "A portion of Lot 2 is located within the Special Flood Hazard Area and is subject to inundation by the 1% annual chance flood as shown on Flood Insurance Rate Map #191630C0365H Effective Date April 11, 2024." Include the Base Flood Elevation in the Note.

Background:
The Final Plat of Knight Nation Addition subdivides approximately 4.715 acres (204,402 square feet) of land into two industrial lots zoned I-2 Heavy Industrial District. The site is located along Schmidt Road and is bordered in part by the Canadian Pacific Railroad, with surrounding properties characterized by industrial and storage-related uses. Lot 1 contains approximately 3.957 acres (172,374 square feet) and Lot 2 contains approximately 0.754 acres (32,862 square feet).

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

Future Land Use Designation:
The subject property is currently designated as Industry in the Davenport +2035 Future Land Use Map.

1. **Industry (I)**– Designates areas devoted to manufacturing, assembly/fabrication,

warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

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

Zoning:

1. **I-2 Heavy Industrial District:** This zoning district is intended to provide for a variety of general manufacturing, fabricating, processing, distributing and warehousing uses. Industrial uses in the I-2 District may result in some external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

Technical Review:

1. Zoning: The proposed two-lot subdivision complies with the bulk dimensional standards of the I-2 Heavy Industrial District. The revised lot configuration will place all existing industrial structures on Lot 2. Staff has not verified whether these structures meet the required minimum front setback of 25 feet and interior side setback of 15 feet; however, the subdivision does not increase or intensify any existing nonconformity.
2. Streets: Both proposed lots have frontage along Schmidt Road. A 20-foot driveway easement provides access to both parcels via the existing driveway approach. No additional right-of-way dedication is included with the final plat.
3. Stormwater: No site improvements are proposed as part of this subdivision. Stormwater detention and water quality treatment measures will be required at the time of future site development, in accordance with City standards.
4. Sewer System: A 24-inch public sanitary sewer main is located within the Schmidt Road right-of-way and is available to serve the property.
5. Floodplain: FEMA mapping indicates the property is located within a Special Flood Hazard Area subject to inundation by the 1-percent annual chance (100-year) flood.
6. Other Utilities: Standard utility services are available to the site.
7. Parks/Open Space: The proposed subdivision will not impact parks or designated open space areas.

Public Input:
Public notification is not required for a Final Plat.

Attachments:
1. Final Plat of Knight Nation Addition
2. Maps
3. Application

City of Davenport

Department: Public Works
Contact Info: Gary Statz | 563-326-7754

Action / Date
3/4/2026

Subject:
Second Consideration: Ordinance amending Schedule XI Resident Parking Only of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa, by adding 12th Street along the south side from a point 50 feet west of Christie Street, west 24 feet. [Ward 5]

Recommendation:
Adopt the Ordinance.

Background:
The proposed ordinance amendment would designate one on-street parking space in front of 2127 East 12th Street as Resident Parking Only. This property is the only residential building located on the south side of the 2100 block of East 12th Street; the remaining properties on the south side of the block are commercial establishments. The request was submitted by the property owner, who indicated that the availability of a dedicated resident space would improve the marketability and occupancy of the unit. The north side of East 12th Street is already signed as Resident Parking Only, making 2127 East 12th Street the only residential unit on this block without access to a designated resident parking space.

Attachments:
1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE XI RESIDENT PARKING ONLY CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY ADDING 12TH STREET ALONG THE SOUTH SIDE FROM A POINT 50 WEST OF CHRISTIE STREET, WEST 24 FEET.

Section 1. That Schedule XI Resident Parking Only of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

12th Street along the south side from a point 50 west of Christie Street, west 24 feet.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____
Jason Gordon
Mayor

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Administration **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **3/4/2026**

Subject:
Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Cornbelt Running Club; Brady Street Sprints; 6:00 p.m. - 9:00 p.m. Thursday, July 23, 2026; **Closure:** Brady Street from 4th Street to Palmer Drive. [Ward 3]

Cornbelt Running Club; Junior Bix; 12:00 p.m. - 9:00 p.m. Friday, July 24, 2026; **Closures:** East 4th Street from Pershing Avenue to River Drive; East 3rd Street from Iowa Street to River Drive; and Iowa and LeClaire Streets from East 3rd Street to East 4th Street. [Ward 3]

Recommendation:

Background:
In accordance with the City's Special Events Policy, street, lane, and public ground closure requests are subject to approval by the City Council upon recommendation of the Special Events Committee.

Attachments:
1. Resolution
2. Brady Street Sprints Info
3. Junior Bix Info

Resolution No. _____

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving street, lane, or public ground closure requests for the listed dates and times.

Cornbelt Running Club; Brady Street Sprints; 6:00 p.m. - 9:00 p.m. Thursday, July 23, 2026; ***Closure:*** *Brady Street from 4th Street to Palmer Drive. [Ward 3]*

Cornbelt Running Club; Junior Bix; 12:00 p.m. - 9:00 p.m. Friday, July 24, 2026; ***Closures:*** *East 4th Street from Pershing Avenue to River Drive; East 3rd Street from Iowa Street to River Drive; and Iowa and LeClaire Streets from East 3rd Street to East 4th Street. [Ward 3]*

WHEREAS, the City, through its Special Events Policy, has accepted the above applications for events on the listed date and time that are requesting street, lane, or public ground closures; and

WHEREAS, upon review of the applications, it has been determined that streets, lanes, or public grounds will need to be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the above street, lane, or public ground closure requests are hereby approved and staff is directed to proceed with the closures.

Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

2026 "Arconic Jr. Bix 7"

Children's fun run for kids 12 & under:

The Cornbelt Running Club is requesting to have 4th Street closed to traffic from River Dr. to Pershing St. The hours of the closing would be from 12 noon until 9:00 pm. on Friday, July 24, 2026. Also, we request to have 3rd St. from Iowa St. to River Dr. closed for the same period.

We also request to have no parking on 4th St. from River Dr. to Pershing St. and on 3rd St., Iowa St to River Dr. on that day (7/24/26).

The event is a children's fun run. The ages would be from 12 yrs. and under. The distances would range from 7/10 of a mile to 70 yards.

Each age would have a separate race, so there will be several races going on.

We are requesting the proper police support to maintain a safe environment.

2026 "Arconic Jr. Bix 7"

Children's fun run for kids 12 & under:

The Cornbelt Running Club is requesting to have 4th Street closed to traffic from River Dr. to Pershing St. The hours of the closing would be from 12 noon until 9:00 pm. on Friday, July 24, 2026. Also, we request to have 3rd St. from Iowa St. to River Dr. closed for the same period.

We also request to have no parking on 4th St. from River Dr. to Pershing St. and on 3rd St., Iowa St to River Dr. on that day (7/24/26).

The event is a children's fun run. The ages would be from 12 yrs. and under. The distances would range from 7/10 of a mile to 70 yards.

Each age would have a separate race, so there will be several races going on.

We are requesting the proper police support to maintain a safe environment.

City of Davenport

Department: Administration
Contact Info: Brian Krup | 563-326-6163

Action / Date
3/4/2026

Subject:
Motion approving noise variance requests on the listed dates and times for outdoor events.

Kilkenny's; St. Patrick's Day Celebration; 300 West 3rd Street; 8:00 a.m. Saturday, March 14, 2026 - 12:00 a..m. Sunday, March 15, 2026; Outdoor music/band, over 50 dBA. [Ward 3]

Recommendation:
Pass the Motion.

Background:
These requests for noise variances have been received pursuant to the Municipal Code of Davenport, Iowa, Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

Attachments:
None

City of Davenport

Department: Finance
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
3/4/2026

Subject:
Motion approving beer and liquor license applications.

A. New License, New Owner, Temporary Permit, Temporary Outdoor Area, Location Transfer, Etc. (as noted):

Ward 1

Family Dollar Store 21879 (Family Dollar Stores of Iowa, LLC) – 2378 Rockingham Road – New License – License Type: Class B Beer/Wine (Carry-Out)

Ward 3

Carriage Haus (Smoking Haus Entertainment) - 312 West 3rd Street - Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

Daiquiri Factory (Daq Fac, LLC) - 303 West 3rd Street - Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) - 300 West 3rd Street - Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

Mac's Tavern (Failte, Inc) - 316 West 3rd Street – Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

The Office (Local 563 Cocktail Lounge, LLC) - 116 West 3rd Street - Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

Maldon Kitchen + Bar (Maldon, LLC) – 229 Brady Street #102 – New License – License Type: Class C Liquor (On-Premises)

River Music Experience (Common Chord) – 131 West 2nd Street – Recurring License – License Type: Class C Liquor (On-Premises)

Ward 4

Happy Joe's Pizza (Dynamic Restaurant Acquisition, Inc) - 1616 West Locust Street – New License - License Type: Special Class C Beer/Wine (On-Premises)

Ward 5

Riley's Sports Haus (The Clubhaus, LLC) – 2218 East 11th Street – New License/Owners - License Type: Class C Liquor (On-Premises)

Ward 7

El Gallo 502, LLC (El Gallo 502, LLC) – 3839 Brady Street – New License/Owners – License Type: Class C Liquor (On-Premises)

B. Annual License Renewals (with Outdoor Area as noted):

Ward 1

The Goods Spot (Inconvenience, Inc) - 2805 Telegraph Road - License Type: Class B Beer/Wine (Carry-Out)

Ward 3

Cru 221 (Cru 221, LLC) - 221 Brady Street - License Type: Class C Liquor (On-Premises)

Golden Mart (Golden Mart, Inc) - 1026 West River Drive - License Type: Class E Liquor (Carry-Out)

KCBrothers (KC 2 Brothers, Inc) - 214 Myrtle Street - License Type: Class E Liquor (Carry-Out)

Lopiez Pizza (Lopez Curse, LLC) - 429 East 3rd Street #1 - License Type: Class C Liquor (On-Premises)

Redstone Room (Common Chord) - 129 Main Street - License Type: Class C Liquor (On-Premises)

Ward 4

The Goods Spot (Inconvenience, Inc) - 1732 North Marquette Street - License Type: Class B Beer/Wine (Carry-Out)

Mississippi Valley Fairgrounds (Mississippi Valley Fair, Inc) - 2815 West Locust Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

The Pour House (Boss Lady, Inc) - 1502 West Locust Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 5

Brew in the Village (3 Blessings, Inc) - 1104 Jersey Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Grumpy's Saloon (2118-2120, Inc) - 2120 East 11th Street - License Type: Class C Liquor (On-Premises)

Ward 6

Buffalo Wild Wings (Blazin' Wings, Inc) - 4860 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Camp McClellan Cellars (Julie Keehn) - 2302 East 11th Street - License Type: Class B Beer/Wine (Carry-Out)

Crown Smoke & Vape (Crown Smoke & Vape, Inc) - 4810 Elmore Avenue - License Type: Class E Liquor (Carry-Out)

El Compita (El Compita Mexican Bar & Grill in Kimberly, Inc) - 1720 East Kimberly Road - License Type: Class C Liquor (On-Premises)

Los Agaves Mexican Grill (Los Agaves, Inc) - 4876 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Los Amigos (Los 3 Amigos 3, LLC) - 2843 East 53rd Street - License Type: Class C Liquor (On-Premises)

QC Mart (Bethany Enterprises, Inc) - 2415 East 53rd Street - License Type: Class B Beer/Wine (Carry-Out)

Ward 7

Lotus Asian Bistro (Double Chen Holdings, Inc) - 589 East 53rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 8

Super Market (Super Market, Inc) - 6723 Northwest Boulevard - License Type: Class E Liquor (Carry-Out)

C. Request for 19/20-Year-Old Exemption

Ward 3

Redstone Room (Common Chord) - 129 Main Street - License Type: Class C Liquor (On-Premises)

River Music Experience (Common Chord) – 131 West 2nd Street – Recurring License – License Type: Class C Liquor (On-Premises)

Recommendation:
Pass the Motion.

Background:
These applications have been reviewed by the Police, Fire, and Zoning Departments.

Attachments:

1. Redstone Room 19-20
2. RME Courtyard 19-20

Swanson, Jamie

From: Sent on Behalf of City of Davenport, Iowa <no-reply@egovnotices.com>
Sent: Tuesday, February 3, 2026 9:39 AM
To: Swanson, Jamie
Subject: [EXT] 19/20-Year-Old Exemption Application Submitted - Receipt #2026-1EK3RW

ATTENTION: This is an external email.

Tue, Feb 03, 2026 09:37

City of Davenport, Iowa
19/20-Year-Old Exemption Application Submitted - Receipt #2026-1EK3RW

To: Scharlet Clement <Scharlet.Clement@davenportiowa.com>
Rebecca Woolam <Rebecca.Woolam@davenportiowa.com>
Jim Odean <James.Odean@davenportiowa.com>
Jamie Swanson <Jamie.Swanson@davenportiowa.com>
From: contactus@davenportiowa.com
Date: Tue, Feb 03, 2026 09:37
Subject: 19/20-Year-Old Exemption Application Submitted - Receipt #2026-1EK3RW

A citizen submitted the following information for one or more item(s) for which you are on the notification list. The information sent to the citizen is as follows.

Item	Cost	Quantity	Total
19/20-Year-Old Exemption Application Application Fee: 50.00	50.00	1	50.00
Total			$50.00

BUSINESS INFORMATION

Applicant/Legal Entity: Common Chord
DBA: RME Courtyard
Premises Address: 131 W 2nd Street
Business Phone Number: 563-223-8621
Retail Alcohol License #: applied

MONITORING AND PREVENTION PLAN

What is the proposed duration for the exemption? (Must be within or equal to the effective dates of the active retail alcohol license.): 5/1/26-1/1/27
What is the primary purpose of the licensed premises/establishment?: Music venue and rental space
What measures will be taken to ensure persons who are of legal age are easily distinguishable from persons who are not of legal age?: Wristbands for persons 21 and over. Checking IDs at the door and at the bar.
What measures will be taken to prevent persons who are of legal age from purchasing and/or supplying alcohol to persons who are not of legal age?: Limiting the number of drinks allowed with each person.
Which safeguards are in place to minimize subversions to the measures taken above?: Wristbands given at the door and bar staff will follow protocol if ID appears to be fake.
Application Fee: $50.00

Swanson, Jamie

From: Sent on Behalf of City of Davenport, Iowa <no-reply@egovnotices.com>
Sent: Tuesday, February 3, 2026 9:39 AM
To: Swanson, Jamie
Subject: [EXT] 19/20-Year-Old Exemption Application Submitted - Receipt #2026-1EK3RW

ATTENTION: This is an external email.

Tue, Feb 03, 2026 09:37

City of Davenport, Iowa
19/20-Year-Old Exemption Application Submitted - Receipt #2026-1EK3RW

To: Scharlet Clement <Scharlet.Clement@davenportiowa.com>
Rebecca Woolam <Rebecca.Woolam@davenportiowa.com>
Jim Odean <James.Odean@davenportiowa.com>
Jamie Swanson <Jamie.Swanson@davenportiowa.com>
From: contactus@davenportiowa.com
Date: Tue, Feb 03, 2026 09:37
Subject: 19/20-Year-Old Exemption Application Submitted - Receipt #2026-1EK3RW

A citizen submitted the following information for one or more item(s) for which you are on the notification list. The information sent to the citizen is as follows.

Item	Cost	Quantity	Total
19/20-Year-Old Exemption Application Application Fee: 50.00	50.00	1	50.00
Total			$50.00

BUSINESS INFORMATION

Applicant/Legal Entity: Common Chord
DBA: RME Courtyard
Premises Address: 131 W 2nd Street
Business Phone Number: 563-223-8621
Retail Alcohol License #: applied

MONITORING AND PREVENTION PLAN

What is the proposed duration for the exemption? (Must be within or equal to the effective dates of the active retail alcohol license.): 5/1/26-1/1/27
What is the primary purpose of the licensed premises/establishment?: Music venue and rental space
What measures will be taken to ensure persons who are of legal age are easily distinguishable from persons who are not of legal age?: Wristbands for persons 21 and over. Checking IDs at the door and at the bar.
What measures will be taken to prevent persons who are of legal age from purchasing and/or supplying alcohol to persons who are not of legal age?: Limiting the number of drinks allowed with each person.
Which safeguards are in place to minimize subversions to the measures taken above?: Wristbands given at the door and bar staff will follow protocol if ID appears to be fake.
Application Fee: $50.00

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/4/2026

Subject:
Resolution accepting work completed under the Fairmount Library Roofing project by Sterling Commercial Roofing, Inc of Sterling, Illinois, in the amount of $399,100, CIP #23093. [Ward 2]

Recommendation:
Adopt the Resolution

Background:
This project consisted of the removal and replacement of the roof at the Fairmount Library, including associated coping, gutters, and access ladders.

The total cost was $399,100 and was budgeted in CIP #23093.

Attachments:
1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the Fairmount Library Roofing project by Sterling Commercial Roofing, Inc of Sterling, Illinois, in the amount of $399,100, CIP #23093.

WHEREAS, the City entered into a contract with Sterling Commercial Roofing, Inc of Sterling, Illinois, for the Fairmount Library Roofing project; and

WHEREAS, work performed under the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost of the contract was $399,100.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that work completed under the Fairmount Library Roofing project by Sterling Commercial Roofing, Inc of Sterling, Illinois, in the amount of $399,100 is hereby accepted.

Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/4/2026**

Subject:
Resolution awarding a contract for Glaspell Street Rehabilitation project to CDMI Concrete Contractors, Inc of Port Byron, Illinois, in the amount of $419,569.50, CIP #35062. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on January 30, 2026, and sent to contractors. On February 20, 2026, the Purchasing Division opened and read seven (7) bids. See attached bid tab. CDMI Concrete Contractors, Inc of Port Byron, Illinois, was determined to be the lowest responsive and responsible bidder.

This project is located along Glaspell Street from Rolff Street to Birchwood Court and Birchwood Court from Glaspell Street to Farragut Place.

Proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment for the resurfacing of the existing asphalt pavement; resetting of all existing utility surface features to finished grade; reconstruction of sidewalk at the intersections including ADA ramp construction; topsoil; sodding; and erosion control.

Funding for this project is from CIP #35062 | Neighborhood Street Repair Program.

Attachments:
1. Resolution
2. Bid Tab

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the Glaspell Street Rehabilitation project to CDMI Concrete Contractors, Inc of Port Byron, Illinois, in the amount of $419,569.50, CIP #35062.

WHEREAS, the City needs to contract for the Glaspell Street Rehabilitation project; and

WHEREAS, CDMI Concrete Contractors, Inc of Port Byron, Illinois, was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that a contract for the Glaspell Street Rehabilitation project is hereby awarded to CDMI Concrete Contractors, Inc of Port Byron, Illinois, in the amount of $419,569.50.

Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Glaspell Street Rehabilitation Project | Rolff Street to Birchwood Court

BID NUMBER: 26-43 Addendum 2

OPENING DATE: February 20, 2026

FUNDING: CIP 35062 | Neighborhood Street Repair Program

RECOMMENDATION: Award the contract to CDMI Concrete Contractors, Inc. of Port Byron, IL in the amount of $419,569.50.

VENDOR NAME	PRICE
CDMI Concrete Contractors, Inc. of Port Byron, IL	**$419,569.50**
Hawkeye Paving Corporation of Davenport, IA	$444,747.00
Langman Construction, Inc. of Rock Island, IL	$455,683.24
Manatts, Inc.- Eastern Iowa Division of Comanche, IA	$464,561.25
Brandt Construction Co. of Milan, IL	$488,194.50
Eastern Iowa Excavating & Concrete, LLC of Cascade, IA	$490,036.05
Valley Construction Company of Rock Island, IL	$564,913.00

Approved B[redacted]
Purchasing / Date

Approved B[redacted]
Dept. Director Date

Approved [redacted]

Approved [redacted]

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/4/2026**

Subject:
Resolution awarding a contract for the Jebens Avenue (West 61st Street to West 62nd Street) Reconstruction project to Feldman Concrete of Dyersville, Iowa, in the amount of $231,458.60, CIP #35062. [Ward 2]

Recommendation:
Adopt the Resolution

Background:
An Invitation to Bid was issued on January 29, 2026, and sent to contractors. On February 23, 2026, the Purchasing Division opened and read eight (8) bids. See attached bid tab. Feldman Concrete of Dyersville, Iowa, was determined to be the lowest responsive and responsible bidder.

This contract is for the project located on Jebens Avenue from West 61st Street to West 62nd Street.

Proposed improvements include the furnishing of all labor, materials, equipment, and services necessary for the pavement reconstruction project, including but not limited to, pavement removal, PCC pavement, full depth aggregate stone base material, subdrains, replacement of the adjacent driveway approaches, ADA ramp construction, topsoil, sod, and other related construction.

Funding for this project is from CIP #35062 | Neighborhood Street Repair Program.

Attachments:
1. Resolution
2. Bid Tab

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the Jebens Avenue (West 61st Street to West 62nd Street) Reconstruction project to Feldman Concrete of Dyersville, Iowa, in the amount of $231,458.60, CIP #35062.

WHEREAS, the City needs to contract for the Jebens Avenue (West 61st Street to West 62nd Street) Reconstruction project; and

WHEREAS, Feldman Concrete of Dyersville, Iowa, was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that a contract for the Jebens Avenue (West 61st Street to West 62nd Street) Reconstruction project is hereby awarded to Feldman Concrete of Dyersville, Iowa, in the amount of $231,458.60.

Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Jebens Avenue Pavement Reconstruction | W 61st St. to W. 62nd St.

BID NUMBER: 26-41

OPENING DATE: February 23, 2026

FUNDING: CIP #35062 | Neighborhood Street Repair Program

RECOMMENDATION: Award the contract to Feldman Concrete of Dyersville, IA in the amount of $231,458.60.

VENDOR NAME	Bid Total
Feldman Concrete of Dyersville, IA	**$231,458.60**
Midwest Concrete, Inc. of Peosta, IA	$243,795.25
N.J. Miller, Inc. of Bettendorf, IA	$248,840.05
Telewincom Inc. of Bettendorf, IA	$253,218.53
Eastern Iowa Excavating & Concrete, LLC of Cascade, IA	$264,409.98
Centennial Contractors of the Quad Cities of Moline, IL	$297,333.63
Langman Construction, Inc. of Rock Island, IL	$312,140.38
Emery Construction Group, Inc. of Moline, IL	$313,430.10

Approved [redacted]

Approved [redacted]

Approved [redacted]

Approved [redacted]

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/4/2026

Subject:
Resolution awarding a contract for the West 15th Street (Harrison Street to Brady Street) Mill and Overlay project to CDMI Concrete Contractors, Inc of Port Byron, Illinois, in the amount of $200,844.80, CIP #35062. [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on January 27, 2026, and sent to contractors. On February 17, 2026, the Purchasing Division opened and read six (6) bids. See attached bid tab. CDMI Concrete Contractors, Inc of Port Byron, Illinois, was determined to be the lowest responsive and responsible bidder.

The proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment necessary for the milling and overlay of the existing asphalt roadway; ADA sidewalk and ramps; resetting of all existing utility surface features to finish grade; replacement of the adjacent alley approaches; paint striping; topsoil; sodding; and erosion control.

Funding for this project is from CIP #35062 | Neighborhood Street Repair Program.

Attachments:
1. Resolution
2. Bid Tab

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the West 15th Street (Harrison Street to Brady Street) Mill and Overlay project to CDMI Concrete Contractors, Inc of Port Byron, Illinois, in the amount of $200,844.80, CIP #35062.

WHEREAS, the City needs to contract for the West 15th Street (Harrison Street to Brady Street) Mill & Overlay project; and

WHEREAS, CDMI Concrete Contractors, Inc of Port Byron, Illinois, was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that a contract for the West 15th Street (Harrison Street to Brady Street) Mill and Overlay project is hereby awarded to CDMI Concrete Contractors, Inc of Port Byron, Illinois, in the amount of $200,844.80.

Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: 15th Street Mill & Overlay Project | Harrison Street to Brady Street

BID NUMBER: 26-39 Addendum 1

OPENING DATE: February 17, 2026

FUNDING: CIP 35062 | Neighborhood Street Repair Program

RECOMMENDATION: Award the contract to CDMI Concrete Contractors, Inc. of Port Byron, IL, in the amount of $200,844.80.

VENDOR NAME	PRICE
CDMI Concrete Contractors Inc. of Port Byron, IL	**$200,844.80**
Hawkeye Paving Corporation of Davenport, IA	$229,200.00
Phoenix Corporation of the Quad Cites of Port Byron, IL	$231,942.00
Langman Construction, Inc. of Rock Island, IL	$239,733.54
Manatts, Inc. – Eastern Iowa Division of Camanche, IA	$249,873.25
Valley Construction Company of Rock Island, IL	$257,670.00

Approved By [redacted]

Approved [redacted]
Dept. Director Date

Approved [redacted]

Approv [redacted]

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/4/2026

Subject:
Resolution awarding a contract for the installation of traffic signals at the intersection of Brady Street and Lombard Street to Davenport Electric Contract Company of Davenport, Iowa, in the amount of $181,201.38, CIP #38015. [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on January 27, 2026, and sent to contractors. On February 18, 2026, the Purchasing Division opened and read two (2) bids. Davenport Electric Contract Company of Davenport, Iowa, was determined to be the lowest responsive and responsible bidder and is recommended for award with Iowa DOT concurrence.

The project consists of the installation of new traffic signals at the Brady Street and Lombard Street intersection.

The Iowa Department of Transportation (DOT) provides funds through the Urban-State Traffic Engineering Program (U-STEP) for safety or operational improvements on primary roadways. Through this program, the DOT has agreed to fund 55% of the construction costs, up to a maximum contribution of $71,500, for the installation of this traffic signal, with the remaining budgeted in CIP #38015 | Brady at Lombard Traffic Signals.

Attachments:
1. Resolution
2. Bid Tab

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the installation of traffic signals at the intersection of Brady Street and Lombard Street to Davenport Electric Contract Company of Davenport, Iowa, in the amount of $181,201.38, CIP #38015.

WHEREAS, the City needs to contract for the installation of traffic signals at the intersection of Brady Street and Lombard Street; and

WHEREAS, Davenport Electric Contract Company of Davenport, Iowa, was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that a contract for the installation of traffic signals at the intersection of Brady Street and Lombard Street is hereby awarded to Davenport Electric Contract Company of Davenport, Iowa, in the amount of $181,201.38.

Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Brady Street & Lombard Street Signal Installation

BID NUMBER: 26-40

OPENING DATE: February 18, 2026

FUNDING: CIP #38015 BRADY AT LOMBARD TRAFFIC SIGNALS

RECOMMENDATION: Award the contract to Davenport Electric Contract Company of Davenport, Iowa in the amount of $181,201.38.

VENDOR NAME	Bid Total
Davenport Electric Contract Company of Davenport, IA	**$181,201.38**
Tri-City Electric Company of Iowa of Davenport, IA	$193,773.00

Approved By [redacted]
Purchasing Date

Approved By [redacted]
Dept. Director Date

Approved By [redacted]
Budget/CIP Date

Approved By [redacted]
Chief Financial Officer Date

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/4/2026**

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project, CIP #35062. [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
This project will resurface Belle Avenue from East Locust Street to Elm Street. The fundamental design approach utilized for this improvement is to remove the top surface through milling and replace it with a new 2" thick asphalt surface, while patching identified areas of sub-base failures. This approach extends the life of the pavement anywhere from 8 to 12 years, depending on traffic load and climate factors.

The proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment necessary for the resurfacing of the existing asphalt roadway; full depth patching; ADA sidewalk and ramps; resetting of all existing utility surface features to finish grade; replacement of driveway approaches; replacement of the adjacent alley approaches; topsoil; signage; and erosion control.

This project is budgeted in CIP #35062 | Neighborhood Street Repair Program.

Attachments:
1. Resolution
2. Map

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project, CIP #35062.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project; and

WHEREAS, notice of Hearing on the plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project.

Passed and approved this 11th day of March, 2026.

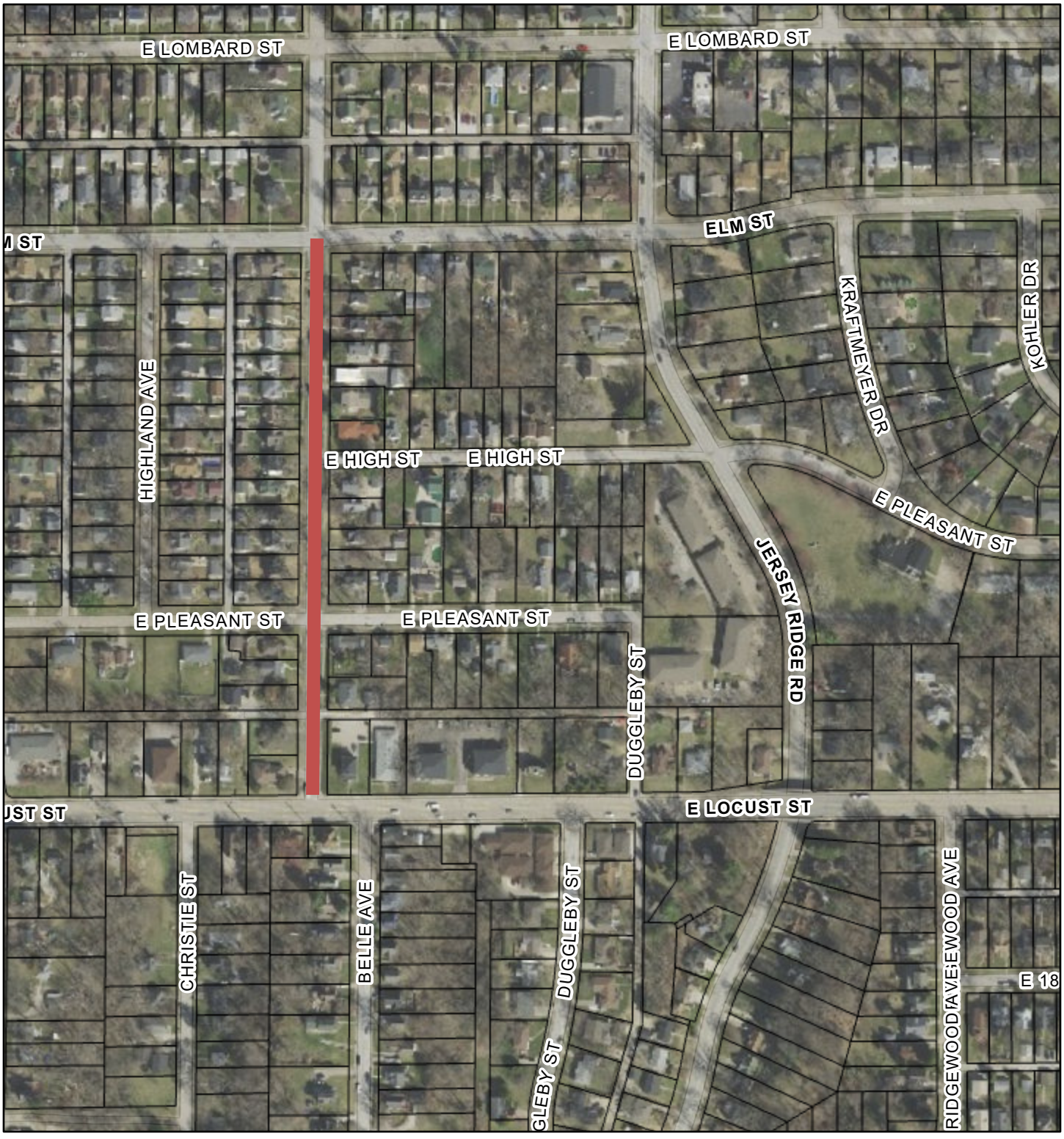
Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

PRJ-5605 Belle Ave, Mill & Overlay Map



2/23/2026, 11:20:12 AM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Parcels

2024 Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

Web AppBuilder for ArcGIS

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/4/2026**

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Riverfront Quiet Zone (City Right-of-Way) Improvements project, CIP #ARP12. [Wards 3 & 5]

Recommendation:
Adopt the Resolution.

Background:
The Riverfront Quiet Zone project will construct approved railroad safety improvements throughout the riverfront corridor spanning between Mound Street and Marquette Street to create a quiet zone. Currently, the sounding of train horns is required by federal regulation at all public at-grade crossings (CFR 49 Part 222). This consists of two long blasts, one short blast, and one long blast. This rule was created for safety purposes but is disruptive in urban settings due to the noise pollution it creates for nearby property owners. In recognizing that this impacts quality of life for individuals and businesses, the Federal Railroad Administration (FRA) established a process to allow communities to reduce noise pollution caused by the sounding of train horns at public at-grade crossings, provided they meet specific safety requirements and measures. This process does not eliminate the use of train horns; it simply eliminates the requirement to sound the horn in advance of each crossing. If vehicles and/or pedestrians are near the crossing, the engineer is within their right and ability to sound the horn.

A quiet zone is established by improving the safety of each public at-grade railroad crossing within a proposed zone. A risk assessment identifies potential ways the safety of any given crossing may be improved. The FRA maintains a list of mitigation measures that are accepted across the country. In the end, the method(s) selected are site-specific, depending on factors such as geometry and available space. For the City of Davenport, these improvements consist of two main components at nine at-grade public crossings:

- Improvements within City-owned right-of-way, and
- Improvements within CPKC-owned right-of-way.

These proposed plans are for improvements within City-owned right-of-way. These improvements are scheduled to occur at nine at-grade public crossings (Mound Street, Onedia Avenue, Carey Avenue, River Heritage Park, Pershing Avenue, Harrison Street, Ripley Street, Gaines Street, and Marquette Street). Scope of work includes items such as removal of the existing crossing warning devices, new reflective crossbucks (R15-1), and other appropriate appurtenances, installation of roadway medians and sidewalk. Work occurring within CPKC-owned right-of-way was approved by the City Council in the fall of 2025.

This project is budgeted in CIP #ARP12.

Attachments:

1. Resolution
2. Map

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Riverfront Quiet Zone (City Right-of-Way) Improvements project, CIP #ARP12.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Riverfront Quiet Zone (City Right-of-Way) Improvements project; and

WHEREAS, notice of Hearing on the plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Riverfront Quiet Zone (City Right-of-Way) Improvements project.

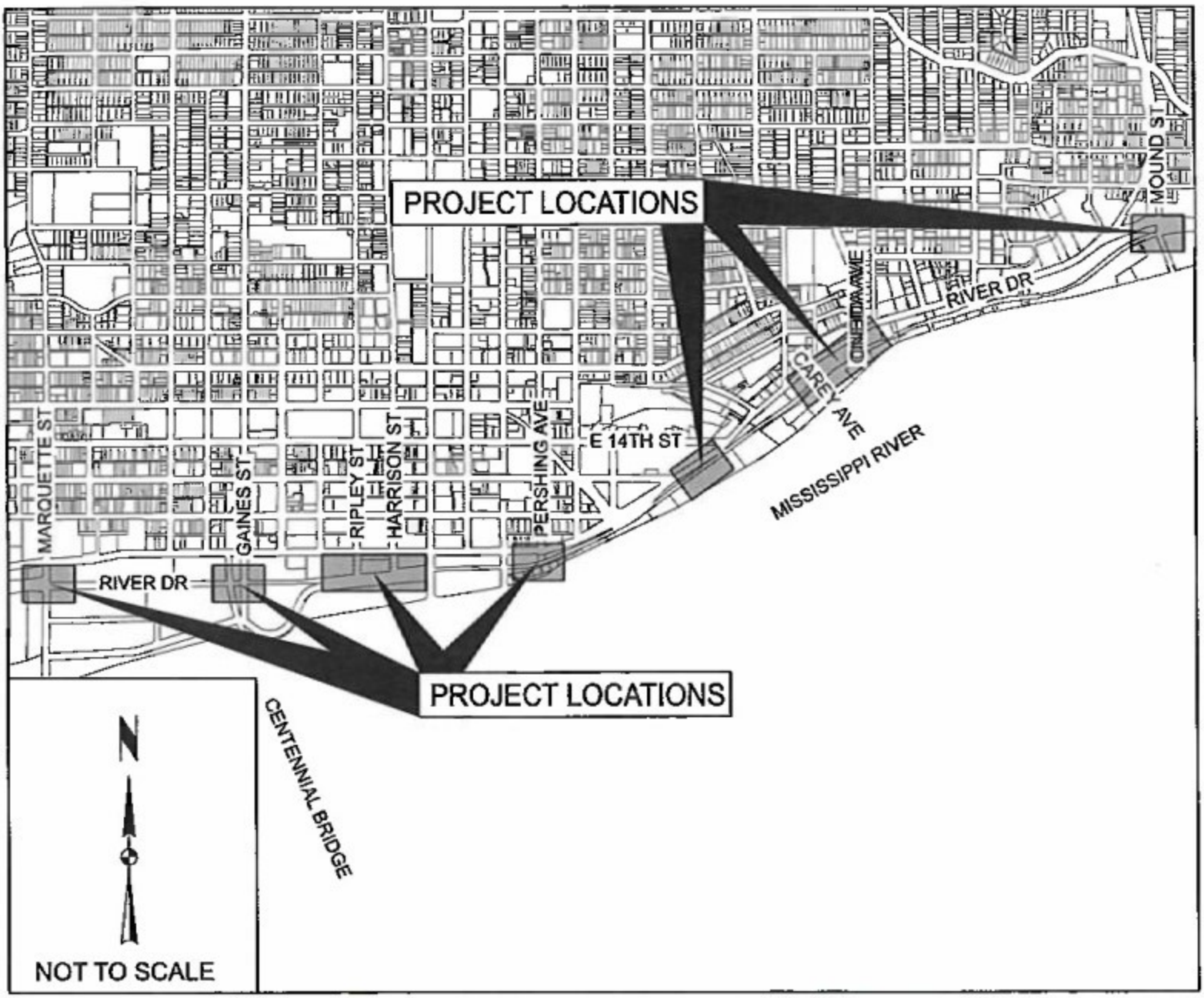
Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk



VICINITY MAP

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/4/2026

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the PROTECT | 2nd and Gaines Flood Mitigation project, CIP #35067. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport, in partnership with the Federal Highway Administration (FHWA), has initiated a series of projects designed to enhance the reliability of the City's transportation network by reducing roadway closures and detours caused by Mississippi River flooding. This proposed project, located at the referenced intersection and surrounding area, involves elevating the roadway to remain passable up to Mississippi River stage 22. When combined with other ongoing and targeted flood-mitigation projects, this improvement is integral to establishing a permanent flood-detour route. The planned detour will begin on the west side of the community at the intersection of Interstate 280 and U.S. Business 61 (West River Drive), continue to Rockingham Road, transition to Marquette Street, and proceed to 4th Street, with 3rd Street serving as an alternate route. Both 3rd and 4th Streets connect to East River Drive, which is expected to remain accessible to the eastern city limits up to Mississippi River stage 22.

This project will include the reconstruction of the existing roadway utilizing 10-inch portland cement concrete (PCC) pavement over a 6-inch granular subbase, including the installation of subdrains. The proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment necessary for the reconstruction of the roadway; reestablishment of driveway and sidewalk connections to adjacent properties to match proposed roadway elevations; storm sewer improvements; sidewalk and ADA-compliant ramp improvements; pavement markings; erosion control; and other associated work necessary to complete the project.

This project is budgeted in CIP #35067.

Attachments:
1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the PROTECT | 2nd and Gaines Flood Mitigation project, CIP #35067.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the PROTECT | 2nd and Gaines Flood Mitigation project; and

WHEREAS, notice of Hearing on the plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the PROTECT | 2nd and Gaines Flood Mitigation project.

Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/4/2026**

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Taxiway C and Terminal Apron Entrance Taxiways Reconstruction project at the Davenport Municipal Airport, CIP #20016. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
This project includes the removal and reconstruction of Taxiway C and its associated Terminal Apron entrance taxiways, upgrades to the stormwater drainage system, and replacement of the lighting systems. Originally constructed in the late 1940s, this infrastructure has reached the end of its useful life. The work will include all necessary labor, materials, and equipment for pavement reconstruction, pavement markings, manholes, drainage improvements, electrical upgrades, and related improvements.

Construction funding is included in the proposed FY2027 Capital Improvement Program (CIP), including the required local match to a federal grant. Unlike most grant processes, the Federal Aviation Administration (FAA) requires Airport Improvement Program (AIP) grant applications to be based on defined bid costs rather than estimates. As a result, the City must solicit bids prior to applying for this opportunity. FAA guidelines require grant applications to be submitted by May 1, 2026.

Following receipt of bids, a separate agenda item will be presented to the City Council for consideration of contract award. The contract will include a provision making it contingent upon successful grant award and FAA approval of the bidding process.

The project is budgeted in CIP #20016.

Attachments:
1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Taxiway C and Terminal Apron Entrance Taxiways Reconstruction project at the Davenport Municipal Airport, CIP #20016.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Taxiway C and Terminal Apron Entrance Taxiways Reconstruction project at the Davenport Municipal Airport; and

WHEREAS, notice of Hearing on the plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Taxiway C and Terminal Apron Entrance Taxiways Reconstruction project at the Davenport Municipal Airport.

Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/4/2026**

Subject:
Resolution amending the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5]

Recommendation:
Resolution amending the resolution of necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5]

Background:
As a part of the Alley Cost Share Program, alley reconstruction/resurfacing requests begin by receiving a petition signed by 30% of the property owners on the block face. Staff then provides cost estimates based on the following updated cost sharing:

- Residential | 25% property owner/75% City funds
- Commercial | 50% property owner/50% City funds

If more than 50% of the property owners wish to 'opt out' of the program, then the alley does not move forward in the assessment process. This 'opt out' period has occurred, and the following alleys have been identified to participate in the Program:

- Alley 1: The north-south alley between Brady Street and Perry Street from East 14th Street to East 15th Street. (Resurfacing)
- Alley 2: The east-west alley between West 16th Street and West 15th Street from Gaines Street and Scott Street. (Reconstruction)

As a part of the procedure for Iowa Code 384.51 for Special Assessments, the City is required to adopt this Resolution.

Attachments:
1. Resolution
2. Overall Location Map
3. Location Map - Alley 1
4. Location Map - Alley 2
5. Assessment Schedule

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION amending the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038.

WHEREAS, this Council heretofore provisionally adopted a Resolution of Necessity for the construction of the 2026 Alley Cost Share Program; and

WHEREAS, this Council, after full investigation, deems it advisable to amend the proposed Resolution of Necessity for said program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that:

A. The resolution of necessity provisionally adopted by this Council for the improvement project referred to in the preamble hereof, be amended as follows:

- None -

B. The plat and schedule of assessments are hereby amended to conform to Part A hereof and the engineers are instructed to make necessary changes therein.

C. Except as hereinabove determined, all objections are found to be without merit and are denied.

Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

2026 Alley Cost Share Program



11/25/2025, 12:38:28 PM

Parcels

1:4,800

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Web AppBuilder for ArcGIS

2026 Alley Cost Share Program



11/25/2025, 12:41:00 PM

Parcels

2024 Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

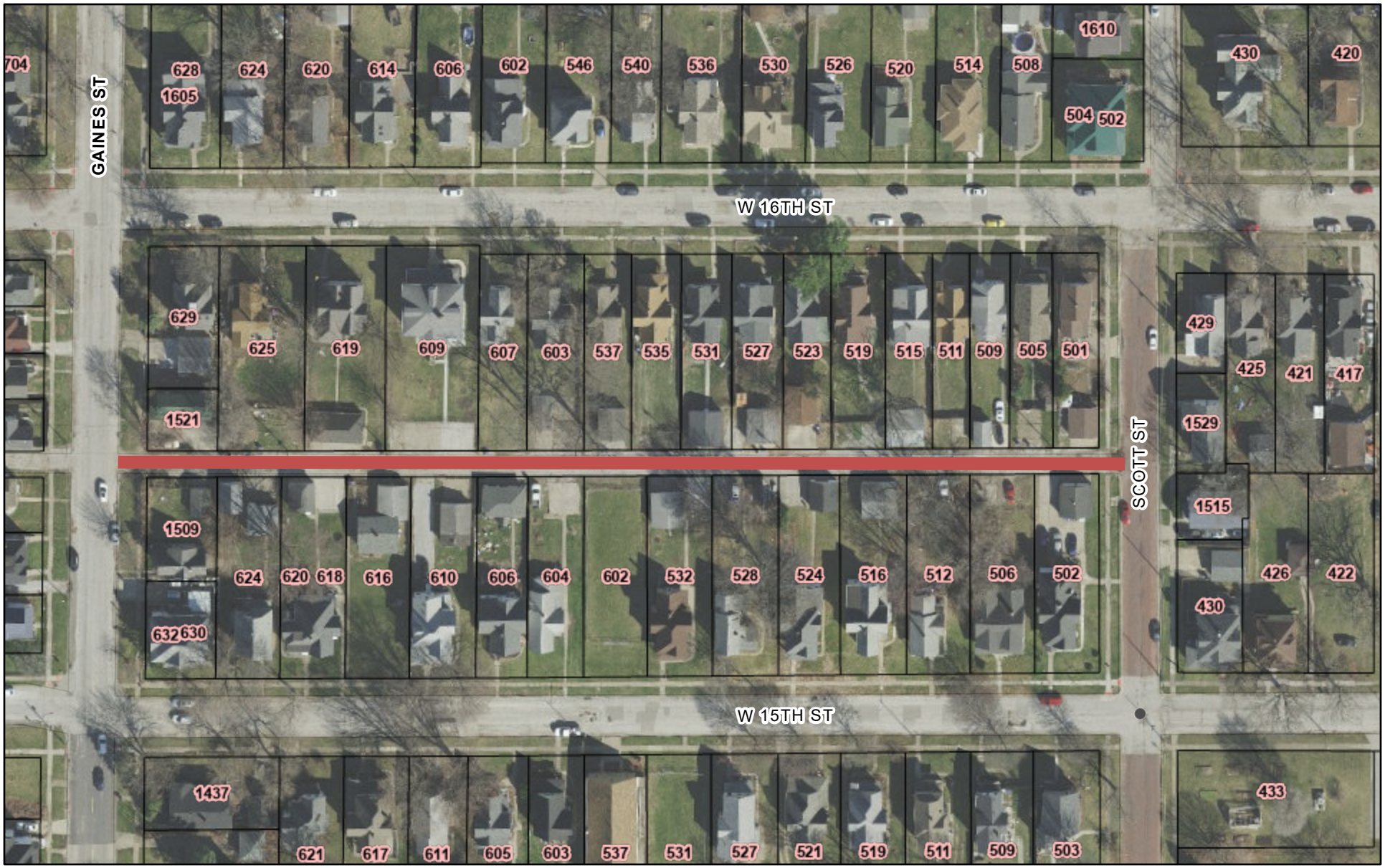
1:1,700

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Web AppBuilder for ArcGIS

2026 Alley Cost Share Program



11/25/2025, 12:40:26 PM

Parcels

2024 Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,700

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Web AppBuilder for ArcGIS

DAVENPORT
ENGINEERING & CAPITAL PROJECTS

CY 2026 Alley Cost Share Program

City Council Approval Steps

STEP	STATE CODE SECTION	APPROVED
PLANNING/DESIGN		
Prelim Resolution/Motion to Hire Engineers	Code 384.42	12-10-2026
Motion Determining Property Values	Code 384.46	1-14-2026
Res Approving and Adopting Prelim Plans, Plats and Schedule	Code 384.48	1-28-2026
Proposed Resolution of Necessity	Code 384.49	2-11-2026
Public Hearing on Resolution of Necessity	Code 384.51	2-18-2026
Resolution Amending resolution of Necessity	Code 384.51	Current
Resolution Overruling Objections	Code 384.51	Current
Resolution Adopting Resolution of Necessity	Code 384.51	Current
Resolution Ordering the Preparation of Detailed Plans, Specs	Code 384.52, 26.7	Current
Public Hearing on Plans and Specs and Cost	Code 26.12	
Resolution Approving Plans and Specs	Code 384.52	
POST-CONSTRUCTION		
Resolution Accepting Work, Proportioning Cost to Be Assessed, and Ordering Payment	Code 384.54	
Resolution Adopting Final Assessment Schedule	Code 384.60	

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/4/2026**

Subject:
Resolution overruling objections for the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5]

Recommendation:
Adopt the Resolution

Background:
As a part of the Alley Cost Share Program, alley reconstruction/resurfacing requests begin by receiving a petition signed by 30% of the property owners on the block face. Staff then provides cost estimates based on the following updated cost sharing:

- Residential | 25% property owner/75% City funds
- Commercial | 50% property owner/50% City funds

If more than 50% of the property owners wish to 'opt out' of the program, then the alley does not move forward in the assessment process. This 'opt out' period has occurred, and the following alleys have been identified to participate in the Program:

- Alley 1: The north-south alley between Brady Street and Perry Street from East 14th Street to East 15th Street. (Resurfacing)
- Alley 2: The east-west alley between West 16th Street and West 15th Street from Gaines Street and Scott Street. (Reconstruction)

The objections from the 'opt out' period are:

- Alley 1: 11 total properties, 1 objection
- Alley 2: 32 total properties, 3 objections

As part of the procedure for Iowa Code 384.51 for Special Assessments, the City is required to adopt this Resolution to proceed with special assessments.

Attachments:
1. Resolution
2. Overall Location Map
3. Location Map - Alley 1
4. Location Map - Alley 2
5. Assessment Schedule

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION overruling objections for the Resolution of Necessity covering 2026 Alley Cost Share Program, CIP #35038.

WHEREAS, this Council heretofore provisionally adopted a Resolution of Necessity for the construction of the 2026 Alley Cost Share Program; and

WHEREAS, this Council, after full investigation, has determined that it is in the best interest of the municipality to construct such improvement, all as described in the said Resolution as amended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that:

A. Any objections against the making of the aforementioned improvement, the boundaries of the district, the cost, the assessment against any lot, or the final adoption of a Resolution of Necessity are found by this Council to be without merit, and that the said objections be and the same are hereby denied and overruled.

B. All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

2026 Alley Cost Share Program



11/25/2025, 12:38:28 PM

Parcels

1:4,800

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Web AppBuilder for ArcGIS

2026 Alley Cost Share Program



11/25/2025, 12:41:00 PM

Parcels

2024 Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

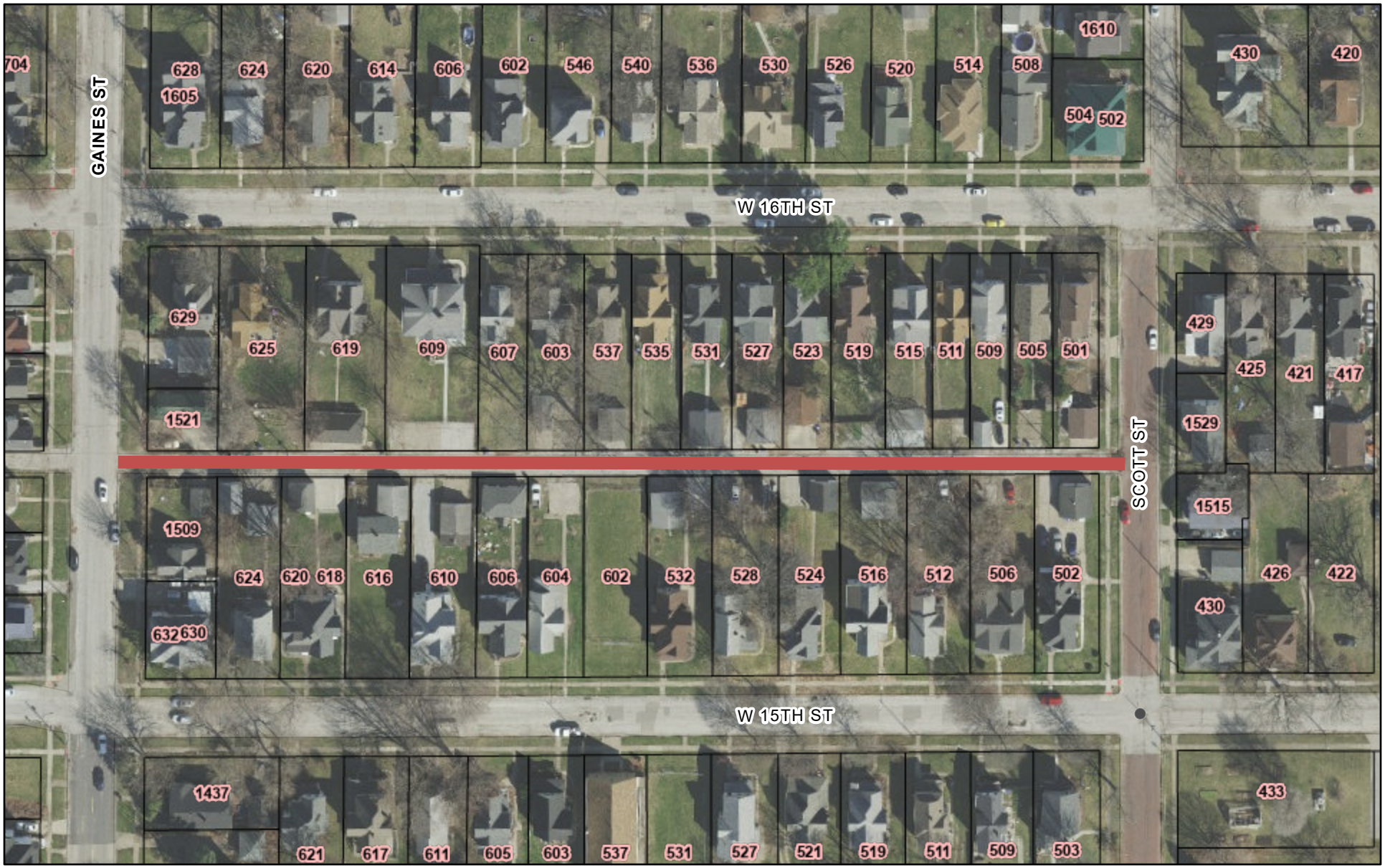
1:1,700

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Web AppBuilder for ArcGIS

2026 Alley Cost Share Program



11/25/2025, 12:40:26 PM

Parcels

2024 Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,700

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Web AppBuilder for ArcGIS

DAVENPORT
ENGINEERING & CAPITAL PROJECTS

CY 2026 Alley Cost Share Program

City Council Approval Steps

STEP	STATE CODE SECTION	APPROVED
PLANNING/DESIGN		
Prelim Resolution/Motion to Hire Engineers	Code 384.42	12-10-2026
Motion Determining Property Values	Code 384.46	1-14-2026
Res Approving and Adopting Prelim Plans, Plats and Schedule	Code 384.48	1-28-2026
Proposed Resolution of Necessity	Code 384.49	2-11-2026
Public Hearing on Resolution of Necessity	Code 384.51	2-18-2026
Resolution Amending resolution of Necessity	Code 384.51	Current
Resolution Overruling Objections	Code 384.51	Current
Resolution Adopting Resolution of Necessity	Code 384.51	Current
Resolution Ordering the Preparation of Detailed Plans, Specs	Code 384.52, 26.7	Current
Public Hearing on Plans and Specs and Cost	Code 26.12	
Resolution Approving Plans and Specs	Code 384.52	
POST-CONSTRUCTION		
Resolution Accepting Work, Proportioning Cost to Be Assessed, and Ordering Payment	Code 384.54	
Resolution Adopting Final Assessment Schedule	Code 384.60	

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/4/2026**

Subject:
Resolution adopting the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5]

Recommendation:
Adopt the Resolution.

Background:
As a part of the Alley Cost Share Program, alley reconstruction/resurfacing requests begin by receiving a petition signed by 30% of the property owners on the block face. Staff then provides cost estimates based on the following updated cost sharing:

- Residential | 25% property owner/75% City funds
- Commercial | 50% property owner/50% City funds

If more than 50% of the property owners wish to 'opt out' of the program, then the alley does not move forward in the assessment process. This 'opt out' period has occurred, and the following alleys have been identified to participate in the Program:

- Alley 1: The north-south alley between Brady Street and Perry Street from East 14th Street to East 15th Street. (Resurfacing)
- Alley 2: The east-west alley between West 16th Street and West 15th Street from Gaines Street and Scott Street. (Reconstruction)

As a part of the procedure for Iowa Code 384.51 for Special Assessments, the City is required to adopt this Resolution.

Attachments:
1. Resolution
2. Overall Location Map
3. Location Map - Alley 1
4. Location Map - Alley 2
5. Assessment Schedule

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION adopting the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038.

WHEREAS, this Council heretofore provisionally adopted a Resolution of Necessity covering the 2026 Alley Cost Share Program; and

WHEREAS, this Council held a Public Hearing, as required by law, and heard all objections to the 2026 Alley Cost Share Program; and

WHEREAS, this Council previously amended the proposed Resolution of Necessity, as deemed necessary; and

WHEREAS, this Council has overruled all objections regarding the 2026 Alley Cost Share Program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the Resolution of Necessity for the 2026 Alley Cost Share Program, as provisionally adopted on December 10, 2025, and as previously amended, is hereby adopted; and

BE IT FURTHER RESOLVED that this Council hereby directs the City Clerk to certify assessments and deficiencies to the County Treasurer and Chief Building Inspector.

Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

2026 Alley Cost Share Program



11/25/2025, 12:38:28 PM

Parcels

1:4,800

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Web AppBuilder for ArcGIS

2026 Alley Cost Share Program



11/25/2025, 12:41:00 PM

Parcels

2024 Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

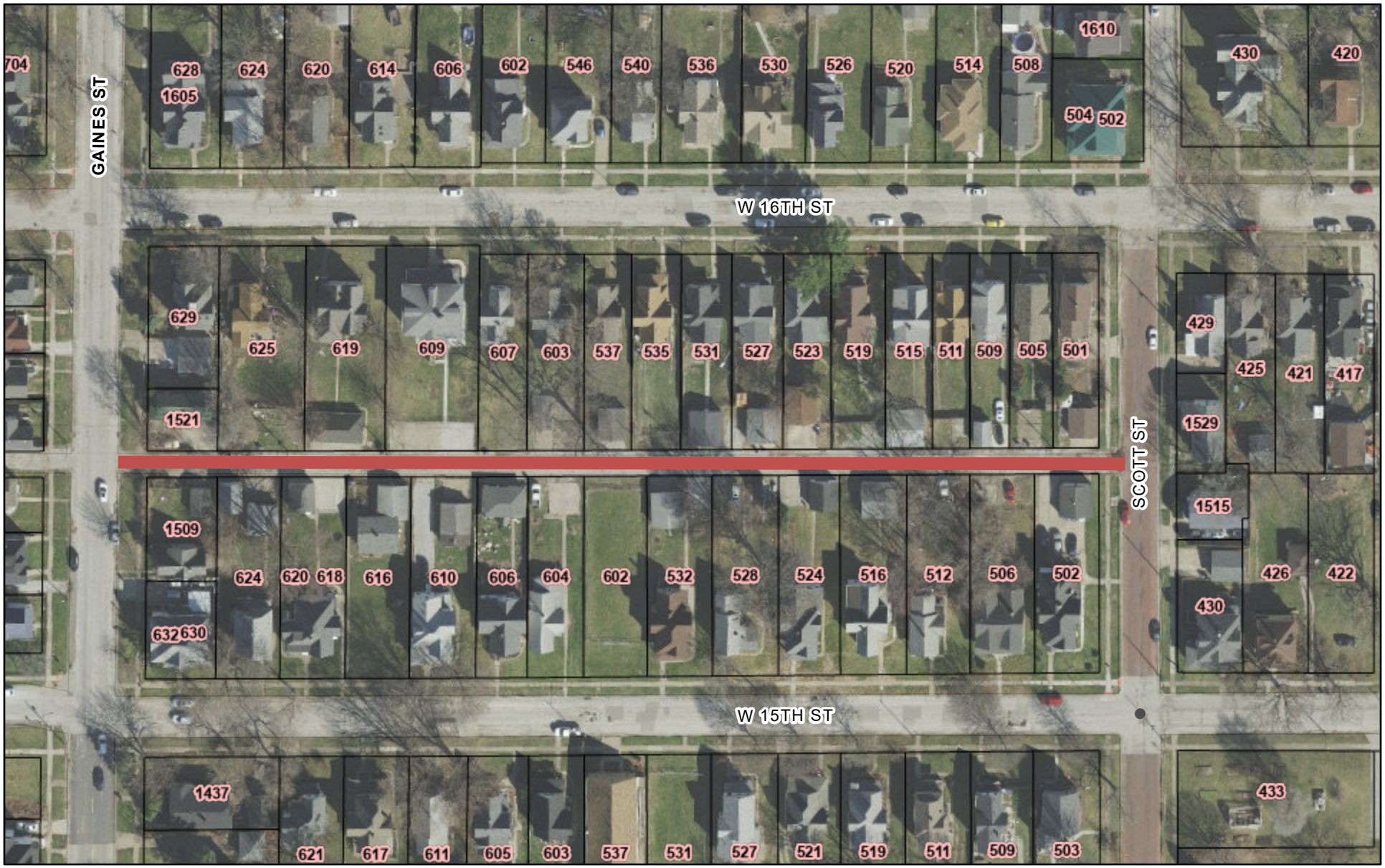
1:1,700

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Web AppBuilder for ArcGIS

2026 Alley Cost Share Program



11/25/2025, 12:40:26 PM

Parcels

2024 Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,700

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Web AppBuilder for ArcGIS

DAVENPORT
ENGINEERING & CAPITAL PROJECTS

CY 2026 Alley Cost Share Program

City Council Approval Steps

STEP	STATE CODE SECTION	APPROVED
PLANNING/DESIGN		
Prelim Resolution/Motion to Hire Engineers	Code 384.42	12-10-2026
Motion Determining Property Values	Code 384.46	1-14-2026
Res Approving and Adopting Prelim Plans, Plats and Schedule	Code 384.48	1-28-2026
Proposed Resolution of Necessity	Code 384.49	2-11-2026
Public Hearing on Resolution of Necessity	Code 384.51	2-18-2026
Resolution Amending resolution of Necessity	Code 384.51	Current
Resolution Overruling Objections	Code 384.51	Current
Resolution Adopting Resolution of Necessity	Code 384.51	Current
Resolution Ordering the Preparation of Detailed Plans, Specs	Code 384.52, 26.7	Current
Public Hearing on Plans and Specs and Cost	Code 26.12	
Resolution Approving Plans and Specs	Code 384.52	
POST-CONSTRUCTION		
Resolution Accepting Work, Proportioning Cost to Be Assessed, and Ordering Payment	Code 384.54	
Resolution Adopting Final Assessment Schedule	Code 384.60	

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/4/2026**

Subject:
Resolution ordering preparation of detailed plans, specifications, notice of hearing, notice to bidders, form of contract, and publication of the notice to bidders and notice of hearing covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5]

Recommendation:
Adopt the Resolution.

Background:
As a part of the Alley Cost Share Program, alley reconstruction/resurfacing requests begin by receiving a petition signed by 30% of the property owners on the block face. Staff then provides cost estimates based on the following updated cost sharing:

- Residential | 25% property owner/75% City funds
- Commercial | 50% property owner/50% City funds

If more than 50% of the property owners wish to 'opt out' of the program, then the alley does not move forward in the assessment process. This 'opt out' period has occurred, and the following alleys have been identified to participate in the Program:

- Alley 1: The north-south alley between Brady Street and Perry Street from East 14th Street to East 15th Street. (Resurfacing)
- Alley 2: The east-west alley between West 16th Street and West 15th Street from Gaines Street and Scott Street. (Reconstruction)

As a part of the procedure for Iowa Code 384.52 for Special Assessments, the City is required to adopt this Resolution.

Attachments:
1. Resolution
2. Overall Location Map
3. Location Map - Alley 1
4. Location Map - Alley 2
5. Assessment Schedule

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION ordering preparation of detailed plans, specifications, notice of hearing, notice to bidders, form of contract and publication of the notice to bidders and notice of hearing covering the 2026 Alley Cost Share Program, CIP #35038.

WHEREAS, this Council has adopted the final Resolution of Necessity in connection with the 2026 Alley Cost Share Program; and

WHEREAS, detailed plans and specifications, notice of hearing, notice to bidders, and form of contract should be prepared and filed with the Clerk; and

WHEREAS, said notice of hearing should now be published and the hearing held; and

WHEREAS, said notice to bidders should now be published for the letting date determined.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa, that:

Section 1. The Project Engineer is hereby instructed to prepare and file with the Clerk detailed plans and specifications covering the aforementioned Improvement Project.

Section 2. The Project Engineer and the City's Attorney are hereby instructed to prepare and file with the Clerk notice of hearing, notice to bidders, and form of contract covering the aforementioned Improvement Project, publish said notice of hearing and notice to bidders and hold the hearing and the letting.

Section 3. All resolutions, or parts thereof, that conflict with this resolution are hereby repealed to the extent of such conflict.

Passed and approved this 11th day of March, 2026.

Approved:

Jason Gordon
Mayor

Attest:

Brian Krup
Deputy City Clerk

2026 Alley Cost Share Program



11/25/2025, 12:38:28 PM

Parcels

1:4,800

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Web AppBuilder for ArcGIS

2026 Alley Cost Share Program



11/25/2025, 12:41:00 PM

Parcels

2024 Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

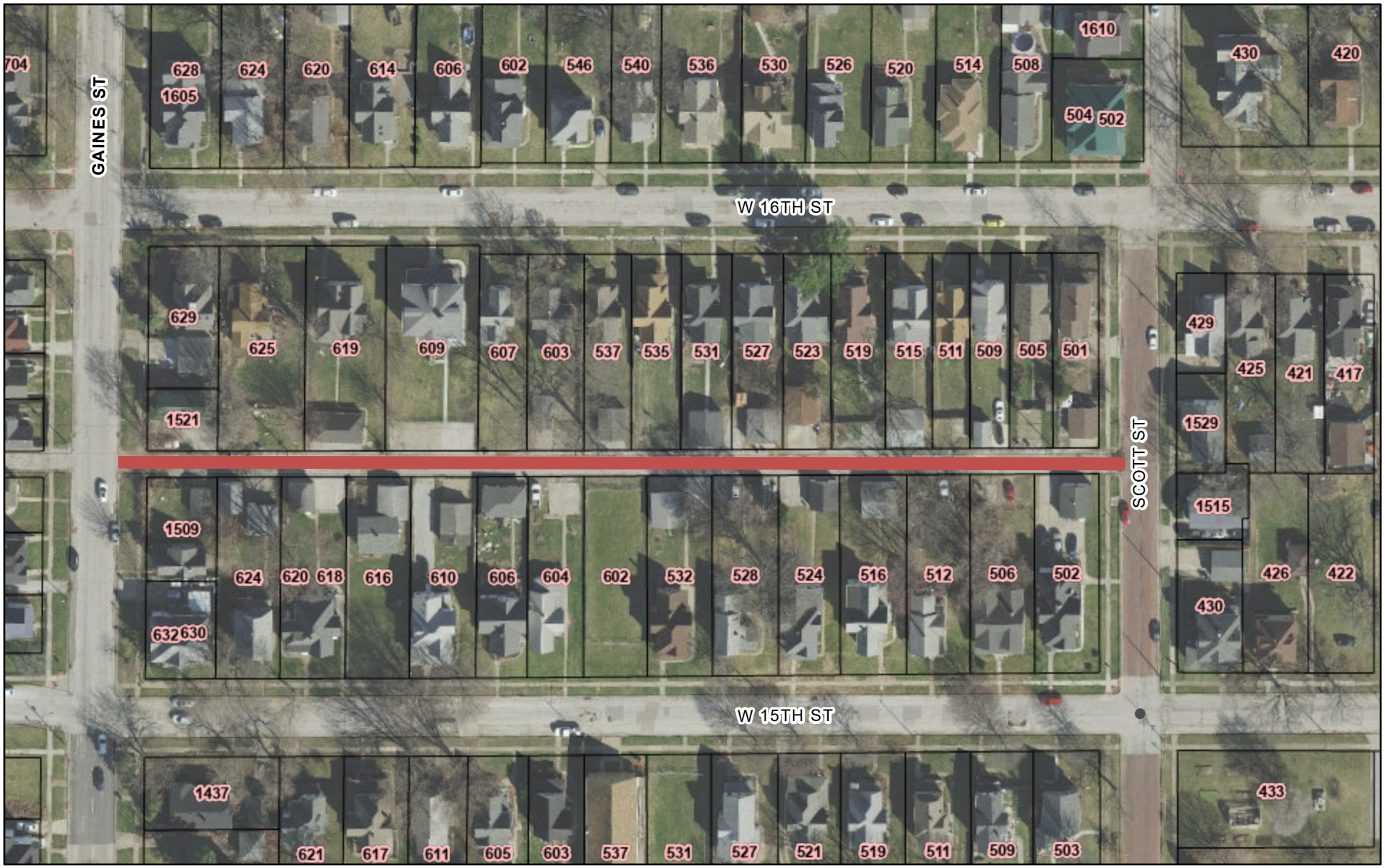
1:1,700

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Web AppBuilder for ArcGIS

2026 Alley Cost Share Program



11/25/2025, 12:40:26 PM

Parcels

2024 Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,700

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Web AppBuilder for ArcGIS

DAVENPORT
ENGINEERING & CAPITAL PROJECTS

CY 2026 Alley Cost Share Program

City Council Approval Steps

STEP	STATE CODE SECTION	APPROVED
PLANNING/DESIGN		
Prelim Resolution/Motion to Hire Engineers	Code 384.42	12-10-2026
Motion Determining Property Values	Code 384.46	1-14-2026
Res Approving and Adopting Prelim Plans, Plats and Schedule	Code 384.48	1-28-2026
Proposed Resolution of Necessity	Code 384.49	2-11-2026
Public Hearing on Resolution of Necessity	Code 384.51	2-18-2026
Resolution Amending resolution of Necessity	Code 384.51	Current
Resolution Overruling Objections	Code 384.51	Current
Resolution Adopting Resolution of Necessity	Code 384.51	Current
Resolution Ordering the Preparation of Detailed Plans, Specs	Code 384.52, 26.7	Current
Public Hearing on Plans and Specs and Cost	Code 26.12	
Resolution Approving Plans and Specs	Code 384.52	
POST-CONSTRUCTION		
Resolution Accepting Work, Proportioning Cost to Be Assessed, and Ordering Payment	Code 384.54	
Resolution Adopting Final Assessment Schedule	Code 384.60	

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/4/2026**

Subject:
Resolution approving a grant agreement with the Iowa Department of Transportation in the amount of $1,106,812 for the Utica Ridge Road and East 56th Street Roundabout project. [Ward 6]

Recommendation:
Adopt the Resolution.

Background:
The intersection of Utica Ridge Road and East 56th Street currently operates with stop control on East 56th Street and experiences significant delays for side-street traffic, particularly during peak periods. Traffic volumes have increased to the point that the intersection now meets signal warrants, confirming that improvements are needed to address congestion and safety concerns.

Both a traffic signal and a single-lane roundabout were evaluated. The roundabout offers substantially greater safety benefits, reducing the likelihood and severity of right-angle and left-turn crashes. In addition, the roundabout is expected to reduce vehicle emissions more effectively than a traffic signal due to decreased idling and stop-and-go traffic.

To improve safety and reduce emissions, a grant application was submitted to the Iowa Department of Transportation for the Iowa Clear Air Attainment Program (ICAAP) to construct a roundabout at the intersection of Utica Ridge Road and East 56th Street. The air quality benefits were a key factor in securing grant funding for the project.

The City was awarded 80% of estimated construction costs, not to exceed $1,106,812. The City's required 20% match, plus design and right-of-way costs, is currently estimated to be $515,000. Approval of this Resolution allows the City to accept the grant and move forward with design.

Attachments:
1. Resolution
2. Grant Agreement

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving a grant agreement in the amount of $1,106,812 with the Iowa Department of Transportation for the Utica Ridge Road and East 56th Street Roundabout project.

WHEREAS, the City of Davenport (the "City") is a political subdivision organized and existing under the law and the Constitution of the State of Iowa (the "State"); and

WHEREAS, the Iowa Department of Transportation, through the Iowa's Clean Air Attainment Program (ICAAP), is offering a grant agreement to the City which will cover eligible costs related to the roundabout project at Utica Ridge Road and East 56th Street; and

WHEREAS, the City has been awarded 80% of estimated construction costs, not to exceed $1,106,812, with a required City match of 20%, plus design and right-of-way costs, currently estimated to be $515,000.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa, that a grant agreement in the amount of $1,106,812 with the Iowa Department of Transportation for the Utica Ridge Road and East 56th Street Roundabout project is hereby approved.

Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

IOWA DEPARTMENT OF TRANSPORTATION
Federal-Aid Agreement for a
Iowa's Clean Air Attainment Program (ICAAP) Project

Subrecipient: **Davenport**
Subrecipient Unique Entity Identifier: **WJCNAUXKNRL7**
Project Number(s): **STP-A-1827(713)—86-82**
Iowa DOT Agreement Number: **2026-ICAAP-01**

This agreement, made as of the date of the last party's signature below, is between the City of Davenport (hereinafter referred to as Subrecipient) and the Iowa Department of Transportation, the federal pass-through entity (hereinafter referred to as the Department). Iowa Code Sections 306A.7 and 307.44 provide for the Subrecipient and the Department to enter into agreements with each other for the purpose of financing transportation improvement projects in Iowa with federal funds. Federal regulations require federal funds to be administered by the Department. The federal-aid highway funds included in this agreement are jointly implemented by the Federal Highway Administration (FHWA) and the Department.

The Subrecipient has received federal funding through the Iowa's Clean Air Attainment Program (ICAAP), which is funded by the Congestion Mitigation and Air Quality (CMAQ) Program, as codified in Section 149 of Title 23, United States Code (U.S.C.); which are hereinafter referred to as ICAAP funds. The Catalog of Federal Domestic Assistance (CFDA) number and title for this funding is 20.205 Highway Planning and Construction.

Pursuant to the terms of this agreement, applicable statutes, and administrative rules, the Department agrees to provide the funding named above to the Subrecipient for the authorized and approved costs for eligible items associated with the project.

Under this agreement, the parties further agree as follows:

1. The Subrecipient shall be responsible for carrying out the provisions of this agreement.

2. All notices required under this agreement shall be made in writing to the appropriate contact person. The Department's contact person shall be Jared Smith, Local Systems Bureau, 800 Lincoln Way, Ames, Iowa 50010, 515-239-1713. The Subrecipient's contact person shall be Jeri Vondera, Assistant Traffic Engineering Manager, City of Davenport, Iowa.

3. The Subrecipient shall be responsible for the development and completion of the following described project:

   Utica Ridge Road & East 56th Street Roundabout

4. The Subrecipient shall receive reimbursement for costs of authorized and approved eligible project activities from ICAAP funds. The portion of the project costs reimbursed with ICAAP funds shall be

limited to a maximum of either 80 percent of eligible costs (other than those reimbursed with other federal funds) or the amount listed $1,106,812 in the Bi-State Regional Commission current Transportation Improvement Program (TIP) and approved in the current Statewide Transportation Improvement Program (STIP), whichever is less. Eligible project activities will be as described in Section 149 of Title 23, United States Code (U.S.C.) and determined by the Department to be eligible.

5. Eligible project costs in excess of the amount reimbursed by the Department above will be considered the local contribution and may include cash, non-cash or approved state fund contributions, subject to Department approval. The local contribution must equal a minimum of 20 percent of eligible project costs. The subrecipient shall certify to the Department the value of any non-cash contribution to the project prior to it being incurred and in accordance with the procedures outlined in the applicable Instructional Memorandum to Local Public Agencies (I.M.s). The Department retains the sole authority to determine the eligibility and value of the Subrecipient's non-cash contribution for the purposes of this agreement. If the Subrecipient's total cash and non-cash contribution is determined by the Department to be less than that required by this agreement, the Subrecipient shall increase its cash contribution or the grant amount associated with this project shall be reduced accordingly.

6. The Subrecipient must have let the contract or have construction started within two years of October 1, 2026. If the Subrecipient does not do this, they will be in default for which the Department can revoke funding commitments. The Department may approve extensions of this agreement for periods up to six months upon receipt of a written request from the Subrecipient at least sixty (60) days prior to the deadline.

7. The Subrecipient shall provide a summary report measuring the success of its effect on vehicle emissions to the Department upon completion of the project and prior to requesting final reimbursement. The report will include before and after project emissions calculations comparing new data compiled after project completion to the data submitted with the project application. Through a quantitative analysis, the summary must show how many kilograms of pollutants (including CO, VOC, NOx, and if applicable PM) have been reduced. The preparation of this summary may require additional data collection or modeling. These tasks or services are not considered project costs and are not eligible for reimbursement.

8. If the Subrecipient fails to perform any obligation under this agreement, the Department shall have the right, after first giving thirty (30) days written notice to the Subrecipient by certified mail return receipt requested, to declare any part or all of this agreement in default. The Subrecipient shall have thirty (30) days from date of mailing of the notice to cure the default. If the Recipient cures the default, the Subrecipient shall notify Department no later than five (5) days after cure or before the end of said thirty (30) day period given to cure the default. The Department may thereafter determine whether the default has, in fact, been cured, or whether the Subrecipient remains in default.

9. This agreement may be declared to be in default by the Department if the Department determines that the Subrecipient's application for funding contained inaccuracies, omissions, errors or misrepresentations; or if the Department determines that the project is not developed as described in the application and according to the requirements of this agreement.

10. In the event a default is not cured the Department may do any of the following: a) revoke funding commitments of funds loaned or granted by this agreement; b) seek repayment of funds loaned or granted by this agreement; or c) revoke funding commitments of funds loaned or granted by this agreement and also seek repayment of funds loaned or granted by this agreement. By signing this agreement the Subrecipient agrees to repay said funding if they are found to be in default. Repayment methods may include cash repayment, installment repayments with negotiable interest rates, or other methods as approved by the Department.

11. The Subrecipient shall comply with Exhibit 1, General Agreement Provisions for use of Federal Highway Funds on Non-primary Highways, which is attached hereto and by this reference is incorporated into this agreement.

12. The Subrecipient shall maintain, or cause to be maintained for the intended public use, the improvement for twenty (20) years from the completion date in a manner acceptable to the Department.

13. This agreement is not assignable without the prior written consent of the Department.

14. If any part of this agreement is found to be void and unenforceable, the remaining provisions of this agreement shall remain in effect.

15. It is the intent of both parties that no third-party beneficiaries be created by this agreement.

16. This agreement and the attached exhibit constitute the entire agreement between the Department and the Subrecipient concerning this project. Representations made before the signing of this agreement are not binding, and neither party has relied upon conflicting representations in entering into this agreement. Any change or alteration to the terms of this agreement shall be made in the form of an addendum to this agreement. The addendum shall become effective only upon written approval of the Department and the Subrecipient.

IN WITNESS WHEREOF, each of the parties hereto has executed this agreement as of the date shown opposite its signature below.

SUBRECIPIENT: City of Davenport

By: _____ Date_____, _____

Title: _____

CERTIFICATION:

I, _____, certify that I am the Clerk of the city, and that
(Name of City Clerk)

_____, who signed said Agreement for and on behalf of
(Name of Mayor/Signer Above)

the city was duly authorized to execute the same by virtue of a formal resolution duly passed and adopted by the city, on the ____ day of_____, _____.

Signed: _____

City Clerk of Davenport, Iowa.

IOWA DEPARTMENT OF TRANSPORTATION
Transportation Development Division
800 Lincoln Way, Ames, Iowa 50010
Tel. 515-239-1664

By: _____ Date_____, _____
Debra Arp
Grant Team Leader
Local Systems Bureau

EXHIBIT 1
General Agreement Provisions for use of Federal Highway Funds on Non-primary Projects

Unless otherwise specified in this agreement, the Subrecipient shall be responsible for the following:

1. General Requirements.

a. The Subrecipient shall take the necessary actions to comply with applicable state and federal laws and regulations. To assist the Subrecipient, the Department has provided guidance in the Federal-aid Project Development Guide (Guide) and the Instructional Memorandums to Local Public Agencies (I.M.s) that are referenced by the Guide. Both are available on-line at: https://iowadot.gov/local_systems/im/lpa-ims. The Subrecipient shall follow the applicable procedures and guidelines contained in the Guide and I.M.s in effect at the time project activities are conducted.

b. In accordance with Title VI of the Civil Rights Act of 1964 and associated subsequent nondiscrimination laws, regulations, and executive orders, the Subrecipient shall not discriminate against any person on the basis of race, color, national origin, sex, age, or disability. In accordance with Iowa Code Chapter 216, the Subrecipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, national origin, religion, pregnancy, or disability. The Subrecipient agrees to comply with the requirements outlined in I.M. 1.070, Title VI and Nondiscrimination Requirements which includes the requirement to provide a copy of the Subrecipient's Title VI Plan or Agreement and Standard DOT Title VI Assurances to the Department.

c. The Subrecipient shall comply with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), Section 504 of the Rehabilitation Act of 1973 (Section 504), the associated Code of Federal Regulations (CFR) that implement these laws, and the guidance provided in I.M. 1.080, ADA Requirements. When bicycle and/or pedestrian facilities are constructed, reconstructed, or altered, the Subrecipient shall make such facilities compliant with the ADA and Section 504, which includes following the requirements set forth in Chapter 12A for sidewalks and Chapter 12B for Bicycle Facilities of the Iowa DOT Design Manual.

d. To the extent allowable by law, the Subrecipient agrees to indemnify, defend, and hold the Department harmless from any claim, action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection, or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Department's application review and approval process, plan and construction reviews, and funding participation.

e. As required by 2 CFR 200.501 "Audit Requirements," a non-federal entity expending $750,000 or more in federal awards in a year shall have a single or program-specific audit conducted for that year in accordance with the provision of that part. Auditee responsibilities are addressed in Subpart F of 2 CFR 200. The federal funds provided by this agreement shall be reported on the appropriate Schedule of Expenditures of Federal Awards (SEFA) using the Catalog of Federal

Domestic Assistance (CFDA) number and title as shown in this agreement. If the Subrecipient will pay initial project costs and request reimbursement from the Department, the Subrecipient shall report this project on its SEFA. If the Department will pay initial project costs and then credit those accounts from which initial costs were paid, the Department will report this project on its SEFA. In this case, the Subrecipient shall not report this project on its SEFA.

f. The Subrecipient shall supply the Department with all information required by the Federal Funding Accountability and Transparency Act of 2006 and 2 CFR Part 170.

g. The Subrecipient shall comply with the following Disadvantaged Business Enterprise (DBE) requirements:

   i. The Subrecipient shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any Department-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Subrecipient shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of Department-assisted contracts.

   ii. The Subrecipient shall comply with the requirements of I.M. 5.010, DBE Guidelines.

   iii. The Department's DBE program, as required by 49 CFR Part 26 and as approved by the Federal Highway Administration (FHWA), is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Subrecipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

h. Termination of funds. Notwithstanding anything in this agreement to the contrary, and subject to the limitations set forth below, the Department shall have the right to terminate this agreement without penalty and without any advance notice as a result of any of the following: 1) The federal government, legislature or governor fail in the sole opinion of the Department to appropriate funds sufficient to allow the Department to either meet its obligations under this agreement or to operate as required and to fulfill its obligations under this agreement; or 2) If funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by the Department to make any payment hereunder are insufficient or unavailable for any other reason as determined by the Department in its sole discretion; or 3) If the Department's authorization to conduct its business or engage in activities or operations related to the subject matter of this agreement is withdrawn or materially altered or modified. The Department shall provide the Subrecipient with written notice of termination pursuant to this section.

2. Programming and Federal Authorization.

a. The Subrecipient shall be responsible for including the project in the appropriate Regional Planning Affiliation (RPA) or Metropolitan Planning Organization (MPO) Transportation Improvement Program (TIP). The Subrecipient shall also ensure that the appropriate RPA or MPO, through their TIP submittal to the Department, includes the project in the Statewide Transportation Improvement Program (STIP). If the project is not included in the appropriate fiscal year of the STIP, federal funds cannot be authorized.

b. Before beginning any work for which federal funding reimbursement will be requested, the Subrecipient shall contact the Department to obtain the procedures necessary to secure FHWA authorization. The Subrecipient shall submit a written request for FHWA authorization to the Department. After reviewing the Subrecipient's request, the Department will forward the request to the FHWA for authorization and obligation of federal funds. The Department will notify the Subrecipient when FHWA authorization is obtained. The cost of work performed prior to FHWA authorization will not be reimbursed with federal funds.

c. Upon receiving FHWA authorization, the Subrecipient must show federal aid funding activity to receive the programmed amount authorized for the project. If there is no funding activity for nine or more months after the previous activity, the remaining unused programmed amount will be de-obligated from the project and there will be no further federal aid reimbursement issued for the project. If the Subrecipient knows in advance that funding activity will not occur for the nine months, the Contract Administrator needs to be notified to determine if programming of funds can be adjusted or other options can be explored.

d. Upon receipt of Federal Highway Administration (FHWA) authorization a Federal Award Identification Number (FAIN) will be assigned to this project by the FHWA based on a methodology that incorporates identifying information about the federal award such as the federal funding program code and the federal project number. This FAIN will be used to identify this project and award on the federal government's listing of financial assistance awards consistent with the Federal Funding Accountability and Transparency Act of 2006 (FFATA) at usaspending.gov.

e. A period of performance for this federal funding award will be established at the time of FHWA authorization. The start date of the period of performance will be the FHWA authorization date. The project end date (PED) will be determined according to the methodology in I.M. 1.200, Federal Funds Management. Costs incurred before the start date or after the PED of the period of performance will not be eligible for reimbursement.

3. Federal Participation in Work Performed by Subrecipient Employees.

a. If federal reimbursement will be requested for engineering, construction inspection, right-of-way acquisition or other services provided by employees of the Subrecipient, the Subrecipient shall follow the procedures in I.M. 3.330, Federal-aid Participation in In-House Services.

b. If federal reimbursement will be requested for construction performed by employees of the Subrecipient, the Subrecipient shall follow the procedures in I.M. 6.010, Federal-aid Construction by Local Agency Forces.

c. If the Subrecipient desires to claim indirect costs associated with work performed by its employees, the Subrecipient shall prepare and submit to the Department an indirect cost rate proposal and related documentation in accordance with the requirements of 2 CFR 200. Before incurring any indirect costs, such indirect cost rate proposal shall be certified by the FHWA or the federal agency providing the largest amount of federal funds to the Subrecipient. If approved, the approved indirect cost rate shall be incorporated by means of an addendum to this agreement.

4. Design and Consultant Services

a. The Subrecipient shall be responsible for the design of the project, including all necessary plans, specifications, and estimates (PS&E). The project shall be designed in accordance with the design guidelines provided or referenced by the Department in the Guide and applicable I.M.s.

b. If the Subrecipient requests federal funds for consultant services, the Subrecipient and the Consultant shall prepare a contract for consultant services in accordance with 23 CFR Part 172. These regulations require a qualifications-based selection process. The Subrecipient shall follow the procedures for selecting and using consultants outlined in I.M. 3.310, Federal-aid Participation in Consultant Costs.

5. Environmental Requirements and other Agreements or Permits.

a. The Subrecipient shall take the appropriate actions and prepare the necessary documents to fulfill the FHWA requirements for project environmental studies including historical/cultural reviews and location approval. The Subrecipient shall complete any mitigation agreed upon in the FHWA approval document. These procedures are set forth in I.M. 3.020, Concept Statement Instructions; 4.020, NEPA Process; 4.110, Threatened and Endangered Species; and 4.120, Cultural Resource Regulations.

b. If farmland is to be acquired, whether for use as project right-of-way or permanent easement, the Subrecipient shall follow the procedures in I.M. 4.170, Farmland Protection Policy Act.

c. The Subrecipient shall obtain project permits and approvals, when necessary, from the Iowa Department of Cultural Affairs (State Historical Society of Iowa; State Historic Preservation Officer), Iowa Department of Natural Resources, U.S. Coast Guard, U.S. Army Corps of Engineers, the Department, or other agencies as required. The Subrecipient shall follow the procedures in I.M. 4.130, 404 Permit Process; 4.140, Storm Water Permits; 4.150, Iowa DNR Floodplain Permits and Regulations; 4.160, Asbestos Inspection, Removal and Notification Requirements; and 4.190, Highway Improvements in the Vicinity of Airports or Heliports.

d. In all contracts entered into by the Subrecipient, and all subcontracts, in connection with this project that exceed $100,000, the Subrecipient shall comply with the requirements of Section

114 of the Clean Air Act and Section 308 of the Federal Water Pollution Control Act, and all their regulations and guidelines. In such contracts, the Subrecipient shall stipulate that any facility to be utilized in performance of or to benefit from this agreement is not listed on the Environmental Protection Agency (EPA) List of Violating Facilities or is under consideration to be listed.

6. Right-of-Way, Railroads and Utilities.

a. The Subrecipient shall acquire the project right-of-way, whether by lease, easement, or fee title, and shall provide relocation assistance benefits and payments in accordance with the procedures set forth in I.M. 3.600, Right-of-Way Acquisition, and the Department's Right of Way Bureau Local Public Agency Manual. The Subrecipient shall contact the Department for assistance, as necessary, to ensure compliance with the required procedures, even if no federal funds are used for right-of-way activities. The Subrecipient shall obtain environmental concurrence before acquiring any needed right-of-way. With prior approval, hardship and protective buying is possible. If the Subrecipient requests federal funding for right-of-way acquisition, the Subrecipient shall also obtain FHWA authorization before purchasing any needed right-of-way.

b. If the project right-of-way is federally funded and if the actual construction is not undertaken by the close of the twentieth fiscal year following the fiscal year in which the federal funds were authorized, the Subrecipient shall repay the amount of federal funds reimbursed for right-of-way costs to the Department.

c. If a railroad crossing or railroad tracks are within or adjacent to the project limits, the Subrecipient shall obtain agreements, easements, or permits as needed from the railroad. The Subrecipient shall follow the procedures in I.M. 3.670, Work on Railroad Right-of-Way, and I.M. 3.680, Federal-aid Projects Involving Railroads.

d. The Subrecipient shall comply with the Policy for Accommodating Utilities on City and County Federal-aid Highway Right of Way for projects on non-primary federal-aid highways. For projects connecting to or involving some work inside the right-of-way for a primary highway, the Subrecipient shall follow the Department’s Policy for Accommodating Utilities on Primary Road System. Certain utility relocation, alteration, adjustment, or removal costs to the Subrecipient for the project may be eligible for federal funding reimbursement. The Subrecipient should also use the procedures outlined in I.M. 3.640, Utility Accommodation and Coordination, as a guide to coordinating with utilities.

e. If the Subrecipient desires federal reimbursement for utility costs, it shall submit a request for FHWA authorization prior to beginning any utility relocation work, in accordance with the procedures outlined in I.M. 3.650, Federal-aid Participation in Utility Relocations.

7. Construction Contract Procurement.

The following provisions apply only to projects involving physical construction or improvements to transportation facilities:

a. The project plans, specifications, and cost estimate (PS&E) shall be prepared and certified by a professional engineer, architect, or landscape architect, as applicable, licensed in the State of Iowa.

b. For projects let through the Department, the Subrecipient shall be responsible for the following:

   i. Prepare and submit the PS&E and other contract documents to the Department for review and approval in accordance with I.M. 3.700, Check and Final Plans and I.M. 3.500, Bridge or Culvert Plans, as applicable.

   ii. The contract documents shall use the Department's Standard Specifications for Highway and Bridge Construction. Prior to their use in the PS&E, specifications developed by the Subrecipient for individual construction items shall be approved by the Department.

   iii. Follow the procedures in I.M. 5.030, Iowa DOT Letting Process, to analyze the bids received, make a decision to either award a contract to the lowest responsive bidder or reject all bids, and if a contract is awarded, execute the contract documents in Doc Express.

c. For projects that are let locally by the Subrecipient, the Subrecipient shall follow the procedures in I.M. 5.120, Local Letting Process, Federal-aid.

d. The Subrecipient shall forward a completed Project Development Certification (Form 730002) to the Department in accordance with I.M. 5.050, Project Development Certification Instructions. The project shall not receive FHWA authorization for construction or be advertised for bids until after the Department has reviewed and approved the Project Development Certification.

e. If the Subrecipient is a city, the Subrecipient shall comply with the public hearing requirements of the Iowa Code section 26.12.

f. The Subrecipient shall not provide the contractor with notice to proceed until after receiving notice in Doc Express that the Department has concurred in the contract award.

8. Construction.

a. A full-time employee of the Subrecipient shall serve as the person in responsible charge of the construction project. For cities that do not have any full-time employees, the mayor or city clerk will serve as the person in responsible charge, with assistance from the Department.

b. Traffic control devices, signing, or pavement markings installed within the limits of this project shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways" per 761 IAC Chapter 130. The safety of the general public shall be assured through the use of proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as necessary.

c. For projects let through the Department, the project shall be constructed under the Department's Standard Specifications for Highway and Bridge Construction and the Subrecipient shall comply with the procedures and responsibilities for materials testing according to the

Department's Materials I.M.s applicable to the letting. Available on-line at: https://www.iowadot.gov/erl/index.html.

d. For projects let locally, the Subrecipient shall provide materials testing and certifications as required by the approved specifications.

e. If the Department provides any materials testing services to the Subrecipient, the Department will bill the Subrecipient for such testing services according to its normal policy as per Materials I.M. 103, Inspection Services Provided to Counties, Cities, and Other State Agencies.

f. The Subrecipient shall follow the procedures in I.M. 6.000, Construction Inspection, and the Department's Construction Manual, as applicable, for conducting construction inspection activities.

9. Reimbursements.

a. After costs have been incurred, the Subrecipient shall submit to the Department periodic itemized claims for reimbursement for eligible project costs. Requests for reimbursement shall be made at least once every six months but not more than bi-weekly.

b. To ensure proper accounting of costs, reimbursement requests for costs incurred prior to June 30 shall be submitted to the Department by August 1.

c. Reimbursement claims shall include a certification that all eligible project costs, for which reimbursement is requested, have been reviewed by an official or governing board of the Subrecipient, are reasonable and proper, have been paid in full, and were completed in substantial compliance with the terms of this agreement.

d. Reimbursement claims shall be submitted on forms identified by the Department along with all required supporting documentation. The Department will reimburse the Subrecipient for properly documented and certified claims for eligible project costs. The Department may withhold up to 5% of the federal share of construction costs or 5% of the total federal funds available for the project, whichever is less. Reimbursement will be made either by state warrant or by crediting other accounts from which payment was initially made. If, upon final audit or review, the Department determines the Subrecipient has been overpaid, the Subrecipient shall reimburse the overpaid amount to the Department. After the final audit or review is complete and after the Subrecipient has provided all required paperwork, the Department will release the federal funds withheld.

e. The total funds collected by the Subrecipient for this project shall not exceed the total project costs. The total funds collected shall include any federal or state funds received, any special assessments made by the Subrecipient (exclusive of any associated interest or penalties) pursuant to Iowa Code Chapter 384 (cities) or Chapter 311 (counties), proceeds from the sale of excess right-of-way, and any other revenues generated by the project. The total project costs shall include all costs that can be directly attributed to the project. In the event that the total

funds collected by the Subrecipient do exceed the total project costs, the Subrecipient shall either:

i. in the case of special assessments, refund to the assessed property owners the excess special assessments collected (including interest and penalties associated with the amount of the excess), or

ii. Refund to the Department all funds collected in excess of the total project costs (including interest and penalties associated with the amount of the excess) within 60 days of the receipt of any excess funds. In return, the Department will either credit reimbursement billings to the FHWA or credit the appropriate state fund account in the amount of refunds received from the Subrecipient.

10. Project Close-out.

a. Within 30 days of completion of construction or other activities authorized by this agreement, the Subrecipient shall provide written notification to the Department and request a final audit, in accordance with the procedures in I.M. 6.110, Final Review, Audit, and Close-out Procedures for Federal-aid, Federal-aid Swap, and Farm-to-Market Projects. Failure to comply with the procedures will result in loss of federal funds remaining to be reimbursed and the repayment of funds already reimbursed. The Subrecipient may be suspended from receiving federal funds on future projects.

b. For construction projects, the Subrecipient shall provide a certification by a professional engineer, architect, or landscape architect as applicable, licensed in the State of Iowa, indicating the construction was completed in substantial compliance with the project plans and specifications.

c. Final reimbursement of federal funds shall be made only after the Department accepts the project as complete.

d. The Subrecipient shall maintain all books, documents, papers, accounting records, reports, and other evidence pertaining to costs incurred for the project. The Subrecipient shall also make these materials available at all reasonable times for inspection by the Department, FHWA, or any authorized representatives of the federal government. Copies of these materials shall be furnished by the Subrecipient if requested. Such documents shall be retained for at least 3 years from the date of FHWA approval of the final closure document. Upon receipt of FHWA approval of the final closure document, the Department will notify the Subrecipient of the record retention date.

e. The Subrecipient shall maintain, or cause to be maintained, the completed improvement in a manner acceptable to the Department and the FHWA.

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/4/2026**

Subject:
Resolution approving a cost-share and reimbursement agreement with the Iowa Department of Transportation for three projects on Kimberly Road. [Wards 2, 6, & 7]

Recommendation:
Adopt the Resolution.

Background:
The Iowa Department of Transportation (IDOT) is scheduled to perform work along three sections of Kimberly Road (U.S. Highway 6) within city limits. The project limits are:

1. HMA resurfacing | Fairmount Street to Division Street
2. HMA resurfacing | Gaines Street to Brady Street
3. New HMA-paved shoulders | Elmore Avenue to Utica Ridge Road (Bettendorf)

As detailed in the separate "Agreement for Maintenance and Repair of Primary Roads in Municipalities" and in accordance with applicable Iowa Code, portions of the corridor are specifically the responsibility of the City to maintain. These items would include sewer repairs and adjustments, patching associated with City-owned streets, and items pertaining to surface drainage, traffic signals, and ADA-related infrastructure.

While performing the two resurfacing projects, IDOT will impact existing City-owned traffic loops. Rather than replace them, the state has agreed to provide a credit to the City utilizing a fair and reasonable price for each one disturbed. This is estimated to total $100,800. These funds will be used afterward to upgrade the traffic signals from in-pavement loops to a camera-based system, which is the standard for new signal projects within the City. This will require approximately $25,000 in additional funds from the Traffic Engineering budget.

At the City's request and cost, IDOT will be providing a curb cut and ADA-compliant sidewalks at Main Street during the Gaines Street to Brady Street resurfacing. The estimated cost is $18,069.68. Lastly, during the design phase for Fairmount to Division, it was discovered that two sewer manholes need minor adjustments. The City requested this work be included within that project's scope at an estimated City cost of $18,756.83. Funding for these two projects will come from a combination of the Civic Access Program and Traffic Control Program.

Attachments:
1. Resolution
2. Agreement

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving a cost-share and reimbursement agreement with the Iowa Department of Transportation for three projects on Kimberly Road.

WHEREAS, the Iowa Department of Transportation (IDOT) is performing three projects along Kimberly Road; and

WHEREAS, IDOT will need to reimburse the City for disruption of traffic loops during the resurfacing of Fairmount Street to Division Street and Gaines Street to Brady Street; and

WHEREAS, the City has requested work be added to these projects for City-owned infrastructure, including sewer repairs and adjustments, patching on City-owned streets, and work pertaining to surface drainage, traffic signals, and ADA-related items.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that a cost-share and reimbursement agreement with the Iowa Department of Transportation for three projects on Kimberly Road is hereby approved.

Passed and approved this 11th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

IOWA DEPARTMENT OF TRANSPORTATION
Preconstruction Agreement
For Primary Road Project

County	Scott
City	Davenport
Project No.	NHSX-006-9(088)--3H-82 HMA Resurfacing NHSN-006-9(089)--2R-82 HMA Paved Shoulders - New NHSX-006-9(090)--3H-82 HMA Resurfacing
Iowa DOT Agreement No.	2026-6-072
Staff Action No.	

This Agreement, is entered into by and between the Iowa Department of Transportation, hereinafter designated "DOT", and the city of Davenport, Iowa, a Local Public Agency, hereinafter designated "LPA", in accordance with Iowa Code Chapters 28E.12, 306, 306A and 313.4 as applicable;

The DOT proposes to establish or make improvements to U.S. 6 within Scott County, Iowa; and

The DOT and the LPA are willing to jointly participate in said project, in the manner hereafter provided; and

This Agreement reflects the current concept of this project which is subject to modification by mutual agreement between the LPA and the DOT; and

Therefore, it is agreed as follows:

1. Project Information

a. The DOT shall design, let, and inspect construction of the following described projects in accordance with the project plans and DOT Standard Specifications:

NHSX-006-9(088)--3H-82: Hot mix asphalt (HMA) resurfacing on U.S. 6 (Kimberly Road) from Fairmount Street to Division Street in the city of Davenport.

NHSN-006-9(089)--2R-82: New HMA paved shoulders on U.S. 6 from Elmore Avenue in the city of Davenport to Utica Ridge Road in the city of Bettendorf.

NHSX-006-9(090)--3H-82: HMA resurfacing on U.S. 6 (Kimberly Road) from Gaines Street to Brady Street in the city of Davenport.

See Exhibit A for project locations.

b. As part of the project, the LPA has requested minor utility adjustments, curb repairs, pavement marking updates, localized pavement patching, and sidewalk/detectable warning panel improvements to comply with the Americans with Disabilities Act (ADA) within the city of Davenport all which shall be at no cost to the DOT. See Exhibit B for estimated costs.

c. As part of the project, the HMA resurfacing work will impact the LPA's existing traffic signal vehicle loop detectors. The DOT is responsible for the cost to reinstall the vehicle loop detectors in-kind after the HMA resurfacing work is complete. The LPA has requested a dollar credit value from the DOT in lieu of replacing the vehicle loop detectors. The dollar credit value will be used by the LPA towards the cost to purchase and install a new traffic signal video detection system in lieu of reinstalling the

vehicle loop detectors.

d. Upon completion of construction, the LPA agrees to retain ownership and jurisdiction of the following referenced improvements as identified below. The LPA shall also assume responsibility for all future maintenance operations associated therewith, all at no additional expense or obligation to the DOT:

i. All work for which the LPA has a cost responsibility, including manholes, curbs, sidewalks, and detectable warning panels.

ii. Traffic signal video detection system.

2. Project Costs

a. The LPA's estimated cost share of project NHSX-006-9(088)--3H-82, Fairmount Street to Division Street, equals $18,756.83, as shown in Exhibit B. The actual LPA cost share will be determined by the DOT upon completion of construction, based upon the final quantities in place and the accepted bid at the contract letting.

b. The LPA's estimated cost share of project NHSX-006-9(090)--3H-82, Gaines Street to Brady Street, equals $18,069.68, as shown in Exhibit B. The actual LPA cost share will be determined by the DOT upon completion of construction, based upon the final quantities in place and the accepted bid at the contract letting.

c. For project NHSX-006-9(090)--3H-82, the DOT shall provide the LPA a lump sum credit of $100,800 to compensate for the estimated cost to replace the LPA's existing traffic signal loop detectors, as shown in Exhibit B.

d. For project NHSX-006-9(090)--3H-82, the DOT shall reimburse the LPA by balancing the LPA's estimated share of the project costs ($18,069.68) with the lump sum traffic signal loop detector credit ($100,800.00), estimated at $82,730.32. DOT reimbursement shall occur upon completion of construction after the actual LPA share of the project costs has been determined.

e. The DOT shall bear all costs except those allocated to the LPA under other terms of this Agreement.

3. Traffic Control

a. U.S. 6 through-traffic shall be maintained during the construction.

4. Right of Way and Permits

a. Subject to the provisions hereof, the LPA, in accordance with 761 Iowa Administrative Code Chapter 150.3(1)c and 150.4(2), shall remove or cause to be removed (within the corporate limits) all encroachments or obstructions located in the existing primary highway right of way. The LPA shall also prevent the erection and/or placement of any structure or obstruction within said right of way, or any additional right of way which is acquired for this project, including, but not limited to, private signs, buildings, pumps, and parking areas.

b. The DOT shall be responsible for the coordination of utility facility adjustments for the primary road project.

c. The LPA agrees to relocate all city-owned utilities necessary for construction, which are located within the existing street or alley right of way, subject to the approval of and without expense to the DOT in accordance with 761 Iowa Administrative Code Chapter 150.4(5) and the DOT Utility Accommodation Policy.

d. With the exception of service connections, no new or future utility occupancy of project right of way,

nor any future relocations of or alterations to existing utilities within said right of way, shall be permitted or undertaken by the LPA without the prior written approval of the DOT. All work shall be performed in accordance with the DOT Utility Accommodation Policy and other applicable requirements of the DOT.

5. Construction and Maintenance

a. Upon completion of the project, no changes in the physical features thereof shall be undertaken or permitted without the prior written approval and consent of the DOT.

b. Future maintenance of the primary highway within the project area shall be carried out in accordance with the terms and conditions contained in 761 Iowa Administrative Code Chapter 150.

6. General Provisions

a. If the LPA has completed a Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project, and the FIS is modified, amended, or revised in an area affected by the project after the date of this Agreement, the LPA shall provide notice of the modification, amendment, or revision to the DOT within 14 calendar days of the LPA's receipt of a subsequent FIS or modification. If the LPA does not have a detailed FIS for an area which is affected by the proposed Primary Highway project, and the LPA does adopt an FIS in an area affected by the project after the date of this Agreement, the LPA shall provide notice of the FIS to the DOT within 14 calendar days. The LPA agrees to defend, indemnify, and hold harmless the DOT from any and all claims, costs, and damages arising from, or related to, the LPA's failure to timely provide an FIS, and/or FIS modification, to the DOT in accordance with this provision.

b. The LPA shall comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by Title VI of the Civil Rights Act of 1964 and Iowa Code Chapter 216. No person shall, on the grounds of age, race, creed, color, sex, sexual orientation, national origin, religion, pregnancy, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which State funds are used.

c. It is the intent of both (all) parties that no third-party beneficiaries be created by this Agreement.

d. If any section, provision, or part of this Agreement is found to be invalid or unconstitutional, such finding shall not affect the validity of the Agreement as a whole, or any section, provision, or part thereof not found to be invalid or unconstitutional, except to the extent that the original intent of the Agreement cannot be fulfilled.

e. This Agreement, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s), represents the entire Agreement between the LPA and DOT regarding this project. All previously executed agreements shall remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement shall be in the form of a duly executed amendment to this document.

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2026-6-072 as of the date shown opposite its signature below.

CITY OF DAVENPORT:

By: _____ Date_____, 20___.
Title: Mayor

I,_____, certify that I am the Clerk of the City, and that

_____, who signed said Agreement for and on behalf of the

City was duly authorized to execute the same on the ____ day of_____, 20___.

Signed: _____
City Clerk of Davenport, Iowa

IOWA DEPARTMENT OF TRANSPORTATION:

By:_____ Date_____, 20___.
Jesse Tibodeau, P.E.
District Engineer
District 6

EXHIBIT A

US 6 Davenport (Scott County)
HMA Resurfacing

Begin Project
MP 303.91

End Project
MP 305.65

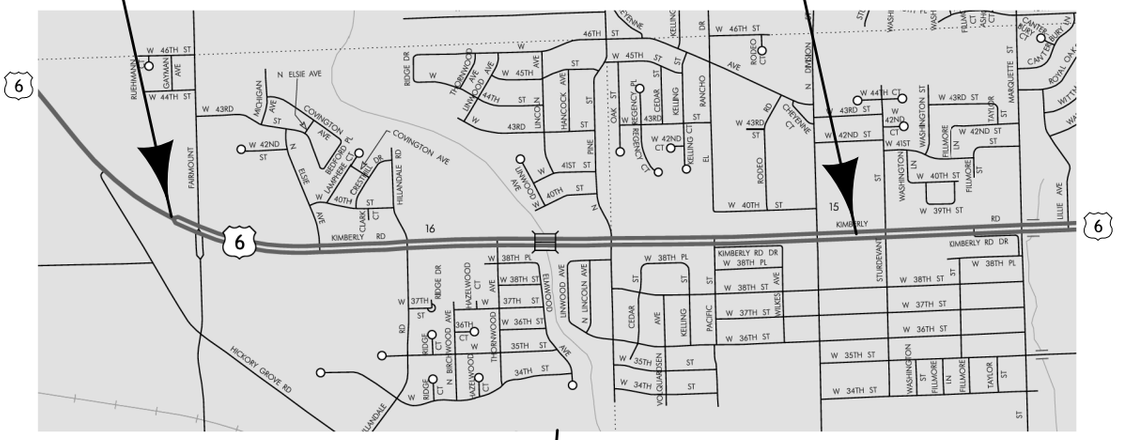
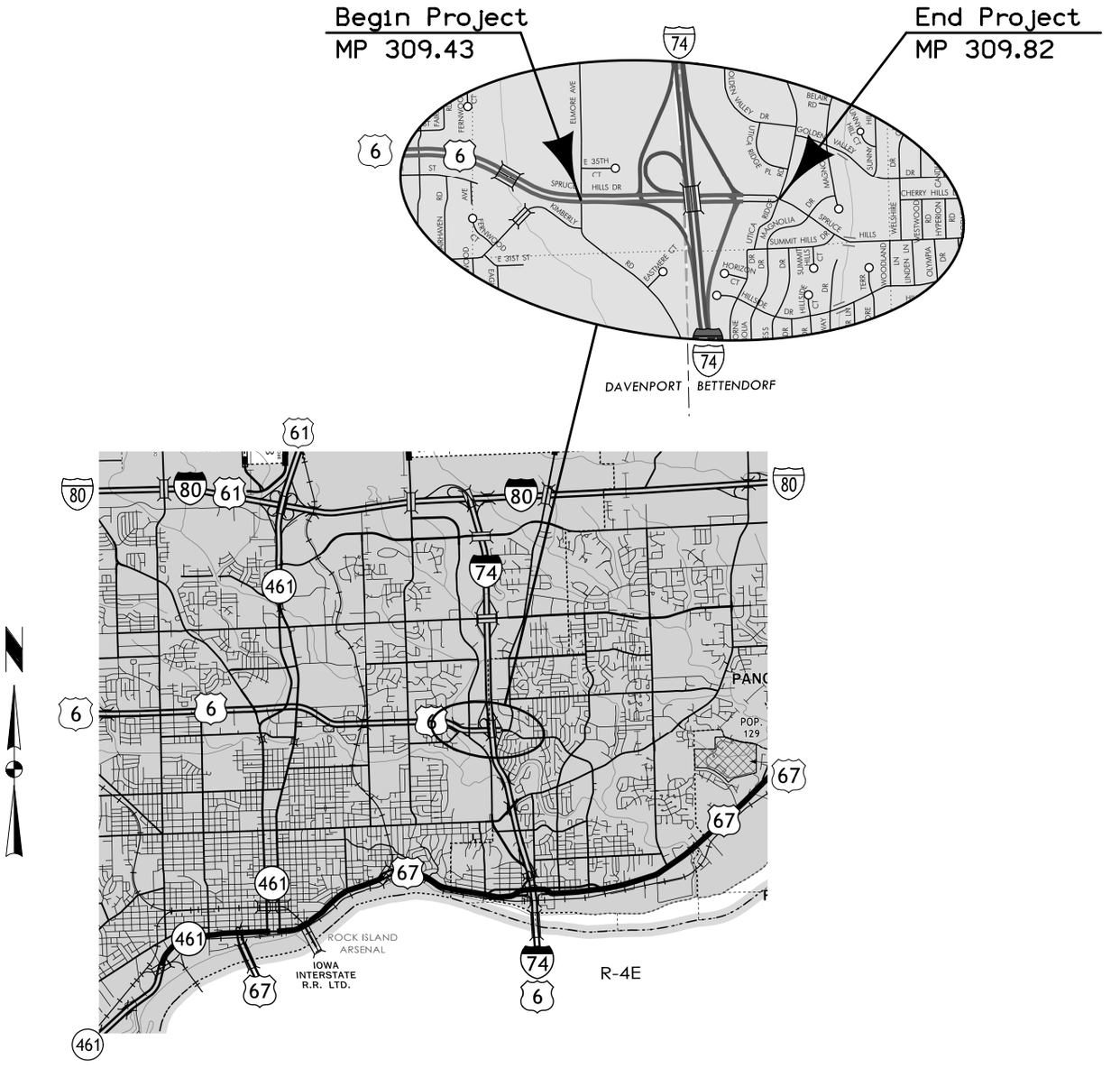




EXHIBIT A

US 6 Scott County
HMA Paved Shoulders
Elmore to Utica Ridge Road



2026-6-072_Davenport

EXHIBIT A

US 6 Scott County
HMA Resurfacing

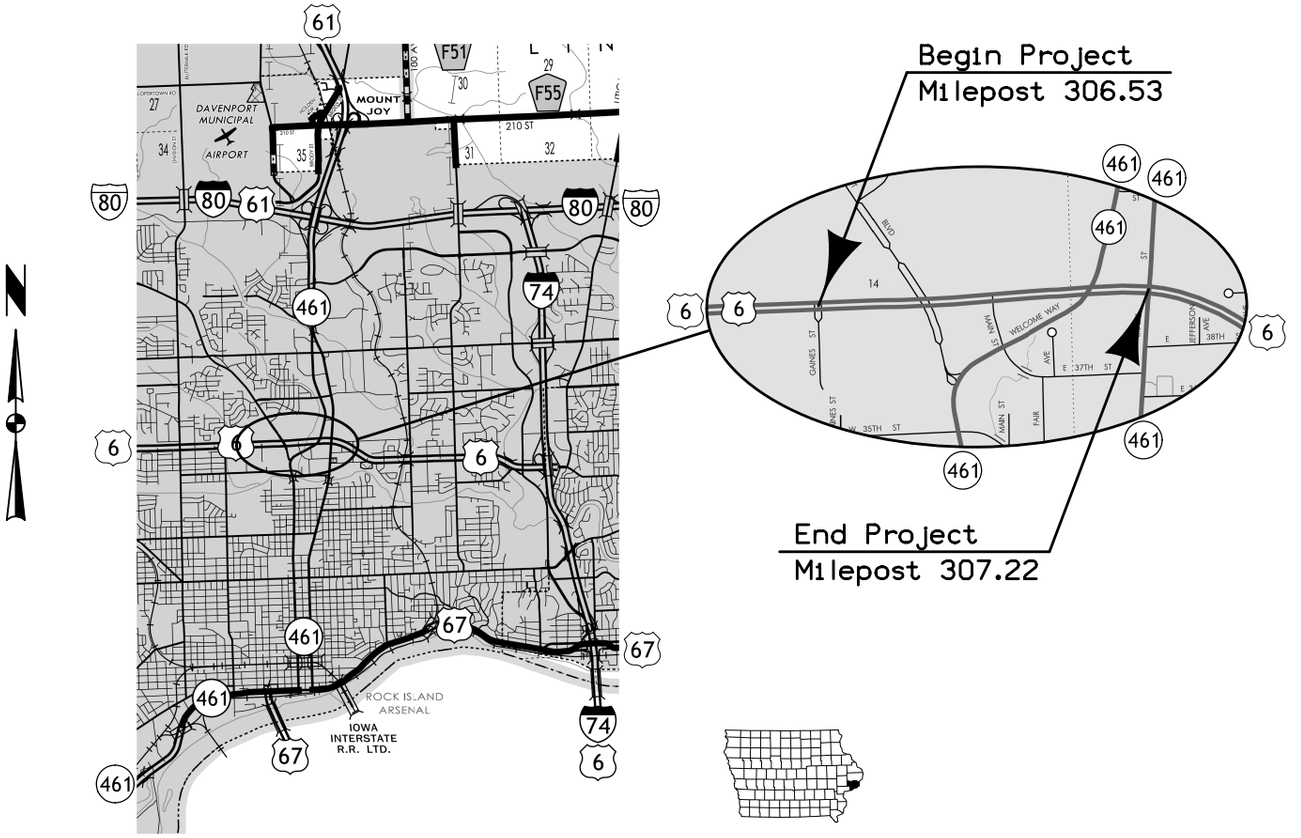


EXHIBIT B

NHSX-006-9(088)--3H-82 Fairmount St to Division St.						
Item No.	Item Code	Item	Unit	Quantity	Unit Cost	Cost
1	2435-0600010	MANHOLE ADJUSTMENT, MINOR	EACH	5	$1,725.81	$8,629.05
2	2527-9263155	PRE-CUT SYMBOL+LEGEND, PREFORM THERMO	EACH	2	$549.64	$1,099.28
3	2529-5070110	PATCH, FULL-DEPTH FINISH, BY AREA	SY	32	$222.90	$7,132.80
4	2529-5070120	PATCH, FULL-DEPTH FINISH, BY COUNT	EACH	10	$189.57	$1,895.70
					Total	$18,756.83
NHSN-006-9(089)--2R-82 Elmore Ave. to Utica Ridge Road						
Item No.	Item Code	Item	Unit	Quantity	Unit Cost	Cost
	No City Items					
					Total	0
NHSX-006-9(090)--3H-82 Gaines St to Brady St						
Item No.	Item Code	Item	Unit	Quantity	Unit Cost	Cost
1	2510-6745850	RMVL OF PAV'T	SY	6.4000	$54.53	$348.99
2	2511-6745900	RMVL OF SIDEWALK	SY	10.4000	$30.38	$315.95
3	2511-7526006	SIDEWALK, PCC, 6"	SY	10.4000	$134.30	$1,396.72
4	2511-7528101	DETECTABLE WARNING	SF	10.0000	$53.39	$533.90
5	2529-5070110	PATCH, FULL-DEPTH FINISH, BY AREA	SY	48.4000	$240.84	$11,656.66
6	2529-5070120	PATCH, FULL-DEPTH FINISH, BY COUNT	EACH	11.0000	$196.95	$2,166.45
7	2301-4875006	MEDIAN, PCC, 6"	SY	6.4000	$257.97	$1,651.01
					Total	$18,069.68
PROJECT: NHSX-006-9(090)--3H-82 Loop Detectors at signalized Intersections along US.6 (Kimberly Road)						(Credit)
Intersections	Item Code	Item	Unit	Quantity	Unit Cost	Cost
Northwest Blvd.	2525-0000200	LOOP DETECTOR	Each	24	$1,200.00	$28,800.00
Main St.	2525-0000201	LOOP DETECTOR	Each	16	$1,200.00	$19,200.00
Fair Ave.	2525-0000202	LOOP DETECTOR	Each	19	$1,200.00	$22,800.00
Welcome Way	2525-0000203	LOOP DETECTOR	Each	14	$1,200.00	$16,800.00
Brady St.	2525-0000204	LOOP DETECTOR	Each	11	$1,200.00	$13,200.00
					Total	$100,800.00

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Amy Kay | 563-327-5160 **3/4/2026**

Subject:
Motion determining property values for the FY 2026 Streambank Stabilization Cost-Share Program project at 1030 Meadowview Lane. [Ward 8]

Recommendation:
Pass the Motion.

Background:
Within the City of Davenport, stream bank and drainage easement maintenance is the responsibility of the property owner. A resident or business owner may petition the City to have their stream bank stabilized through the Streambank Stabilization Cost-Share Program. This program was developed in response to burdensome engineering, design, and construction costs associated with these types of projects. This program is an assessment program where ½ of the total cost to stabilize a set section of stream bank is paid for by the City and the other ½ is paid for by the abutting property owner(s) based on the size of their lot. The resident or business that requests to have their stream bank stabilized has to obtain the necessary signatures on a petition prepared by the City of every identified owner who occupies property abutting the stream bank section. Not every project includes multiple properties, though several do. Some projects are designed, permitted, and constructed in-house by Natural Resources/Sewers staff and some are contracted out for one or all steps, depending on the size and nature of a proposed project.

One petition has been received. The estimated cost of these improvements is $8,500 with a budgeted amount of $8,500. This project has been designed and permitted in-house and construction will also be done by city staff. This Motion is a continuation of the assessment process required by State Code.

The Preliminary Stream Bank Stabilization Assessment Schedule is attached and work will be completed across one property.

Attachments:
1. Petition Packet
2. Preliminary Stream Bank Stabilization Assessment Schedule

DAVENPORT
PUBLIC WORKS

Date: February 6, 2026

To: Abbie & Robert Hingstrum
1030 Meadowview
Davenport, IA 52806

From: Engineering & Capital Projects Division

Re: Stream Bank Stabilization Cost Share Program Petition #2026-PCAPCG

Attention Property Owner,

Thank you for your interest in the Stream Bank Stabilization Cost Share Program. Staff have evaluated the stream section on your property and determined the stream is a good candidate for the program.

To proceed you will need to return the completed petition to city staff either by mail or email. Currently the cost share program shares the cost for improvements at 50% residential property owner and 50% city cost.

Once we receive the completed petition indicating understanding of information we will reach out with next steps.

If you have any questions, please do not hesitate to contact me.

Best regards,



Amy Kay, CSM, CFM
Clean Water Manager | Engineering & Capital Projects
O 563-327-5160 | **C** 563-320-2360
Amy.Kay@davenportiowa.com

INFORMATIONAL FAQ · SPECIAL ASSESSMENTS
Stream Bank Stabilization Cost Share Program

Q. What is a special assessment?
A. Special assessments are costs levied against individual property for public improvements. In this case, the special assessment is the costs associated for improvements to the stream.

Q. Who can sign the petition for the special assessment?
A. Only a property owner or authorized representative may sign the petition. Tenants are not permitted to sign the petition.

Q. How is the cost divided amongst adjacent property owners?
A. Costs are divided based upon the linear foot of stream lineal footage associated with each property. This means that adjacent properties are assessed based upon the percentage of the total stream lineal footage associated with the property. In this case, there is only one property involved in the project.

Q. How much of the cost are residents responsible for?
A. For residential properties, property owners are responsible for 50% of the cost. For commercial properties, property owners are responsible for 50% of the cost.

Q. If the stream is selected when will I have to pay?
A. Streams are not billed or assessed until after work is completed and accepted. Construction is typically completed the summer of the year the petition was received or the following, depending on scope.

Q. If the stream is selected, what are the options for paying?
A. Property owners have several options for paying:

1. Property owners may choose to pay the City of Davenport in full within 60 days without interest.
2. If the cost is greater than $500, property owners may choose to have the entire amount assessed to the property over 10 years through the Scott County Treasurer.
3. Property owners may choose to pay in part and have the remaining balance assessed over 10 years through the Scott County Treasurer. The assessed balance must be greater than $500.

For any balance assessed, those sums assessed will accrue interest at the applicable interest rate per Council resolution (0 percent) and are subject to administration fees from the Scott County Treasurer.

Property owners with existing mortgage payments should speak with their individual lender to determine whether or not payments can be added to their existing mortgage payments or if they need to be made directly to the Scott County Treasurer.

Q. If the stream is selected when will work be completed?
A. Work is done as staff and funds allow; planned for the 2026 construction season. Typically work is completed in the summer. You will be notified a minimum of 72 hours prior to construction.

Q. I have additional questions regarding the assessment process, can I meet/talk with someone?
A. Yes, please contact the City of Davenport Public Works Department at 563-326-7923 or email dpwnr@davenportiowa.com . If you would rather meet in person, please reach out to us regarding setting up a meeting. Meetings can be held at the on site or at public works.

THE CITY OF DAVENPORT
IOWA | USA

Stream Bank Stabilization Cost Share Program Petition of Interest & Estimated Cost

When complete, return by mail to: City of Davenport Iowa, ATTN: Stream Bank Stabilization Cost Share Program, Engineering Division, 1200 E 46th St, Davenport, IA 52807 or by email to dpwnr@davenportiowa.com with the subject line, Completed Stream Bank Stabilization Cost Share Petition.

We, the undersigned, property owners, request that the City begin the process necessary to engage in a stream bank stabilization project to a tributary of Goose Creek, all on 1030 Meadowview Lane, as shown on the attached map.

This process includes removing the existing bridge, grading the banks and installing rip rap rock as a riffle and stone toe protection. This also includes topsoil and/or compost amendments to disturbed soils and some combination of seeding, sodding and erosion and sediment controls.

We understand that 50% of the total cost of the stream bank stabilization project on this residential property as described would be paid by the City of Davenport, with the other 50% being assessed to property owner(s) with stream lineal footage within the project and that each property owner(s) estimated cost is based on the stream lineal footage the stream involved.

Final costs for you will be based on the actual cost of the project, although costs will not exceed the estimate included in this petition. The estimated assessment amount for each affected property is shown on the petition. The total estimated cost including the city portion is $8,500.00

It is acknowledged that the city will send an invoice to each property owner for their portion of the project, and that property owners may choose to pay in full within 60 days, or in part with the remainder assessed against the property over 10 years if the remaining balance is greater than $500, or none with the entire amount assessed to the property over 10 years if the cost is greater than $500, and that those sums assessed will accrue interest at the applicable interest rate per Council resolution and are subject to administration fees from the Scott County Treasurer. The interest rate for the Stream Bank Stabilization Cost Share Program is 0 percent.

We understand that the work will be done as funds are available, at the earliest during the 2026 construction season. We understand that work will be required on my property for this project.

As the sole property owner for this project, we waive the notice to property owners by publication and mailing, as provided in section 384.50 of the Iowa Code 2026, as no other property owners will be involved with the improvements or costs assessed to the property.

This application may be returned by mail or email. Emailed petitions may be either scanned or photographed so long as they are done in such a way that all information can be clearly seen and legible. Petitions that do not meet these requirements will be returned and will require resubmission. Confirmation of receipt of an email petition should be received within 3 days. If you do not receive confirmation, please contact public works at 563-326-7923.

Stream Bank Stabilization Cost Share Program Petition of Interest & Estimated Cost

We, the undersigned property owners, accept the terms of the Stream Bank Stabilization Cost Share Program as provided on page 1 of this petition and request the City begin the necessary process to stabilize the stream as described. **By signing this petition, I acknowledge that I am a property owner (or am an authorized representative of the property owner) of the property for which I am signing. Tenants are not permitted to sign the petition.**

Property Address	Preliminary Cost Estimate	Property Owner Name	Phone #	Signature	Date
1030 Meadowview Lane	$4,250.00	Abbie Hingstrum	[redacted]	[redacted]	2/16/24

THE CITY OF DAVENPORT
IOWA | USA

Stream Bank Stabilization Cost Share Program Petition of Interest & Estimated Cost

Alley Location Map

This map has been provided to verify the location of the stream section to be stabilized. If you notice that the stream section does not match your requested section, please email dpwnr@davenportiowa.com.



Stream Bank Stabilization Cost Share Program Petition of Interest & Estimated Cost

Deed Address Name List

Parcel	Address	Deed Name	Deed Address	Deed City State ZIP
X0249-09	1030 Meadowview Lane	ABBIE HINGSTRUM	1030 Meadowview Lane	DAVENPORT IA 52806

Information provided is accurate to the best of our knowledge, but errors or non-updated information may still be encountered. The information was gathered from publicly available information on the City of Davenport, IA GIS system on 6/20/2025.

PRELIMINARY 1030 MEADOWVIEW STREAM BANK STABILIZATION ASSESSMENT SCHEDULE

Parcel	Address	Deed1_Name	Deed1_Addr	Deed1_CSZ	Assessed Value	Property Value Limit	Parcel Area (SF)	Assessed Area (SF)	Allocated Proportion	Assessment Amount	Deficiency Amount
X0249-09	1030 MEADOWVIEW LN	ABBIE NICOLE HINGSTRUM	1030 MEADOWVIEW LN	DAVENPORT IA 52806-2811	$ 266,690	$ 66,673	$ 12,000	$ 3,300	$ 4,250	$ 4,250	$ -

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Jim Erwin | 563-326-7922 **3/4/2026**

Subject:
Motion approving the purchase of one Ford F-250 pickup truck chassis in the amount of $43,725 from Stivers Ford of Waukee, Iowa, using Iowa Department of Administrative Services contract #26063, and one Knapheide service body in the amount of $39,326 from Truck Equipment of Des Moines, Iowa, using Iowa Department of Administrative Services contract #MA005-24134, CIP #24033. [All Wards]

Recommendation:
Pass the motion.

Background:
This purchase will replace a 2005 Ford truck assigned to Signs and Signals in the Streets Division of Public Works and will be used throughout the city. It will be equipped with a Knapheide service body that accommodates tool and equipment storage. Additionally, the service body quote includes an engine-driven hydraulic pump, power inverter, and a hydraulic signpost driver. The truck is quoted at $43,725 and the service body is quoted at $39,326. The total price for this truck will be $83,051.

Funding will be from the road use tax vehicle replacement and CIP #24033.

Attachments:
1. 2026 F250 Regular Cab 4X4
2. Quote with Text (Vehicle Info) Q20645

MDT 18 - Regular Cab 4X4 Medium Truck

Automatic Transmission

Examples: Ford 250

Stivers Ford Lincoln

Make:	Ford
Model Name:	F250
Exact Model Code:	F2B
Trim Pkg. Common Name:	XL
Exact Trim Pkg. Code:	600A
Engine Code:	99A
Transmission Code:	44F
Payload Capacity:	3,814
Towing Capacity:	14,400 Conventional and gooseneck. 14,200 5th wheel

BASE VEHICLE SPECIFICATIONS

Body & Chassis	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)	
Gross Vehicle Weight Rating	9,500 lb. GVWR minimum	**STATE GVWR:** 10,000	
Wheelbase	140" to 145"	**STATE LENGTH: 142WB**	
Cargo Bed Length	95" to 100"	**STATE LENGTH: 8 foot**	
Engine			
Engine Block Heater		41H	
Engine 4X4	V8 Engine, minimum 6.0 L displacement in lieu of base engine; E85 Engine must be provided if available in V8 with a minimum of 6.0 L displacement unless another engine is necessary to meet all base bid specifications - include all required options and other pertinent information. **E85 FFV Engine?**	**Cylinders: 8 Liters: 6.8 HP: 405 Torque:445** **Yes**	
Drive Axle			
Rear Axle	Locking differential must be provided if available; limited slip acceptable if locking differential not available.	**STATE RATIO: 3.73**	Locking or Limited Slip provided? X3E Electronic Locking
Axles (4X4)	Optional lower ratio (higher numerically); if available, must provide.	**STATE RATIO: 4.30 Electronic**	**Locking Available**
Transfer Case (4X4)	Shift-on-the-fly, electric	STD	
Electrical			
Power Point	Located in Driver Area	STD	
Doors & Windows			
Doors	Power locks with remote keyless entry	STD	
Key Sets with Fobs	2 Fobs with push button start; 2 keys and fobs w/o push button start	STD	
Windows	Power	STD	
Window	Rear defroster, if available must provide	NA on Regular Cab	Rear Defroster Included? No
Wipers	Intermittent	STD	
Exterior			
Bumper	Rear	STD	
License Plate Holders	Front and Rear License Plate Holders	STD	
Mirrors	Power, if available must provide; manual acceptable if power not available	STD	Power Included? Yes
Recovery Hooks (4X4)	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD	
Tailgate	Locking, if available must provide	STD	
Trailer tow package #1	Class IV receiver hitch, 2-inch shaft, 7-wire trailer wiring receptacle at hitch. Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD 2.5" inch receiver	
Floor			
Floor Covering	Full floor covering, rubber or vinyl acceptable. No floor mats.	STD	
Interior			
Air Conditioning	AC with all required options.	STD	
Bluetooth	Apple CarPlay and Android Auto compatibility	STD	
Gauge Package	Tachometer, oil pressure, coolant temperature, voltmeter, and /or transmission temperature.	STD	
Radio	8" center display minimum, wireless phone connection, cloud connected	STD	
Steering Column	Tilt / Cruise Control	STD	
Trim Package	Interior, with insulating headliner, full door and back of cab panels, dome lamp. 40/20/40 Split bench seat (3-pass) w/cloth upholstery, folding center seat/armrest/storage box.	1S STD	
Safety			
Brakes	Power 4 Wheel Anti-lock	STD	
Daytime Running Lights	If available must provide	STD	
Rearview Camera	Factory installed only	STD	
Suspension			
Suspension Package (4X4)	Heavy Duty 4x4 off-road suspension (heavy-duty shocks.) Skid plates must be provided if available.	17X FX4 Package	
Tires & Wheels			
Tires (4X4)	Heavy-duty, "LT" ("P" passenger not acceptable) all-terrain radial tires; All-season M&S tires acceptable only when "LT" all terrain radials not available;ON/OFF Road tires acceptable only when "LT" all terrain radials not available.	All Terrain, M&S, or ON/Off Road provided? LT All terrain, may be M&S rated	TBM
Spare	If available must provide	Is spare Full Size?: Yes	STD

	BASE VEHICLE PRICE CONFIGURED AS PER ABOVE FOR 4X4:	**$41,613.00**
	Delivery Cost to Department of Administrative Services, Des Moines:	**$616.00**
MDT 18 - Standard Cab 4X4 Medium Truck	**TOTAL VEHICLE PRICE FOR STD. CAB 4X4 INCLUDING BASE COST AND DELIVERY:**	**$42,229.00** **Final Bid Price**

Examples: Ford 250

Stivers Ford Lincoln

ADDITIONAL OPTIONS

Engine	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)		COST
Engine Block Heater		**DEDUCT COST:**		**-$100.00**
Base Engine	Turbocharged Diesel V8 engine, 6.6L minimum displacement; include all required options and other pertinent information.	**Cylinders: 8 Liters: 6.7 HP: 475 Torque: 1050 3.31 Locking axle and Dual batteries included**		**$10,995.00**
Doors & Windows				
Key Sets, Additional	2 Fobs with push button start; 2 keys and fobs w/o push button start	Dealer		400
Exterior				
Bed Liner	Spray In, Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	85S	Factory installed? Yes	625
Bed Insert	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	85L	Factory installed? Yes	380
Bed Mat	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	85M	Factory installed? Yes	150
Cargo Tie Downs	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD	Factory installed? Yes	STD
Mud flaps	OEM or OEM authorized flexible heavy duty, behind all wheels. No dealer logo on mud flaps. Dealer installed acceptable.	61S 62S OEM		$130.00
Recovery Hooks	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD	Factory installed? Yes	STD
Running Boards	Tubular, Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	18B OEM Platform Running Boards	Factory installed? Yes	$320.00
Tonneau Cover	Soft material style, rolling or trifold; dealer installed acceptable	21D		$600.00
Tonneau Cover	Hard surface, locking; dealer installed acceptable	21E		$1,280.00
Trailer Brake Controller	OEM integrated; Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	52B	Factory installed? Yes	$300.00
Trailer tow mirrors	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD	Factory installed? Yes	STD
Trailer tow package #2	Gooseneck Trailer Hitch; Includes 7 way trailer wiring, steel, powder coated finish(if available must provide), must meet all OEM fastening requirements, Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	53W 15J includes gooseneck/5th wheel prep kit. Gooseneck ball/wiring	Factory installed? Yes	1000
Interior				
Outiffer Switch		66S		250
Miscellaneous				
Maintenance	Service Manuals	NA		NA
Floor				
Floor Mats	All Weather; dealer installed acceptable	Dealer		**$180.00**
Safety				
Alarm	Backup alarm, Factory preferred but dealer installed acceptable	76C	Factory installed? Yes	**$230.00**
Reverse Sensing System	Factory preferred but dealer installed acceptable	874 96D includes 360 camera, BLIS and rear parking sensors, factory installed		**$1,880.00**
Other				
Options not listed above	Discount percentage off MSRP for options $3,000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded.	**Enter Percentage Discount MSRP:**		**0%**

BASE TRUCK:	$42,229.00
OPTIONS:	$880.00
DELIVERY:	$616.00
TOTAL:	**$43,725.00**

DELIVERY

Delivery FOB	Price per mile to deliver vehicle anywhere in State of Iowa			**Per Mile Charge**	**$3.50**
Delivery Cost	Delivery Cost to Department of Administrative Services, in Des Moines, IA	**Enter miles in whole number:**	**176.00**		**$616.00**

TRUCK EQUIPMENT, INC.
P.O. Box 3265
Des Moines, IA 50316
Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax:(515) 266-7878

QUOTE

Quote ID: Q20645 **Rev:** 0
Quote Date: 2/17/2026
Quote Valid Until: 3/27/2026

Customer: 70057
Davenport, City Of
Fleet Maintenance
1200 E 46th St
Davenport, IA 52807

Contact: Jim Erwin
Phone: (563) 326-7718
Email:
Salesperson: Scott Odendahl

Make: Ford	***Model:*** F250	***Year:*** 2026	***Single/Dual:*** Single
Cab Type:	***Wheelbase:*** 0	***Cab-to-Axle:*** 56	***VIN:***

FURNISH AND INSTALL:

1 - KNAPHEIDE MODEL 696-2-M SERVICE BODY

STANDARD SPECIFICATIONS

LENGTH - 97.25"	COMPARTMENT HEIGHT - 40"	COMPARTMENT DEPTH - 14.5"
WIDTH - 78"	CONSTRUCTION - 14 GA GALVANEAL	FLOOR WIDTH - 49"

14 Gauge Galvannealed body shell,
20 Gauge Galvannealed double paneled door with reinforcing hat section,
Double spring over-center door closures,
12" single-handle, center-release slammable double panel tailgate,
Patented "Quick Mount" installation,
Exclusive return flange,
Interior flush mounted light guard,
Complete under coating,
Exclusive stainless steel continuous hinge with stainless steel pin,
Exclusive 12-step electrodeposition epoxy priming system for superior corrosion protection
Light gray finish painted interior,
Superior continuous (No Gap around striker), automotive bulb type neoprene door seals,
Composite/chrome paddle activated, rotary style latches (bolt-on), with interior cover.
Surface mounted combination LED taillight/backup lights w/ built-in amber LED strobe feature
(NOTE: strobe requires additional optional hook up kit)
Body painted white using a single stage acrylic acrylic enamel system
Master Locks

NOTE: DUE TO VARIATIONS IN OEM PRODUCTS AND APPLICATION METHODS, A PERFECT MATCH CANNOT BE GUARANTEED!

COMPARTMENT	STREET SIDE	CURB SIDE
FRONT VERTICAL	2 - ADJ. DIVIDER SHELVES	CTECH UNIT (4-3”, 1-5”)
HORIZONTAL	1 - ADJ. DIVIDER SHELF	18 DRAWER PARTS CABINET
REAR VERTICAL	1 - ADJ. DIVIDER SHELF	1 - ADJ. DIVIDER SHELF

1 - HPD SIGN POST DRIVER W/ REMOTE ON/OFF VALVE & UNIVERSAL POST ADAPTER

STANDARDS AND SPECIFICATIONS
- Can drive a variety of post sizes from small delineater posts up to 3-1/2" round posts, including square, "U" channel, breakaway stubs, round, "T" fence, and wood
- Quick change front head design accommodates adapters for different types of posts
- Dual guide handles for good directional control
- A deep post opening and smooth operation ensures that the driver will not jump off of posts
- Can be used with Open and Closed-Center hydraulic systems
- Integral trigger

TRUCK EQUIPMENT, INC.
P.O. Box 3265
Des Moines, IA 50316
Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax:(515) 266-7878

- WEIGHT W/ UA ADAPTER AND HOSES: 75 LB
- LENGTH: 32"
- FLOW RANGE: 5-8 GPM
- BLOWS/MIN @ 8 GPM: 1500
- MAXIMUM INPUT PRESSURE: 2000 PSI
- HOSE LENGTH: 70"
- VALVE CONNECTION PORT SIZES (PRESSURE PORT): 9/16 - 18 SAE O-RING BOSS
- (RETURN PORT): 9/16 - 18 SAE O-RING BOSS

OPTIONS INCLUDED IN THE PRICE:
Remove Pick Up Box
Hook up integrated rear strobes
Fuel Fill kit
Fuel fill cup with door
6 Cargo Tie downs in the load bed
E-Track in the high location on both sides on the load bed area
Ford Wiring harness
3-point T-Handle Latches on doors
Galva-grip Knaplined bumper
RV Style Trailer Plug
Knapheide modular cab guard with right and left wing
2 grab handles at the rear of the body, one on each side
Compartment lights in all 6 compartments
Deweze Clutch Pump kit, 6-8.5 GPM
Hydraulic tool circuit in the passenger rear compartment with flow control 0-16 gpm
Reel Craft 1/2”x50’ married line hydraulic hose reel in the passenger side rear compartment
36 gallon bulkhead reservoir mounted in the front of the load bed area
Hydraulic oil cooler mounted to the back of the cab guard
Ultimate Power 1500 watt inverter mounted in a compartment (customer to determine) 12.5 amp continuous output
GFI outlet cut into the rear of the body on the passenger side

NET PRICE FOB DES MOINES: $39,326.00

PRICING PER DAS STATE OF IOWA CONTRACT MA005-24134

Customer must fill out the information below before the order can be processed...

Accepted by:	
Date:	
P.O. Number:	

* Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.

* Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.

* Sales Tax is not included unless otherwise noted.

***Due to the volatility of trade tariffs, the quoted price may change due to unforeseeable tariffs.**

City of Davenport

Department: Administration **Action / Date**
Contact Info: Nick Van Camp | 563-326-8659 | **3/4/2026**

Subject:
Resolution approving ten 2026 Open Prairie/Forest Cover property tax exemptions. [Wards 1, 2, 6, 7, & 8]

Recommendation:
Adopt the Resolution.

Background:
As provided by Iowa law (Slough Bill), land committed to certain uses, including wetlands, forest cover, and open prairies, may be exempted from local real estate taxes with approval of the County Board of Supervisors. In Scott County, the practice is to refer such requests to the City Council when the property is within the corporate limits of a municipality. This exemption must be applied for annually.

Brian Ritter, Shirley Perry, Genesis Systems Group LTD, Lillian Voss, David P. Bierl, Dean Krueger, John Carrillo, CWC Series D LLC, Senior Star, and Plumb Supply have applied for this exemption for 2026.

Attachments:
1. Resolution
2. Applications

Resolution No. _____

Resolution offered by the City Council of the City of Davenport, Iowa.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving ten 2026 Open Prairie/Forest Cover property tax exemptions.

WHEREAS, the Scott County Board of Supervisors has implemented the "Slough Bill" which provides for exemption from local real estate taxes of real estate committed to certain uses, including wetlands, forest cover, and open prairies; and

WHEREAS, Scott County has received applications for exemption for the following properties, with owner and use also noted:

1. 3.8 acres of forest cover, parcel 20519-03, owned by Brian Ritter;
2. 5 acres of open prairies, parcel Y3337-04A, owned by Shirley Perry;
3. 7 acres of open prairie, parcel X3501-01, owned by Genesis Systems Group LTD;
4. 57.59 acres of forest cover, parcels 3187-01, 31717-06A, 31717-01, 31703-14, 30851-20, 31719-21, 31719-20, 31719-19, 31703-15A, and 31703-13, owned by Lillian Voss;
5. 2.3 acres of open prairie and 5.65 acres of forest cover (7.95 acres total), parcel S3021-OLA, owned by David P. Bierl;
6. 22.51 acres of open prairie and 25.80 acres of forest cover (48.31 acres total), parcels 31803-09 and 31805-02, owned by Dean Krueger;
7. 6.6 acres of open prairie, parcel S3123-03A, owned by John Carrillo;
8. 24.48 acres of forest cover, parcel O1621-01, owned by CWC Series D LLC;
9. 8.96 acres of forest cover, 236 condo parcels, owned by Senior Star;
10. 2.4 acres of forest cover, parcel P1215-04, owned by Plumb Supply; and

WHEREAS, if the property is located within the corporate limits of the City of Davenport, any exemptions shall be referred to the City Council for review and approval.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that ten Open Prairie/Forest Cover property tax exemptions are hereby approved.

Passed and approved this 11th day of March 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

OFFICE OF THE COUNTY ADMINISTRATOR
600 West Fourth Street
Davenport, Iowa 52801-1030

Ph: (563) 326-8702 Fax: (563) 328-3285
www.scottcountyiowa.gov

February 17, 2026

Brian Krup/Office of the Mayor & City Council
City of Davenport
226 West 4th Street
Davenport, Iowa 52801

Dear Brian,

The Board of Supervisors approved the implementation of the Slough Bill on March 29, 1990. The Slough Bill provisions allow exemptions for wetlands, recreational lakes, forest cover, forest reservations, rivers and streams, river and stream banks, wildlife habitat, native prairies and open prairies.

The resolution states that the Board will not consider exemptions for otherwise qualifying real property when it is located within the corporate limits of any municipality until the city council of that municipality first gives approval to the exemption request. Below is a list of exemptions the Davenport City Assessor received:

Name	Acres	Tax Exemption	Amount
Brian Ritter	3.8	Forest Cover	$43,100
Shirley Perry	5.0	Open Prairie	$7,980
Genesis Systems Group LTD	7.0	Open Prairie	$116,500
Lillian Voss	57.59	Forest Cover	$89,420
David R. Bierl	2.3	Open Prairie	$1,150
David R. Bierl	5.65	Forest Cover	$2,830
Dean Krueger	22.51	Open Prairie	$22,510
Dean Krueger	25.80	Forest Cover	$25,800
John Carillo	6.60	Open Prairie	$8,850
CWC Series D LLC	24.48	Forest Cover	$30,570
Senior Star – (236 Condos)	8.96	Forest Cover	$1,186,420
Plumb Supply	2.4	Forest Cover	**$1,050**
Total	**172.09**		**$1,536,180**

The exemption requests are enclosed for your city council's review and consideration.

Please notify me as soon as possible once the Davenport City Council has taken action on these exemption requests, and if possible email a copy of the resolution. Contact Nick VanCamp, Davenport City Assessor, should additional information be needed. Thank you for your attention to this matter.

Sincerely,

Deborah Dierkes
Executive Assistant
Deborah.Dierkes@scottcountyiowa.gov

cc: Nick VanCamp, City Assessor
Property Owners

DAVENPORT CITY ASSESSOR'S OFFICE

SCOTT COUNTY ADMINISTRATIVE CENTER

February 9, 2026

Scott County Board of Supervisors
Scott County Administrative Center
600 West 4th Street
Davenport, Iowa 52801

The Davenport City Assessor's Office has received ten applications for Open Prairie/Forest Cover Property Tax Exemption for 2026.

These applications were certified by the Chairman of the County Soil Conservation District that the properties are eligible for exemption. The properties that meet the qualifications are described as follows:

1) Brian Ritter – **3.8 acres** – Residential – 20519-03 - **$43,100** – Forest Cover

2) Shirley Perry - **5 acres** - Agricultural – Y3337-04A - **$7,980** – Open Prairie

3) Genesis Systems Group LTD – 7 **acres** - Industrial – X3501-01 - **$116,500** - Open Prairie

4) Lillian Voss – **57.59 acres** – **$89,420** – Forest Cover
Agricultural – 31807-01, 31717-06A, 31717-01, 31703-14, 30851-20, 31719-21, 31719-20, 31719-19, 31703-15A
Residential – 31703-13

5) David P. Bierl – **7.95** total acres – 2.3 acres Open Prairie & 5.65 acres Forest Cover
Residential - S3021-OLA - **$3,980**

6) Dean Krueger – **48.31 total acres** - Residential– 31803-09 & 31805-02 – **$48,310**
22.51 acres - $22,510 – Open Prairie
25.80 acres - $25,800 – Forest Cover

7) John Carrillo – **6.6 acres** – Agricultural – S3123-03A - **$8,850** - Open Prairie

8) CWC Series D LLC – **24.48 acres** – Agricultural – O1621-01 - **$30,570** – Forest Cover

9) Senior Star – **8.96 acres** – Residential – 236 Condo Parcels - **$1,186,420** – Forest Cover

10) Plumb Supply – **2.4 acres** – Commercial – P1215-04 - **$1,050** – Forest Cover

It is recommended that the above referenced applications be approved by the Scott County Board of Supervisors for 2026 and the property owners be notified of the board's decision.

Sincerely,

Nick Van Camp
Davenport City Assessor

Encl: Open Prairie/Forest Cover Application List and Applications

Open Prairie & Forest Cover

Note: Forest Cover does not deduct an acre for abandonded buildings like forest reservation does.

	Owner	Parcel #	Rt #	Class	Acres	Exempt Amt	Notes		
1	Ritter, Brian	20519-03	207004	Res	3.8	$ 43,100	Forest Cover		4.447 total acres
2	Perry, Shirley	Y3337-04A	Y03009	Ag	5	$ 7,980	Open Prairie		11 total acres
3	Genesis Systems Group LTD	X3501-01	X01036	Ind	7	$ 116,500	Open Prairie		15.85 total acres
4	Burton Voss Trust	31807-01	304009	Ag	10.74	$ 17,210	Forest Cover		12 total acres
		31717-06A	304012	Ag	0.63	$ 930	Forest Cover	New 2017	all exempt
	PN: 31701-01 - 25 acres is under Forest Reservation	31717-01	304013	Ag	13.22	$ 21,180	Forest Cover	New 2017	3 Dwellings, 18.32 total acres
		31703-13	304015	Res	1	$ 1,980	Forest Cover		$100 House & .252 aces not ex
		31703-14	304017	Ag	6.53	$ 10,250	Forest Cover		$90 House All Land Exempt
		30851-20	304019	Ag	5.62	$ 9,370	Forest Cover	New 2017	all exempt
		31719-21	308038	Ag	0.32	$ 600	Forest Cover	New 2017	all exempt
		31719-20	308039	Ag	2.7	$ 4,870	Forest Cover	New 2017	all exempt
		31719-19	308040	Ag	0.36	$ 600	Forest Cover	New 2017	all exempt
		31703-15A	304018	Ag	16.47	$ 22,430	Forest Cover	New 2017	22.16 acres. 2.7 Forest Reserve, 2.99 water, remain Forest Cover
					57.59	**$ 89,420**	**Total**		
5	Bierl, David P	S3021-OLA	S21030	Res	2.3	$ 1,150	Open Prairie		all exempt
					5.65	$ 2,830	Forest Cover		
					7.95	**$ 3,980**	**Total**		
6	Dean Krueger	31803-09	303012	Res	17.5	$ 17,500	Open Prairie		
					21.5	$ 21,500	Forest Cover		
		31805-02	303015	Res	5.01	$ 5,010	Open Prairie		
					4.3	$ 4,300	Forest Cover		
					48.31	**48,310**	**Total**		
7	Carillo, John	S3123-03A	S17014	Ag	6.6	$ 8,850	Open Prairie		10 total acres.
8	CWC Series D LLC	O1621-01	O08001	Ag	24.48	$ 30,570	Forest Cover		
9	Senior Star - 236 Condos	N1702A01 thru N1702C40		Res	8.96	$ 1,186,420	Forest Cover		
10	Plumb Supply Co LLC	P1215-04	P06027A	Com	2.4	$ 1,050	Forest Cover		
			Grand Total		**172.09**	**$ 1,536,180**			

IOWA

Natural Conservation or Wildlife Areas
Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district on or before February 1 of each year. However, the exemption for the owner of property described under Iowa Code section 427.1(22)(g) shall continue from year to year without additional application as long as the property qualifies and is not used for economic gain. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: cdiowa.org.

Print property information

Parcel number: 20519-03 207004 Res

Owner: Brian Ritter

Property location address: _____

City: _____ State: _____ ZIP: _____

Property owner mailing address: [redacted]

City: [redacted] State: [redacted] ZIP: [redacted]

County: Scott Number of acres: 3.80

Phone: [redacted] Email: [redacted]

Print applicant information if other than owner

Name: _____

Applicant mailing address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Email: _____

Relationship to owner: _____

Property type:

Recreational lakes	☐	Rivers and streams	☐	Forest covers	☒
Open prairies	☐	River and stream banks	☐	Section 427.1(22)(g) property	☐

An aerial photo of the property on which the property to be exempted is outlined:
Is included: ☐ Is on file with the assessor: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ Is on file with the assessor ☐

I Brian Ritter swear or affirm that the above property will not be used for economic gain of any kind during the assessment year. I declare under penalties of perjury or false certificate, that I have examined this application, and, to the best of my knowledge, it is true, correct, and complete.

Applicant signature: [redacted] Date: 11/25/25

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: [redacted] Date: 2-4-26

Chairman, Scott County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors

IOWA **Property Tax**

Natural Conservation or Wildlife Areas
Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district on or before February 1 of each year. However, the exemption for the owner of property described under Iowa Code section 427.1(22)(g) shall continue from year to year without additional application as long as the property qualifies and is not used for economic gain. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: cdiowa.org.

Print property Information

Parcel number: Y3337-04A (open prairie) Y03009 AG

Owner: Shirley Perry

Property location address: _____

City: _____ State: _____ ZIP: _____

Property owner mailing address: [redacted]

City: [redacted] State: [redacted] ZIP: [redacted]

County: Scott Number of acres: 5

Phone: [redacted] Email: _____

Print applicant information if other than owner

Name: _____

Applicant mailing address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Email: _____

Relationship to owner: _____

Property type:

Recreational lakes	☐	Rivers and streams	☐	Forest covers	☐
Open prairies	☒	River and stream banks	☐	Section 427.1(22)(g) property	☐

An aerial photo of the property on which the property to be exempted is outlined:
Is included: ☐ Is on file with the assessor: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ Is on file with the assessor ☐

I SHIRLEY J. PERRY swear or affirm that the above property will not be used for economic gain of any kind during the assessment year. I declare under penalties of perjury or false certificate, that I have examined this application, and, to the best of my knowledge, it is true, correct, and complete.

Applicant signature: [redacted] Date: 11-13-25

54-010a (09/01/2022)

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: [redacted] Date: 2-4-26

Chairman, Scott County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors

The exemption may be applied to recreational lakes, forest covers, rivers and stream banks, and open prairies as designated by the board of supervisors of the county in which the property is located.

This exemption is only available to parcels of property of two acres or more. The property must also be utilized for the purposes of providing soil erosion control, wildlife habitat, or both.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

If the property is an open prairie, the property will be inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

If the real property is located within a city, the approval of the governing body must be obtained before the real property is eligible for an exemption.

A property receiving this exemption shall not be used for economic gain of any kind during the assessment year. This includes, but is not limited to, the storage of equipment, machinery, or crops.

If the property is used for economic gain during an assessment year in which it has received this exemption, the property shall lose its exemption and be taxed at the rate levied by the county for the fiscal year beginning in that assessment year.

IOWA

Natural Conservation or Wildlife Areas
Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district on or before February 1 of each year. However, the exemption for the owner of property described under Iowa Code section 427.1(22)(g) shall continue from year to year without additional application as long as the property qualifies and is not used for economic gain. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: cdiowa.org.

Print property information

Parcel number: X3501-01 X01036 Ind

Owner: Genesis Systems Group, LLC

Property location address: 8900 N. Harrison Street

City: Davenport State: IA ZIP: 52806

Property owner mailing address: same

City: _____ State: _____ ZIP: _____

County: Scott Number of acres: 7

Phone: [redacted] Email: [redacted]

Print applicant information if other than owner

Name: _____

Applicant mailing address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Email: _____

Relationship to owner: employee

Property type:

Recreational lakes	☐	Rivers and streams	☐	Forest covers	☐
Open prairies	☑	River and stream banks	☐	Section 427.1(22)(g) property	☐

An aerial photo of the property on which the property to be exempted is outlined:

Is included: ☐ Is on file with the assessor: ☑

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ Is on file with the assessor ☑

I Lisa Burn swear or affirm that the above property will not be used for economic gain of any kind during the assessment year. I declare under penalties of perjury or false certificate, that I have examined this application, and, to the best of my knowledge, it is true, correct, and complete.

Applicant signature: [redacted] Date: 10/24/2025

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: [redacted] Date: 1-4-26

Chairman, Scott County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors

IOWA

Natural Conservation or Wildlife Areas
Property Tax Exemption
Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district on or before February 1 of each year. However, the exemption for the owner of property described under Iowa Code section 427.1(22)(g) shall continue from year to year without additional application as long as the property qualifies and is not used for economic gain. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: cdiowa.org.

Print property information

Parcel number: 31703-15A + attached list

Owner: Michael Voss/Burton Voss Trust

Property location address: _____

City: _____ State: _____ ZIP: _____

Property owner mailing address: [redacted]

City: [redacted] State: [redacted] ZIP: [redacted]

County: _____ Number of acres: ~~19.17~~ 57.59

Phone: [redacted] Email: [redacted]

Print applicant information if other than owner

Name: _____

Applicant mailing address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Email: _____

Relationship to owner: _____

Property type:

Recreational lakes	☐	Rivers and streams	☐	Forest covers	☒
Open prairies	☐	River and stream banks	☐	Section 427.1(22)(g) property	☐

An aerial photo of the property on which the property to be exempted is outlined:
Is included: ☐ Is on file with the assessor: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ Is on file with the assessor ☐

I Michael Voss swear or affirm that the above property will not be used for economic gain of any kind during the assessment year. I declare under penalties of perjury or false certificate, that I have examined this application, and, to the best of my knowledge, it is true, correct, and complete.

Applicant signature: [redacted] Date: 11/17/2025

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: [redacted] Date: 2-4-26

Chairman, S/Co SA County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors

Owner	Parcel #	Class	Acres	Notes	
Burton Voss Trust	31807-01	Ag	10.74	Forest Cover	12 total acres
	31717-06A	Ag	0.63	Forest Cover	all exempt
	31717-01	Ag	13.22	Forest Cover	3 Dwellings, 18.32 total acres
	31703-13	Res	1	Forest Cover	$100 House & .252 aces not ex
	31703-14	Ag	6.53	Forest Cover	$90 House All Land Exempt
	30851-20	Ag	5.62	Forest Cover	all exempt
	31719-21	Ag	0.32	Forest Cover	all exempt
	31719-20	Ag	2.7	Forest Cover	all exempt
	31719-19	Ag	0.36	Forest Cover	all exempt
	31703-15A	Ag	16.47	Forest Cover	22.16 acres. 2.7 Forest Reserve, 2.99 water, remain Forest Cover
			57.59	**Total**	
PN: **31701-01** - 25 acres is under Forest Reservation					

IOWA

Natural Conservation or Wildlife Areas
Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district on or before February 1 of each year. However, the exemption for the owner of property described under Iowa Code section 427.1(22)(g) shall continue from year to year without additional application as long as the property qualifies and is not used for economic gain. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: cdiowa.org.

Print property information

Parcel number: S3021-OLA (2.3ac prairie, ~~6.15~~ 5.65 DPB forest) S 21030 RLS

Owner: David Bierl

Property location address: _____

City: _____ State: _____ ZIP: _____

Property owner mailing address: [redacted]

City: [redacted] State: [redacted] ZIP: [redacted]

County: Scott Number of acres: ~~8.45~~ 7.95 DPB

Phone: [redacted] Email: [redacted]

DPB

Print applicant information if other than owner

Name: _____

Applicant mailing address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Email: _____

Relationship to owner: _____

Property type:

Recreational lakes	☐	Rivers and streams	☐	Forest covers	☒
Open prairies	☒	River and stream banks	☐	Section 427.1(22)(g) property	☐

An aerial photo of the property on which the property to be exempted is outlined:
Is included: ☐ Is on file with the assessor: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ Is on file with the assessor ☐

I David Bierl swear or affirm that the above property will not be used for economic gain of any kind during the assessment year. I declare under penalties of perjury or false certificate, that I have examined this application, and, to the best of my knowledge, it is true, correct, and complete.

Applicant signature: [redacted] Date: Dec. 1, 2025

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: [redacted] Date: 2-4-26

Chairman, Scott County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors

IOWA **Property Tax**

Natural Conservation and Wildlife Areas Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district by February 1 of each year. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: (cdiowa.org).

Property Information – Please Print

Parcel number: 303012 303015 31803-09 and 31805-02, Open Prairie 22.51, Forest Cover 25.80

31803-09- Res
17.5 OP
21.5 FC
31805-02-
5.01 OP
4.3 FC

Owner: Dean Krueger

Property location address: [redacted]

City: [redacted] State: [redacted] ZIP: [redacted]

Property owner mailing address:

City: State: ZIP:

County: Number of acres: 48.31

Phone: [redacted] Email: [redacted]

Applicant if other than owner – Please Print

Name:

Applicant mailing address:

City: State: ZIP:

Phone: Email:

Relationship to owner:

Property type:

Recreational lakes	☐	Rivers and streams	☐	Forest covers	X
Open prairies	X	River and stream banks	☐	Section 427.1(22)(g) property	☐

An aerial photo of the property on which the property to be exempted is outlined:
Is included: ☐ On file: ☐

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ On file ☐

I Dean Krueger swear or affirm that the above property will not be used for economic gain of any kind during the assessment year.

Applicant Signature: [redacted] Date: 11/13/25

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: [redacted] Date: 2-4-26

Chairman, Scott County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: Date:

Chairman, County Board of Supervisors

Natural Conservation and Wildlife Areas Property Tax Exemption Instructions

The exemption may be applied to recreational lakes, forest covers, rivers and stream banks, and open prairies as designated by the board of supervisors of the county in which the property is located.

This exemption is only available to parcels of property of two acres or more. The property must also be utilized for the purposes of providing soil erosion control, wildlife habitat, or both.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

If the property is an open prairie, the property will be inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

If the real property is located within a city, the approval of the governing body must be obtained before the real property is eligible for an exemption.

A property receiving this exemption shall not be used for economic gain of any kind during the assessment year. This includes, but is not limited to, the storage of equipment, machinery, or crops.

If the property is used for economic gain during an assessment year in which it has received this exemption, the property shall lose its exemption and be taxed at the rate levied by the county for the fiscal year beginning in that assessment year.

Dean Krueger
New email

[redacted]

IOWA

Natural Conservation or Wildlife Areas
Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district on or before February 1 of each year. However, the exemption for the owner of property described under Iowa Code section 427.1(22)(g) shall continue from year to year without additional application as long as the property qualifies and is not used for economic gain. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: cdiowa.org.

S3123-03A
S17014
AG

Print property information

Parcel number: S3123-03A

Owner: John Carrillo

Property location address: _____

City: _____ State: _____ ZIP: _____

Property owner mailing address: [redacted]

City: [redacted] State: [redacted] ZIP: [redacted]

County: Scott Number of acres: 6.60

Phone: [redacted] Email: [redacted]

Print applicant information if other than owner

Name: _____

Applicant mailing address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Email: _____

Relationship to owner: _____

Property type:

Recreational lakes	☐	Rivers and streams	☐	Forest covers	☐
Open prairies	☒	River and stream banks	☐	Section 427.1(22)(g) property	☐

An aerial photo of the property on which the property to be exempted is outlined:
Is included: ☐ Is on file with the assessor: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ Is on file with the assessor ☐

I John J. Carrillo swear or affirm that the above property will not be used for economic gain of any kind during the assessment year. I declare under penalties of perjury or false certificate, that I have examined this application, and, to the best of my knowledge, it is true, correct, and complete.

Applicant signature: [redacted] Date: 12/9/2

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: [redacted] Date: 2-4-26

Chairman, Scott County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors

IOWA **Property Tax**

Natural Conservation or Wildlife Areas
Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district on or before February 1 of each year. However, the exemption for the owner of property described under Iowa Code section 427.1(22)(g) shall continue from year to year without additional application as long as the property qualifies and is not used for economic gain. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: cdiowa.org.

Print property information

Parcel number: 01621-01 008001 AG

Owner: CVC Series LLC Series D / CVC Holdings LL (Colleen Wieser Curry Trust)

Property location address: W. Kimberly Rd + Hillandale Rd NE

City: Davenport State: IA ZIP: 52806

Property owner mailing address: [redacted]

City: [redacted] State: [redacted] ZIP: [redacted]

County: Scott Number of acres: 24.48

Phone: [redacted] Email:

Print applicant information if other than owner

Name:

Applicant mailing address:

City: State: ZIP:

Phone: Email:

Relationship to owner:

Property type:

Recreational lakes	☐	Rivers and streams	☐	Forest covers	☒
Open prairies	☐	River and stream banks	☐	Section 427.1(22)(g) property	☐

An aerial photo of the property on which the property to be exempted is outlined:
Is included: ☐ Is on file with the assessor: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ Is on file with the assessor ☐

I Stanley L. Curry swear or affirm that the above property will not be used for economic gain of any kind during the assessment year. I declare under penalties of perjury or false certificate, that I have examined this application, and, to the best of my knowledge, it is true, correct, and complete.

Applicant signature: [redacted] Date: 12-29-2025

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: [redacted] Date: 2-4-24

Chairman, Scott County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors

The exemption may be applied to recreational lakes, forest covers, rivers and stream banks, and open prairies as designated by the board of supervisors of the county in which the property is located.

This exemption is only available to parcels of property of two acres or more. The property must also be utilized for the purposes of providing soil erosion control, wildlife habitat, or both.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

If the property is an open prairie, the property will be inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

If the real property is located within a city, the approval of the governing body must be obtained before the real property is eligible for an exemption.

A property receiving this exemption shall not be used for economic gain of any kind during the assessment year. This includes, but is not limited to, the storage of equipment, machinery, or crops.

If the property is used for economic gain during an assessment year in which it has received this exemption, the property shall lose its exemption and be taxed at the rate levied by the county for the fiscal year beginning in that assessment year.

IOWA **Property Tax**

Natural Conservation or Wildlife Areas
Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district on or before February 1 of each year. However, the exemption for the owner of property described under Iowa Code section 427.1(22)(g) shall continue from year to year without additional application as long as the property qualifies and is not used for economic gain. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: cdiowa.org.

Print property information

Parcel number: P1215-04 P0602704 Com

Owner: Plumb Supply Co. LLC

Property location address: 4601 Grand Ave.

City: Davenport State: IA ZIP: 52807

Property owner mailing address: [redacted]

City: [redacted] State: [redacted] ZIP: [redacted]

County: Scott Number of acres: 2.4

Phone: [redacted] Email: [redacted]

Print applicant information if other than owner

Name:

Applicant mailing address:

City: State: ZIP:

Phone: Email:

Relationship to owner:

Property type:

Recreational lakes	☐	Rivers and streams	☐	Forest covers	☒
Open prairies	☒	River and stream banks	☐	Section 427.1(22)(g) property	☐

An aerial photo of the property on which the property to be exempted is outlined:
Is included: ☒ Is on file with the assessor: ☐

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ Is on file with the assessor ☐

I John Bartlett, Treasurer swear or affirm that the above property will not be used for economic gain of any kind during the assessment year. I declare under penalties of perjury or false certificate, that I have examined this application, and, to the best of my knowledge, it is true, correct, and complete.

Applicant signature: [redacted] Date: 11/25/2025

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: [redacted] Date: 2-24-26

Chairman, Scott County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors

The exemption may be applied to recreational lakes, forest covers, rivers and stream banks, and open prairies as designated by the board of supervisors of the county in which the property is located.

This exemption is only available to parcels of property of two acres or more. The property must also be utilized for the purposes of providing soil erosion control, wildlife habitat, or both.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

If the property is an open prairie, the property will be inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

If the real property is located within a city, the approval of the governing body must be obtained before the real property is eligible for an exemption.

A property receiving this exemption shall not be used for economic gain of any kind during the assessment year. This includes, but is not limited to, the storage of equipment, machinery, or crops.

If the property is used for economic gain during an assessment year in which it has received this exemption, the property shall lose its exemption and be taxed at the rate levied by the county for the fiscal year beginning in that assessment year.

IOWA

Natural Conservation or Wildlife Areas
Property Tax Exemption

Iowa Code section 427.1(22)

This application must be filed or postmarked to your local soil and water conservation district on or before February 1 of each year. However, the exemption for the owner of property described under Iowa Code section 427.1(22)(g) shall continue from year to year without additional application as long as the property qualifies and is not used for economic gain. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: cdiowa.org.

Print property information

Parcel number: Parcel List Attached

Owner: Senior Star Investments Elmore LLC

Property location address: 4502 Elmore Ave

City: Davenport State: IA ZIP: 52807

Property owner mailing address: [redacted]

City: [redacted] State: [redacted] ZIP: [redacted]

County: Scott Number of acres: 8.96

Phone: [redacted] Email: [redacted]

Print applicant information if other than owner

Name:

Applicant mailing address:

City: State: ZIP:

Phone: Email:

Relationship to owner:

Property type: using All Forest Cover - 8.96 acres

Recreational lakes	☐	Rivers and streams	☒	Forest covers	☒
Open prairies	☒	River and stream banks	☒	Section 427.1(22)(g) property	☐

An aerial photo of the property on which the property to be exempted is outlined:
Is included: ☒ Is on file with the assessor: ☐

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: Is included ☐ Is on file with the assessor ☒

I Senior Star Investments Elmore LLC swear or affirm that the above property will not be used for economic gain of any kind during the assessment year. I declare under penalties of perjury or false certificate, that I have examined this application, and, to the best of my knowledge, it is true, correct, and complete.

Applicant signature: [redacted] Date: 01/28/2026

OFFICE USE ONLY

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: [redacted] Date: 2-4-26

Chairman, Scott County Soil and Water Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors

The exemption may be applied to recreational lakes, forest covers, rivers and stream banks, and open prairies as designated by the board of supervisors of the county in which the property is located.

This exemption is only available to parcels of property of two acres or more. The property must also be utilized for the purposes of providing soil erosion control, wildlife habitat, or both.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

If the property is an open prairie, the property will be inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

If the real property is located within a city, the approval of the governing body must be obtained before the real property is eligible for an exemption.

A property receiving this exemption shall not be used for economic gain of any kind during the assessment year. This includes, but is not limited to, the storage of equipment, machinery, or crops.

If the property is used for economic gain during an assessment year in which it has received this exemption, the property shall lose its exemption and be taxed at the rate levied by the county for the fiscal year beginning in that assessment year.

JM TAX ADVOCATES

9904 North by Northeast Blvd.
Fishers, IN 46037
phone (317) 674-8390
fax (317) 863-1089
www.jmtaxadvocates.com

VIA CERTIFIED MAIL

January 28, 2026

Scott Co District Conservationist
c/o Mr. Rowan Kuechenmesister
8370 Hillandale Rd.
Davenport, Iowa 52806

Re: Natural Conservation of Wildlife Areas Property Tax Exemption
Taxpayer: Senior Star Investments Elmore LLC
Exemption Date: 2026
Parcel Numbers: See attached List

To Whom It May Concern:

Please find enclosed two copies of the aforementioned Natural Conservation or Wildlife Areas Property Tax Exemption application with support documents, and a postage-paid return addressed envelope. We would appreciate obtaining a date stamped copy after your office receives this application.

Please contact me at [redacted] if you have any questions. Thank you for your time and consideration.

Sincerely,

[redacted]

Joshua J. Malancuk, CPA, CMI




RECEIVED

POWER OF ATTORNEY

PROPERTY ASSESSMENT APPEAL BOARD
PO Box 10486
Des Moines, Iowa 50306
Phone: (515) 725-0338

NOTE: A power of attorney may be effective only for the proceeding before the Property Assessment Appeal Board and for the period of the current assessment being protested. Failure to complete all requested information will result in this form not being valid and will delay the effective date of the Power of Attorney.

TAXPAYER INFORMATION. Taxpayer(s) must sign and date this form.	
Last name or company legal name Senior Star Investments Elmore, LLC	First name/middle initial NA
Current mailing address (number and street, apartment, lot or suite number) [redacted]	
City, State, Zip [redacted]	
Daytime Telephone Number	Evening Telephone Number

REPRESENTATIVE(S).	
Name Joshua J. Malancuk, CPA, CMI	Firm or Company's Legal Name JM Tax Advocates, LLC
Current mailing address (number and street, apartment, lot or suite number) [redacted]	
City, State, Zip [redacted]	
Daytime Telephone Number [redacted]	Email [redacted]
Fax Number [redacted]	

Name Kate Womack	Firm or Company's Legal Name JM Tax Advocates, LLC
Current mailing address (number and street, apartment, lot or suite number) [redacted]	
City, State, Zip [redacted]	
Daytime Telephone Number [redacted]	Email [redacted]
Fax Number [redacted]	

The above representatives are hereby appointed as attorney(s)-in-fact to represent the taxpayer(s) before the Property Assessment Appeal Board for the following matter(s).

MATTER(S).	Assessment Year
Real Property	All Years

ACTS AUTHORIZED.
The representatives are authorized to receive, inspect, and provide confidential information related to the above matter(s) and to perform any and all acts that can be performed with respect to these matters; for example, negotiate the authority to sign any agreements, consents, or other documents, and to represent the taxpayer(s) in any hearing before the Appeal Board. The authority does not include the power to substitute another representative, unless specifically added below. List any specific additions or deletions to the acts otherwise authorized in this power of attorney.

Additions:

Deletions:

NOTE: In the case of a partnership, a power of attorney must be executed by all partners, or if executed in the name of the partnership, by the partner or partners duly authorized to act for the partnership, who must certify that the partner(s) has such authority.

NOTICES AND COMMUNICATIONS.
Original notices and other written communications will be sent to the first representative listed.

RETENTION / REVOCATION OF PRIOR POWER(S) OF ATTORNEY.
The filing of this power of attorney revokes all earlier power(s) of attorney on file with the Property Assessment Appeal Board for the same matters and years or periods covered by this document.

If you do not want to revoke a prior power of attorney, check here: ☐
YOU MUST ATTACH A COPY OF ANY POWER OF ATTORNEY YOU WANT TO REMAIN IN EFFECT.

SIGNATURE OF TAXPAYER.

Anna Williams (Print Name) Chief Financial Officer (Title)

[redacted] (Signature) 1/26/26 (Date)

IF NOT SIGNED AND DATED, THIS POWER OF ATTORNEY WILL NOT BE VALID, AND THE FORM WILL BE RETURNED TO YOU.

This form must be mailed in or delivered in-person to the Secretary of the Property Assessment Appeal Board and to all other parties.

Natural Conservation or Wildlife Areas
Property Tax Exemption (Iowa Code section 427.1(22)
For Senior Star Investments Elmore LLC
4502 Elmore Avenue
Davenport, Iowa 52807

The aforementioned taxpayer respectfully requests a land exemption for approximately 8.96 acres of the total 22.27 subject property acreage that is located in a 100-year flood plain and is currently restricted for its existing use and in its natural habitat with wild vegetation and wooded creek area. The qualifying land is adjacent to a 236-unit senior care property that is subject to a condominium regime. For this reason, the subject property is comprised of 236 separate parcels whereby the total 22.1 acres have been prorated and allocated accordingly with each parcel.

The following information is now provided as addendum for additional support and consideration by the Scott County Soil and Conservation District:

1. Real estate parcel list
2. Pictures of current land use and conservation areas
3. Aerial of applicable land
4. Plot diagram with measurements of qualifying areas
5. Measurement total calculations for qualifying areas

Senior Star
Scott County
City of Davenport, IA

Parcel	Acres
N1702-A01	0.193
N1702-A02	0.135
N1702-A03	0.135
N1702-A04	0.181
N1702-A05	0.171
N1702-A06	0.135
N1702-A07	0.181
N1702-A08	0.131
N1702-A09	0.131
N1702-A10	0.135
N1702-A11	0.135
N1702-A12	0.131
N1702-A13	0.131
N1702-A14	0.181
N1702-A15	0.131
N1702-A16	0.131
N1702-A17	0.181
N1702-A18	0.135
N1702-A19	0.181
N1702-A20	0.131
N1702-A21	0.131
N1702-A22	0.181
N1702-A23	0.181
N1702-A24	0.171
N1702-A25	0.181
N1702-A26	0.135
N1702-A27	0.135
N1702-A28	0.193
N1702-A29	0.141
N1702-A30	0.135
N1702-A31	0.135
N1702-A32	0.135
N1702-A33	0.181
N1702-A34	0.171
N1702-A35	0.135
N1702-A36	0.181
N1702-A37	0.131
N1702-A38	0.131
N1702-A39	0.135

Senior Star
Scott County
City of Davenport, IA

Parcel	Acres
N1702-A40	0.135
N1702-A41	0.131
N1702-A42	0.131
N1702-A43	0.175
N1702-A44	0.175
N1702-A45	0.181
N1702-A46	0.131
N1702-A47	0.131
N1702-A48	0.181
N1702-A49	0.181
N1702-A50	0.131
N1702-A51	0.131
N1702-A52	0.181
N1702-A53	0.181
N1702-A54	0.135
N1702-A55	0.171
N1702-A56	0.181
N1702-A57	0.135
N1702-A58	0.135
N1702-A59	0.135
N1702-A60	0.141
N1702-A61	0.135
N1702-B01	0.083
N1702-B02	0.083
N1702-B03	0.083
N1702-B04	0.124
N1702-B05	0.124
N1702-B06	0.083
N1702-B07	0.083
N1702-B08	0.083
N1702-B09	0.083
N1702-B10	0.083
N1702-B11	0.083
N1702-B12	0.083
N1702-B13	0.083
N1702-B14	0.083
N1702-B15	0.083
N1702-B16	0.091
N1702-B17	0.091
N1702-B18	0.052

Senior Star
Scott County
City of Davenport, IA

Parcel	Acres
N1702-B19	0.052
N1702-B20	0.083
N1702-B21	0.083
N1702-B22	0.083
N1702-B23	0.083
N1702-B24	0.124
N1702-B25	0.124
N1702-B26	0.083
N1702-B27	0.083
N1702-B28	0.083
N1702-B29	0.083
N1702-B30	0.083
N1702-B31	0.083
N1702-B32	0.083
N1702-B33	0.083
N1702-B34	0.083
N1702-B35	0.083
N1702-B36	0.091
N1702-B37	0.091
N1702-B38	0.052
N1702-B39	0.052
N1702-B40	0.094
N1702-B41	0.097
N1702-B42	0.124
N1702-B43	0.083
N1702-B44	0.083
N1702-B45	0.083
N1702-B46	0.083
N1702-B47	0.124
N1702-B48	0.124
N1702-B49	0.083
N1702-B50	0.083
N1702-B51	0.083
N1702-B52	0.083
N1702-B53	0.083
N1702-B54	0.083
N1702-B55	0.083
N1702-B56	0.083
N1702-B57	0.083
N1702-B58	0.083

Senior Star
Scott County
City of Davenport, IA

Parcel	Acres
N1702-B59	0.091
N1702-B60	0.091
N1702-B61	0.052
N1702-B62	0.052
N1702-B63	0.106
N1702-B64	0.097
N1702-B65	0.130
N1702-B66	0.083
N1702-B67	0.083
N1702-B68	0.083
N1702-B69	0.083
N1702-B70	0.124
N1702-B71	0.124
N1702-B72	0.083
N1702-B73	0.083
N1702-B74	0.083
N1702-B75	0.083
N1702-B76	0.083
N1702-B77	0.083
N1702-B78	0.083
N1702-B79	0.083
N1702-B80	0.083
N1702-B81	0.083
N1702-B82	0.091
N1702-B83	0.091
N1702-B84	0.052
N1702-B85	0.052
N1702-B86	0.075
N1702-B87	0.083
N1702-B88	0.108
N1702-B89	0.097
N1702-B90	0.083
N1702-B91	0.083
N1702-B92	0.083
N1702-B93	0.083
N1702-B94	0.083
N1702-B95	0.124
N1702-B96	0.124
N1702-B97	0.083
N1702-B98	0.083

Senior Star
Scott County
City of Davenport, IA

Parcel	Acres
N1702-B99	0.083
N1702-B100	0.083
N1702-B101	0.083
N1702-B102	0.083
N1702-B103	0.083
N1702-B104	0.083
N1702-B105	0.083
N1702-B106	0.083
N1702-B107	0.091
N1702-B108	0.091
N1702-B109	0.052
N1702-B110	0.052
N1702-B111	0.075
N1702-B112	0.083
N1702-B113	0.108
N1702-B114	0.097
N1702-B115	0.083
N1702-B116	0.083
N1702-B117	0.083
N1702-B118	0.083
N1702-B119	0.083
N1702-B120	0.124
N1702-B121	0.124
N1702-B122	0.083
N1702-B123	0.083
N1702-B124	0.083
N1702-B125	0.083
N1702-B126	0.083
N1702-B127	0.083
N1702-B128	0.083
N1702-B129	0.083
N1702-B130	0.083
N1702-B131	0.083
N1702-B132	0.091
N1702-B133	0.091
N1702-B134	0.052
N1702-B135	0.052
N1702-C01	0.040
N1702-C02	0.040
N1702-C03	0.040

Senior Star
Scott County
City of Davenport, IA

Parcel	Acres
N1702-C04	0.040
N1702-C05	0.061
N1702-C06	0.040
N1702-C07	0.040
N1702-C08	0.040
N1702-C09	0.044
N1702-C10	0.040
N1702-C11	0.044
N1702-C12	0.040
N1702-C13	0.040
N1702-C14	0.040
N1702-C15	0.040
N1702-C16	0.040
N1702-C17	0.044
N1702-C18	0.044
N1702-C19	0.044
N1702-C20	0.040
N1702-C21	0.040
N1702-C22	0.044
N1702-C23	0.044
N1702-C24	0.044
N1702-C25	0.040
N1702-C26	0.040
N1702-C27	0.040
N1702-C28	0.040
N1702-C29	0.040
N1702-C30	0.040
N1702-C31	0.044
N1702-C32	0.040
N1702-C33	0.044
N1702-C34	0.040
N1702-C35	0.040
N1702-C36	0.040
N1702-C37	0.061
N1702-C38	0.040
N1702-C39	0.040
N1702-C40	0.040
Total	22.57



Picture 1: Native Trees and Prairie Land



Picture 2: Native Trees and Prairie Land



Picture 3: Native Trees and Prairie Land



Picture 4: Native Trees and Prairie Land

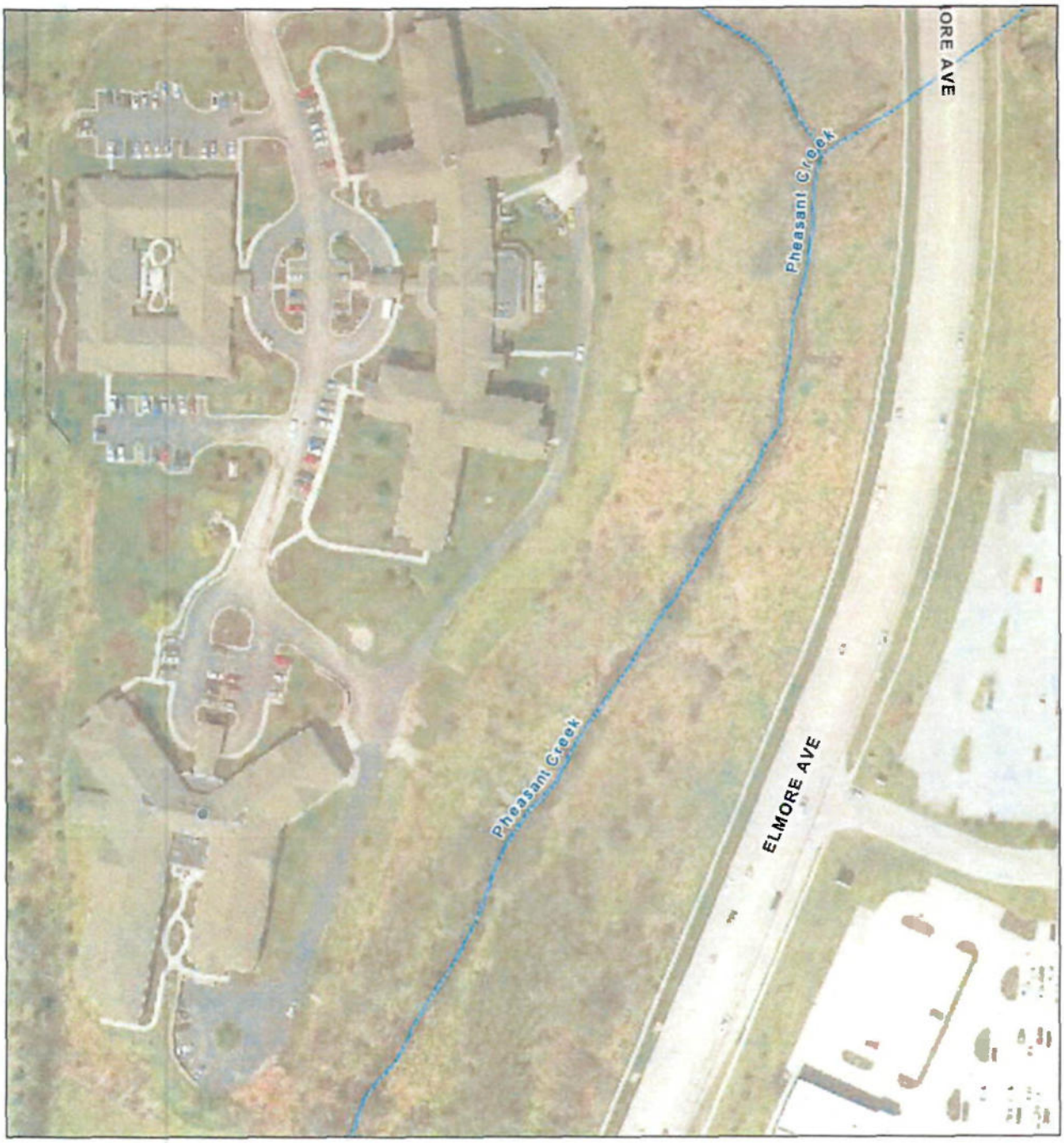


Picture 5: Native Trees



Picture 6: Native Trees and Prairie Land

ArcGIS Web Map



11/9/2023, 1:35:54 PM

1:2,257

0 0.01 0.03 0.05 mi

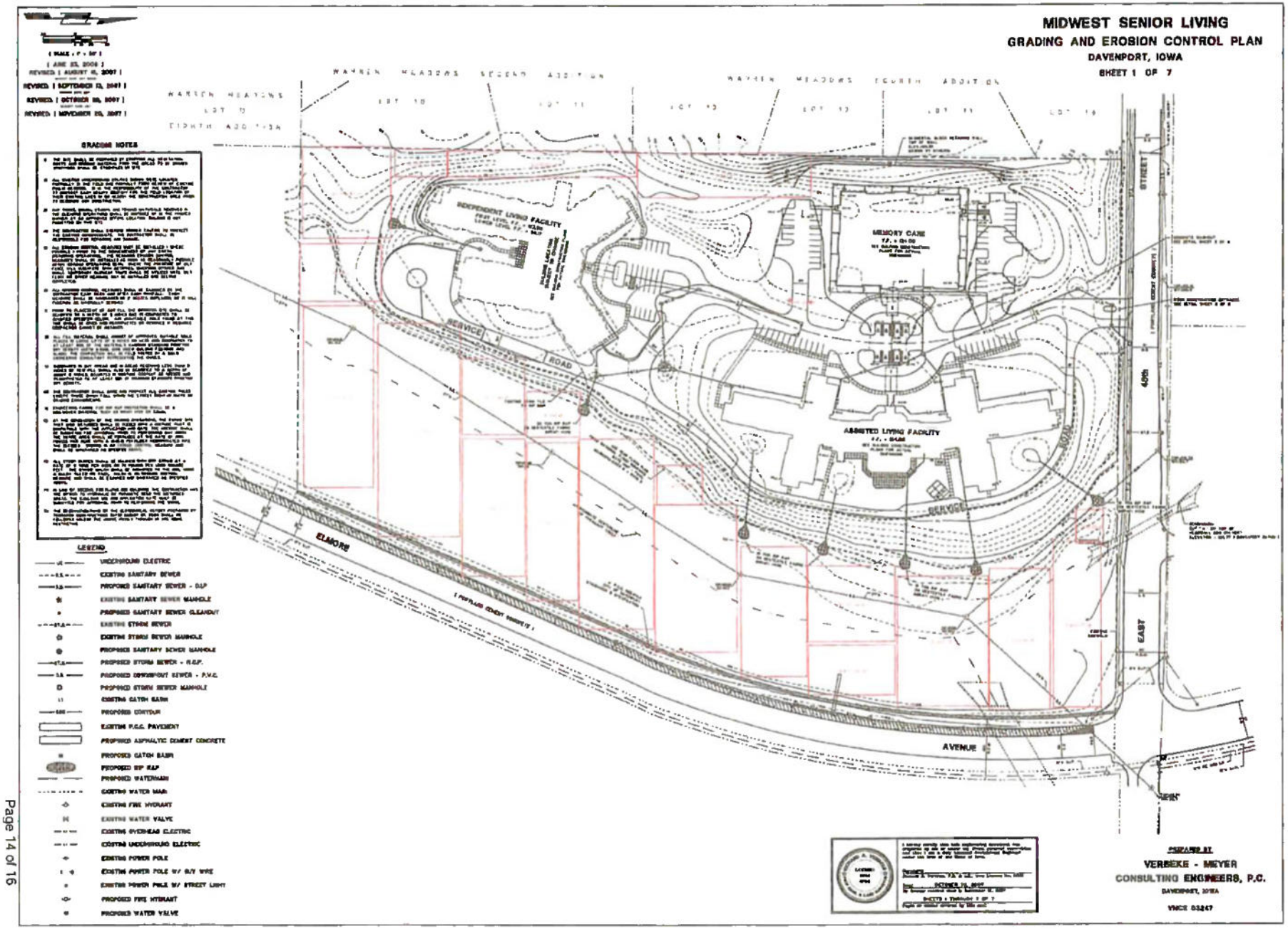
0 0.02 0.04 0.09 km

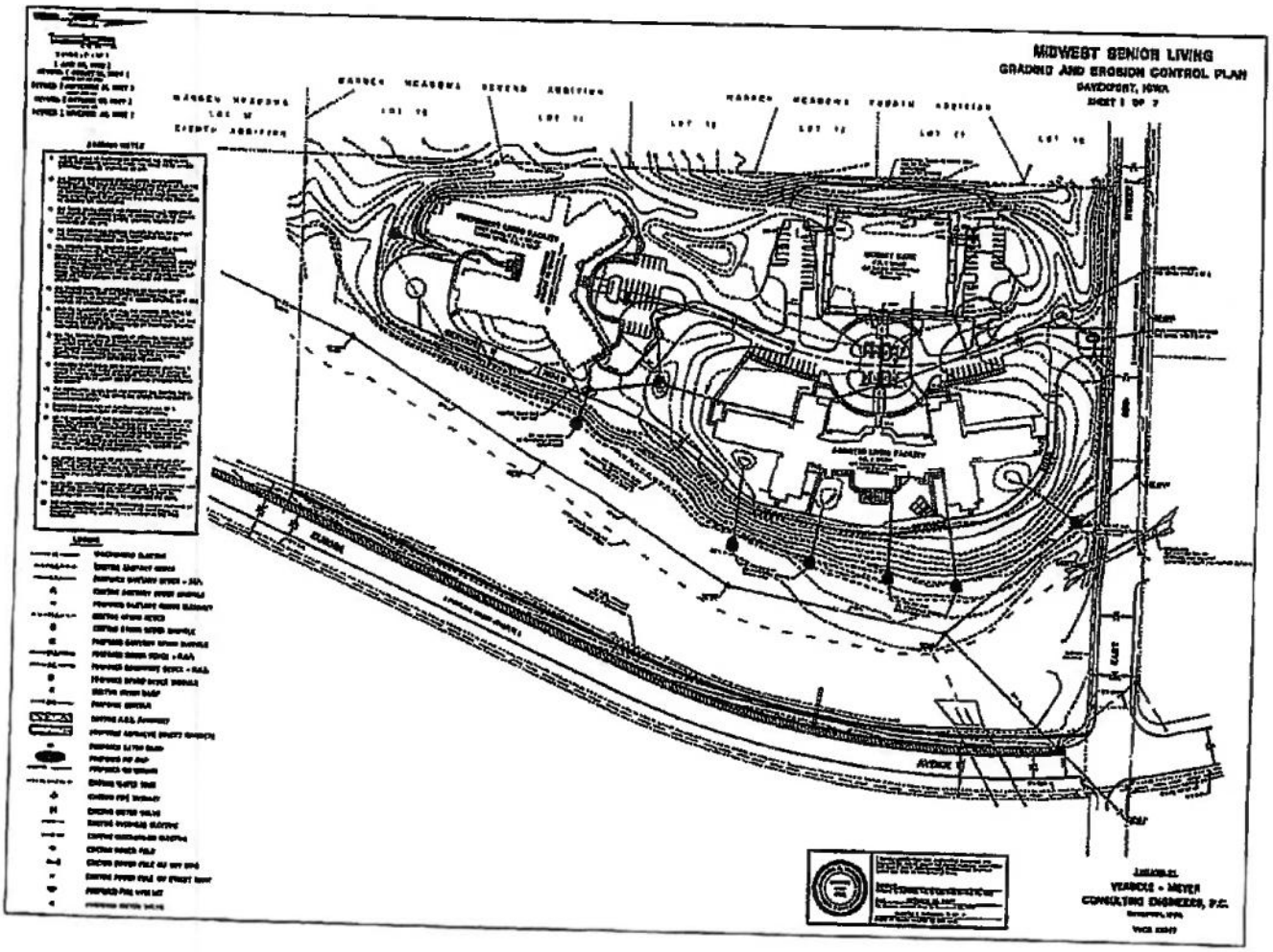
2019 Aerial Photo

Red: Band_1

Green: Band_2

Blue: Band_3


MIDWEST SENIOR LIVING
GRADING AND EROSION CONTROL PLAN
DAVENPORT, IOWA
SHEET 1 OF 7
(JUNE 23, 2006)
REVISED (AUGUST 6, 2007)
REVISED (SEPTEMBER 13, 2007)
REVISED (OCTOBER 26, 2007)
REVISED (NOVEMBER 29, 2007)
GRADING NOTES
LEGEND
UNDERGROUND ELECTRIC
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER - D.I.P.
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER CLEANOUT
EXISTING STORM SEWER
EXISTING STORM SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED STORM SEWER - R.C.P.
PROPOSED DOWNSPOUT SEWER - P.V.C.
PROPOSED STORM SEWER MANHOLE
EXISTING CATCH BASIN
PROPOSED CONTOUR
EXISTING P.C.C. PAVEMENT
PROPOSED ASPHALTIC CEMENT CONCRETE
PROPOSED CATCH BASIN
PROPOSED RIP RAP
PROPOSED WATERMAIN
EXISTING WATER MAIN
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING OVERHEAD ELECTRIC
EXISTING UNDERGROUND ELECTRIC
EXISTING POWER POLE
EXISTING POWER POLE W/ G/Y WIRE
EXISTING POWER POLE W/ STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
WARREN MEADOWS SECOND ADDITION
WARREN MEADOWS FOURTH ADDITION
WARREN MEADOWS EIGHTH ADDITION
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
INDEPENDENT LIVING FACILITY
MEMORY CARE
ASSISTED LIVING FACILITY
SERVICE ROAD
ELMORE
AVENUE
STREET
EAST
PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
DAVENPORT, IOWA
VMCE 03247


MIDWEST SENIOR LIVING
GRADING AND EROSION CONTROL PLAN
DAVENPORT, IOWA

ELMORE PLACE - Davenport, IA
Wooded / Creek Areas

SF	(refer to Civil Drawings - Sheet 1)
2,209.38	
19,463.75	
21,249.44	
28,965.19	
16,185.94	
10,662.56	
21,049.38	
4,373.75	
29,717.81	
36,279.47	
6,108.00	
20,481.91	
11,627.94	
21,058.91	
42,702.25	
31,293.97	
11,606.63	
20,040.81	
3,592.31	
12,276.63	
19,267.00	
390,213.03	**8.958059 acres**
	40.5% of total property acreage of 22.27 acres

NOTE: Outside the wooded/creek areas there are 245 existing trees of various species located within the landscaped areas of the campus.

City of Davenport

Department: Human Resources **Action / Date**
Contact Info: Alison Fleming | 563-326-7750 **3/4/2026**

Subject:
Resolution approving an increase to base salary for Corporation Counsel Samuel Huff and a modification to Section 8 of Huff's Employment Agreement. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
Pursuant to Section 2(B) of Corporation Counsel Samuel Huff's Employment Agreement, Huff shall receive a 2.5% increase to base salary effective August 29, 2025, as calculated pursuant to Section 2(A) and in connection with Huff's annual review conducted by the City Council.

Additionally, Section 8-Residency of Huff's Employment Agreement shall be modified to read as follows, "Employee shall permanently reside within the City of Davenport within three (3) years of commencement of employment. Upon relocation within the City of Davenport, Employee shall be reimbursed for moving and relocation expenses up to $15,000."

Attachments:
1. Resolution

Resolution No. _____

Resolution offered by the City Council of the City of Davenport, Iowa.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving an increase to base salary for Corporation Counsel Samuel Huff and a modification to Section 8 of Huff's Employment Agreement.

WHEREAS, pursuant to Section 2(B) of Corporation Counsel Samuel Huff's Employment Agreement, Huff shall receive a 2.5% increase to base salary effective August 29, 2025, as calculated pursuant to Section 2(A) and in connection with Huff's annual review conducted by the City Council; and

WHEREAS, Section 8 of Huff's Employment Agreement shall be modified to read as follows: "Employee shall permanently reside within the City of Davenport within three (3) years of commencement of employment. Upon relocation within the City of Davenport, Employee shall be reimbursed for moving and relocation expenses up to $15,000."

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that an increase to base salary for Corporation Counsel Samuel Huff and a modification to Section 8 of Huff's Employment Agreement are hereby approved.

Passed and approved this 11th day of March 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk