CITY COUNCIL MEETING

CITY OF DAVENPORT, IOWA

Wednesday, March 25, 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. Approval of Minutes

Approval of the City Council Meeting minutes for March 11, 2026.

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report on Committee of the Whole for March 18, 2026.

VIII. Appointments, Proclamations, Etc.

A. Appointments

1. Citizens' Advisory Committee
   -Tushar Patel (re-appointment | Mayoral)
   -Joseph Obleton (re-appointment | Mayoral)
   -Adela Rasso (re-appointment | Mayoral)
   -Robert Stone (new appointment | Mayoral)
   -Mikael Gibson (new appointment | Mayoral)
   -Paula Arnold (re-appointment | At-Large Gripp)
   -Regen Johnson (re-appointment | At-Large Newton)
   -Joyce Miller (new appointment | First Ward)
   -Chad Kiefer (re-appointment | Second Ward)
   -Cheryl Shagena (new appointment | Third Ward)
   -Michael Levis (new appointment | Fourth Ward)
   -Andy Rodriguez (new appointment | Fifth Ward)
   -Dale Gilmour (re-appointment | Sixth Ward)
   -Daniel Westmoreland (new appointment | Seventh Ward)
   -Jodie Walker (new appointment | Eighth Ward)

2. Civil Service Commission
   -Cynthia Lee (re-appointment)

-Alexis Lellig (new appointment)

3. Design Review Board
   -Olivia Warren (new appointment)

4. Plan and Zoning Commission
   -Aaron Dunlop (re-appointment)
   -Erica Thomas (re-appointment)

B. Proclamations

1. Child Abuse Prevention Week | March 29–April 4, 2026

2. National Community Development Week | April 6-10, 2026

IX. Presentations

1. Youth Recognition

   i. Max Purdy (Assumption High School) | 2026 Class 2A 190 lb. State Wrestling Champion
   ii. Greta Brus (Assumption High School) | 2026 Class 1A 155 lb. State Wrestling Champion

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

XII. Approval of All Items on the Consent Agenda

**NOTE: These are routine items and will be enacted at the City Council Meeting by one roll call vote without separate discussion unless an item is requested to be removed and considered separately.

1. Third 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. Second 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. Second 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. Second 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. Second 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 authorizing the conveyance of approximately 3.12 acres of City-owned property located in the 3100 block of Research Parkway to Corn Belt Properties LLC, Petitioner. [Ward 8]

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

   Project Renewal; Fit-Fest; 906 West 5th Street; 7:00 a.m. - 12:00 p.m. Saturday, April 18, 2026; **Closures:** West 6th Street from Marquette Street to Gaines Street; Warren Street from West 5th Street to West 6th Street. [Ward 3]

   Cornbelt Running Club; Bix at 6 Training Runs; 5:00 p.m. - 8:00 p.m. on Thursday, June 18, 2026; Thursday, June 25, 2026; Thursday, July 2, 2026; and Thursday, July 9, 2026; **Closures:** East 5th Street from Pershing Avenue to Iowa Street; Pershing Avenue from East 4th Street to Kirkwood Boulevard; Kirkwood Boulevard from Pershing Avenue to Jersey Ridge Road; Jersey Ridge Road from Kirkwood Boulevard to Middle Road; Middle Road from Jersey Ridge Road to McClellan Boulevard; McClellan Boulevard from Middle Road to River Drive. [Wards 3 & 5]

8. Resolution accepting work completed under the West Loop Trail Phase I project completed by Langman Construction, Inc of Rock Island, Illinois, in the amount of $818,470.87, CIP #28032. [Ward 1]

9. Resolution accepting work completed under the Fire Station No. 4 Roof Replacement project by Koopman Roofing of Pella, Iowa, in the amount of $121,272, CIP #23092. [Ward 5]

10. Resolution approving Change Order #3 in the amount of $197,350.33 to Langman Construction, Inc of Rock Island, Illinois, for the 3rd Street Pavement Rehabilitation project, CIP #35055. [Ward 3]

11. Resolution awarding a contract for the East 90th Street (Harrison Street to Holden Drive) Reconstruction project to Midwest Concrete Inc of Peosta, Iowa, in the amount of $1,898,975.39, CIP #35061. [Ward 8]

12. Resolution awarding a contract for the Fairmount Street (Heatherton Drive to Hickory Grove Road) Rehabilitation project to CDMI Concrete Contractors Inc of Port Byron,

Illinois, in the amount of $809,164.90, CIP #35061. [Wards 1 & 2]

13. Resolution awarding a contract for the Rockingham Road (South Farragut Street to South Elmwood Avenue) Reconstruction project to N.J. Miller, Inc of Bettendorf, Iowa, in the amount of $685,513.05, CIP #35061. [Ward 1]

14. Resolution awarding a contract for the Riverfront Quiet Zone (City Right-of-Way) Improvements project to Centennial Contractors of the Quad Cities of Moline, Illinois, in the amount of $385,330.56, CIP #ARP12. [Wards 3 & 5]

15. Resolution awarding a contract for the Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project to CDMI Concrete Contractors Inc of Port Byron, Illinois, in the amount of $235,281.25, CIP #35062. [Ward 5]

16. Resolution approving the plans, specifications, form of contract, and estimate of cost for the North Division Street (West 9th Street to West 12th Street) Reconstruction project, CIP #35061. [Wards 3 & 4]

17. Resolution approving the plans, specifications, form of contract, and estimate of cost for the East Garfield Street (Lorton Avenue to Forest Road) Reconstruction project, CIP #35062. [Ward 6]

18. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Middle Road (East Street to Forest Road) Mill and Overlay project, CIP #35062. [Wards 5 & 6]

19. Resolution authorizing submission of the FY 2027 Iowa Department of Transportation State Transit Assistance Program grant application in an approximate amount of $538,657. [All Wards]

20. Resolution approving a 28E Intergovernmental Agreement with Scott County, Iowa, for the East 90th Street (Harrison Street to Holden Drive) Reconstruction project, CIP #35061. [Ward 8]

21. Resolution setting April 8, 2026, as date for sale of General Obligation Corporate Bonds, Series 2026 and approving preliminary official statement. [All Wards]

22. Motion approving the allocations for Year 52 (July 1, 2026– June 30, 2027) Community Development Block Grant (CDBG) funds and HOME Investment Partnership (HOME) funds. [All Wards]

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

    Mississippi Valley Fair, Inc; 2026 Events; Mississippi Valley Fairgrounds | 2815 West Locust Street; various dates April through October 2026; Outdoor music/races, over 50 dBA. [Ward 4]

24. Motion approving beer and liquor license applications.

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

Ward 5

Jesse's Mart (Sewa Retails, LLC) - 412 East Locust Street - New License/Owners - License Type: Class B Beer/Wine (Carry-Out)

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

Ward 1

Gunchies (Conrad Holdings, LLC) - 2905 Telegraph Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 2

Applebee's Neighborhood Grill & Bar (Apple Corps, LP) - 3005 West Kimberly Road - License Type: Class C Liquor (On-Premises)

25. Motion awarding one-year contracts, with two possible one-year renewals, for Nuisance Mowing Services to Elite Property Maintenance of DeWitt, Iowa, and Quad City Lawn & Landscape, Inc of Davenport, Iowa. [All Wards]

26. Motion approving professional service agreements for golf professional services with Brant McGivern, Matthew Hasley, and Ronnie Thrapp at Red Hawk, Duck Creek, and Emeis Golf Courses, respectively. [Wards 1, 6, & 8]

27. Motion awarding a one-year agreement, with four optional one-year renewals, to Atlantic Bottling Company, LLC of Des Moines, Iowa, for Davenport Parks & Recreation Exclusive Soft Drink Pouring and Vending Rights. [All Wards]

28. Motion approving a payment to CDW-G of Chicago, Illinois, in the amount of $54,280 for a one-year subscription of Veeam software. [All Wards]

29. Motion approving a payment to Lane & Waterman, LLP of Davenport, Iowa, in the amount of $53,890.52 for litigation services. [All Wards]

XIII. Other Ordinances, Resolutions and Motions

XIV. 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.

XV. Final Comments from Council Members and the Mayor

XVI. Adjourn

City of Davenport

Department: Administration **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **3/25/2026**
Subject:
Approval of the City Council Meeting minutes for March 11, 2026.

Attachments:
1. 031126 City Council Meeting Minutes

City of Davenport, Iowa

City Council Meeting Minutes

Wednesday, March 11, 2026

The City Council of Davenport, Iowa, met in regular session on Wednesday, March 11, 2026, at 5:31 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa, with Mayor Gordon presiding and all Aldermen present except Gripp (*In person:* R. Dunn, Vasquez, Holloway, Newton, Blunk, T. Dunn, Jobgen, and Burkholder; *Virtual:* Lienen).

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderwoman Burkholder

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes **APPROVED**

Approval of the City Council Meeting minutes for February 25, 2026.

VI. City Administrator Update

VII. Report on Committee of the Whole **APPROVED**

Approval of the Report on Committee of the Whole for March 4, 2026.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, March 4, 2026 -- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Gordon presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderman Jobgen. Upon the roll being called, all Aldermen were present (*In person:* R. Dunn, Vasquez, Holloway, Lienen, Newton, Blunk, T. Dunn, Jobgen, and Burkholder; *Virtual:* Gripp).

The following Public Hearings were held: **Community Development:** 1. 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; 2. 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; 3. 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; and 4. 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. **Public Works:** 1. 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; 2. on the plans, specifications, form of contract, and estimate of cost for the Riverfront Quiet Zone (City Right-of-Way) Improvements project, CIP #ARP12; 3. on the plans, specifications, form of contract, and estimate of cost for the PROTECT | 2nd and Gaines Flood Mitigation project, CIP#35067; and 4. 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.

Action Items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Lienen reviewed all items listed. A motion to amend item #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, to change wholesale establishment from a permitted use to a special use in the C-3 Zoning District was moved by Alderman Holloway and seconded by Alderwoman Newton. Upon the roll being called, all Aldermen present voted aye and the amendment was approved. On motion by Alderman Holloway, seconded by Alderman Jobgen items #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; #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; #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; #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; and #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, moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderman T. Dunn, seconded by Alderwoman Newton all items moved to the Consent Agenda. **Public Works:** Alderman R. Dunn reviewed all items listed. On motion by Alderman Vasquez, seconded by Alderwoman Newton all items moved to the Consent Agenda. **Finance:** There were no items on the Finance agenda. **Other Ordinances, Resolutions and Motions:** Alderwoman Newton reviewed the two items listed. On motion by Alderman Blunk, seconded by Alderman Jobgen both items moved to the Consent Agenda.

Council adjourned at **6:41 p.m.**

VIII. Appointments, Proclamations, Etc.

A. Appointments **APPROVED 2026-96**

1. Quad City Garage Policy Group
   -Jeff Wolf, Transit Operations Supervisor

IX. Presentations **HELD**

1. Art in City Hall Recognition

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. *On motion by Alderman Jobgen, seconded by Alderman Holloway and all Aldermen present voting aye, the Ordinance was adopted.*

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 special use in the C-3 zoning district and add principal use standards for wholesale establishment. [All Wards] **ADOPTED 2026-97**

ORDINANCE NO. **2026-97**

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 SPECIAL 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 special 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.

Section 3. At the March 4, 2026, Committee of the Whole Meeting, the City Council approved an amendment to the Ordinance changing wholesale establishment from a permitted use to a special use in the C-3 zoning district.

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.

Adopted 3/11/2026: Jason Gordon, Mayor; Attest: Brian Krup, Deputy City Clerk

2. *On motion by Alderwoman Newton, seconded by Alderman Holloway and all Aldermen present voting aye, the Ordinance moved to second consideration.*

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]

MOVED TO SECOND CONSIDERATION

3. *On motion by Alderwoman Newton, seconded by Alderwoman Burkholder and all Aldermen present voting aye, the Ordinance moved to second consideration.*

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]

MOVED TO SECOND CONSIDERATION

4. *On motion by Alderwoman Newton, seconded by Alderwoman Burkholder and all Aldermen present voting aye, the Ordinance moved to second consideration.*

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]

MOVED TO SECOND CONSIDERATION

5. *On motion by Alderwoman Newton, seconded by Alderman R. Dunn and all Aldermen present voting aye, the Ordinance moved to second consideration.*

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] **MOVED TO SECOND CONSIDERATION**

XII. Approval of All Items on the Consent Agenda

On motion by Alderwoman Newton, seconded by Alderman R. Dunn and all Aldermen present voting aye except Alderman Vasquez, the Consent Agenda was approved as follows.

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]
MOVED TO THIRD CONSIDERATION

2. 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] **ADOPTED 2026-98**

3. 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]
ADOPTED 2026-99

4. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events. **ADOPTED 2026-100**

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]

5. 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]
ADOPTED 2026-101

6. 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]
ADOPTED 2026-102

7. 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] **ADOPTED 2026-103**

8. 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] **ADOPTED 2026-104**

9. 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] **ADOPTED 2026-105**

10. 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] **ADOPTED 2026-106**

11. 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] **ADOPTED 2026-107**

12. 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] **ADOPTED 2026-108**

13. 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] **ADOPTED 2026-109**

14. Resolution amending the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5] **ADOPTED 2026-110**

15. Resolution overruling objections for the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5] **ADOPTED 2026-111**

16. Resolution adopting the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5] **ADOPTED 2026-112**

17. 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] **ADOPTED 2026-113**

18. 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] **ADOPTED 2026-114**

19. Resolution approving a cost-share and reimbursement agreement with the Iowa Department of Transportation for three projects on Kimberly Road. [Wards 2, 6, & 7] **ADOPTED 2026-115**

20. Resolution approving ten 2026 Open Prairie/Forest Cover property tax exemptions. [Wards 1, 2, 6, 7, & 8] **ADOPTED 2026-116**

21. 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] **ADOPTED 2026-117**

22. Motion approving noise variance requests on the listed dates and times for outdoor events. **PASSED 2026-118**

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]

23. Motion approving beer and liquor license applications. **PASSED 2026-119**

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)

24. Motion determining property values for the FY 2026 Streambank Stabilization Cost-Share Program project at 1030 Meadowview Lane. [Ward 8] **PASSED 2026-120**

25. 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] **PASSED 2026-121**

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

XV. Final Comments from Council Members and the Mayor

XVI. Adjourn **6:12 p.m.**

Brian Krup
Deputy City Clerk

City of Davenport

Department: Administration **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **3/25/2026**
Subject:
Approval of the Report on Committee of the Whole for March 18, 2026.

Attachments:
1. 031826 Committee of the Whole Report

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, March 18, 2026 -- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Gordon presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderman R. Dunn. Upon the roll being called, all Aldermen were present except Gripp, Newton, and Jobgen (R. Dunn, Vasquez, Holloway, Lienen, Blunk, T. Dunn, and Burkholder).

The following Public Hearings were held: **Community Development:** 1. on the recommendations for Year 52 (July 1, 2026 – June 30, 2027) Community Development Block Grant (CDBG) funds; and 2. on the proposed conveyance of approximately 3.12 acres of City-owned property located in the 3100 block of Research Parkway to Corn Belt Properties LLC, Petitioner. **Public Works:** 1. on the plans, specifications, form of contract, and estimate of cost for the Division Street (West 9th Street to West 12th Street) Reconstruction project, CIP #35061; 2. on the plans, specifications, form of contract, and estimate of cost for the East Garfield Street (Lorton Avenue to Forest Road) Reconstruction project, CIP #35062; and 3. on the plans, specifications, form of contract, and estimate of cost for the Middle Road (East Street to Forest Road) Mill and Overlay project, CIP #35062.

Action Items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Lienen reviewed all items listed. On motion by Alderman Holloway, seconded by Alderman R. Dunn all items moved to the Consent Agenda. **Public Safety:** Alderman T. Dunn reviewed all items listed. On motion by Alderwoman Burkholder, seconded by Alderman Lienen all items moved to the Consent Agenda. **Public Works:** Alderman R. Dunn reviewed all items listed. On motion by Alderman Vasquez, seconded by Alderman Lienen all items moved to the Consent Agenda. **Finance:** Alderman Blunk reviewed the one item listed. On motion by Alderwoman Burkholder, seconded by Alderman R. Dunn the item moved to the Consent Agenda. **Other Ordinances, Resolutions and Motions:** Mayor Gordon reviewed all items listed. On motion by Alderman Holloway, seconded by Alderwoman Burkholder all items moved to the Consent Agenda.

Council adjourned at **5:57 p.m.**

City of Davenport

Department: Office of the Mayor **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **3/25/2026**

Subject:
Citizens' Advisory Committee
-Tushar Patel (re-appointment | Mayoral)
-Joseph Obleton (re-appointment | Mayoral)
-Adela Rasso (re-appointment | Mayoral)
-Robert Stone (new appointment | Mayoral)
-Mikael Gibson (new appointment | Mayoral)
-Paula Arnold (re-appointment | At-Large Gripp)
-Regen Johnson (re-appointment | At-Large Newton)
-Joyce Miller (new appointment | First Ward)
-Chad Kiefer (re-appointment | Second Ward)
-Cheryl Shagena (new appointment | Third Ward)
-Michael Levis (new appointment | Fourth Ward)
-Andy Rodriguez (new appointment | Fifth Ward)
-Dale Gilmour (re-appointment | Sixth Ward)
-Daniel Westmoreland (new appointment | Seventh Ward)
-Jodie Walker (new appointment | Eighth Ward)

Background:
Under U.S. Department of Housing & Urban Development (HUD) Community Development Block Grant (CDBG) regulations, at least one-third of committee members must reside in census tracts where at least 51% of residents are low- to moderate-income. Staff verified the census tract for each appointment and confirmed that this requirement has been met. All appointments are for the term April 1, 2026, through March 31, 2028.

Attachments:
None

City of Davenport

Department: Office of the Mayor **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **3/25/2026**

Subject:
Civil Service Commission
-Cynthia Lee (re-appointment)
-Alexis Lellig (new appointment)

Background:
Cynthia Lee is a re-appointment to the Civil Service Commission. Term dates for this appointment will be April 1, 2026 - March 31, 2030.

Alexis Lellig is a new appointment to the Civil Service Commission, filling a vacancy created by the resignation of Darius Sykes. Ms. Lellig will serve the remainder of the current term, which expires March 31, 2026, and thereafter a full four-year term commencing April 1, 2026, and ending March 31, 2030.

Public notice, as required by Iowa State Code 400.1, was published in *The Quad-City Times* one time on February 21, 2026, for both appointments.

Attachments:
1. Proof of Publication - C. Lee
2. Proof of Publication - Lellig

Quad-City Times

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Quad-City Times, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made part of this affidavit, was published in said The Quad-City Times, on the dates listed below.
February. 21 2026

NOTICE ID: GGHwnmOHZgUUu16ROhBd
PUBLISHER ID: COL-IA-202939
NOTICE NAME: Civil Service Commission Appointment C. Lee
Publication Fee: $19.15

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Edmar Corachia

(Signed)_____

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 02/23/2026

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PROPOSED
APPOINTMENT OF
CYNTHIA J. LEE
TO THE POSITION OF
CIVIL SERVICE COMMISSIONER
CITY OF DAVENPORT, IOWA

NOTICE is hereby given that there is pending in the Office of the Mayor, City Hall, Davenport, Iowa, a nomination to appoint Cynthia J. Lee to the position of Civil Service Commissioner for the City of Davenport. Written comments may be submitted to the Office of the Mayor.

This nomination will be presented for approval before the Davenport City Council at City Hall, 226 West 4th Street, Davenport, Iowa, on Wednesday, March 25, 2026, commencing at 5:30 p.m. local time, or as soon thereafter as the matter may be considered.

City of Davenport
Jason Gordon, Mayor
563-326-7701
COL-IA-202939

NOTARY PUBLIC • STATE OF FLORIDA •

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

Quad-City Times

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Quad-City Times, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made part of this affidavit, was published in said The Quad-City Times, on the dates listed below.
February. 21 2026

NOTICE ID: 9S1Ztl1dvslrQDx9AQFi
PUBLISHER ID: COL-IA-203010
NOTICE NAME: Civil Service Appointment Lellig
Publication Fee: $19.15

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Anjana Bhadoriya

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 02/24/2026

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PROPOSED
APPOINTMENT OF
ALEXIS LELLIG
TO THE POSITION OF
CIVIL SERVICE COMMISSIONER
CITY OF DAVENPORT, IOWA

NOTICE is hereby given that there is pending in the Office of the Mayor, City Hall, Davenport, Iowa, a nomination to appoint Alexis Lellig to the position of Civil Service Commissioner for the City of Davenport. Written comments may be submitted to the Office of the Mayor.

This nomination will be presented for approval before the Davenport City Council at City Hall, 226 West 4th Street, Davenport, Iowa, on Wednesday, March 25, 2026, commencing at 5:30 p.m. local time, or as soon thereafter as the matter may be considered.

City of Davenport
Jason Gordon, Mayor
563-326-7701
COL-IA-203010

City of Davenport

Department: Office of the Mayor **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **3/25/2026**

Subject:
Design Review Board
-Olivia Warren (new appointment)

Background:
Olivia Warren is a new appointment to the Design Review Board, filling a vacancy created by Victoria Tebbitt who chose not to serve another term. Term dates for this appointment are March 26, 2026, through December 31, 2028.

Attachments:
None

City of Davenport

Department: Office of the Mayor **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **3/25/2026**

Subject:
Plan and Zoning Commission
-Aaron Dunlop (re-appointment)
-Erica Thomas (re-appointment)

Background:
Aaron Dunlop and Erica Thomas are re-appointments to the Plan and Zoning Commission. Term dates for both appointments are April 1, 2026, through March 31, 2031.

Attachments:
None

City of Davenport

Department: Office of the Mayor
Contact Info: Brian Krup | 563-326-6163

Action / Date
3/25/2026

Subject:
Child Abuse Prevention Week | March 29–April 4, 2026

City of Davenport

Department: Office of the Mayor
Contact Info: Brian Krup | 563-326-6163

Action / Date
3/25/2026

Subject:
National Community Development Week | April 6-10, 2026

City of Davenport

Department: Public Works
Contact Info: Gary Statz | 563-326-7754

Action / Date
3/25/2026

Subject:
Third 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: Development & Neighborhood Services **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **3/25/2026**

Subject:
Second 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.*

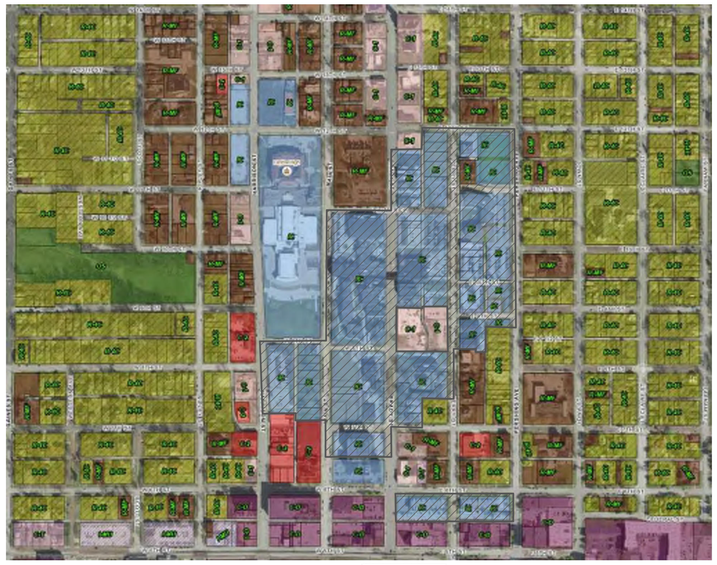
The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.

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.

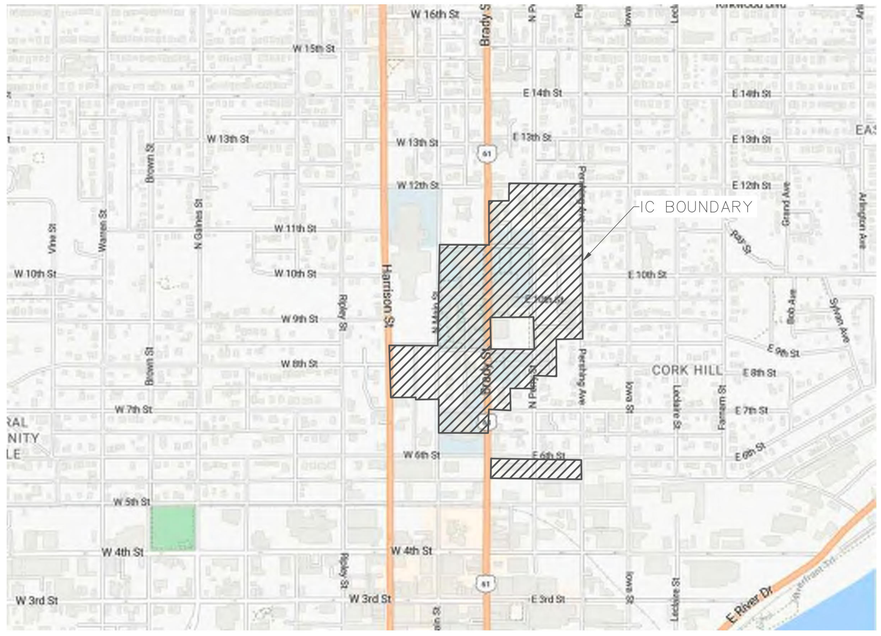
PALMER COLLEGE OF CHIROPRACTIC
INSTITUTIONAL CAMPUS

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

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DAVENPORT, IOWA
COVER SHEET

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REFERENCE SCALE IN INCHES
0 1 2 3

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80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES:

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

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**	

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PALMER INSTITUTIONAL CAMPUS
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OVERALL EXISTING CONDITIONS

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C-1

Sheet 2 of 15

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Tuesday, December 23, 2025 8:37:39 AM
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PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

EXISTING CONDITIONS - NORTH

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C-2

Sheet 3 of 15

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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

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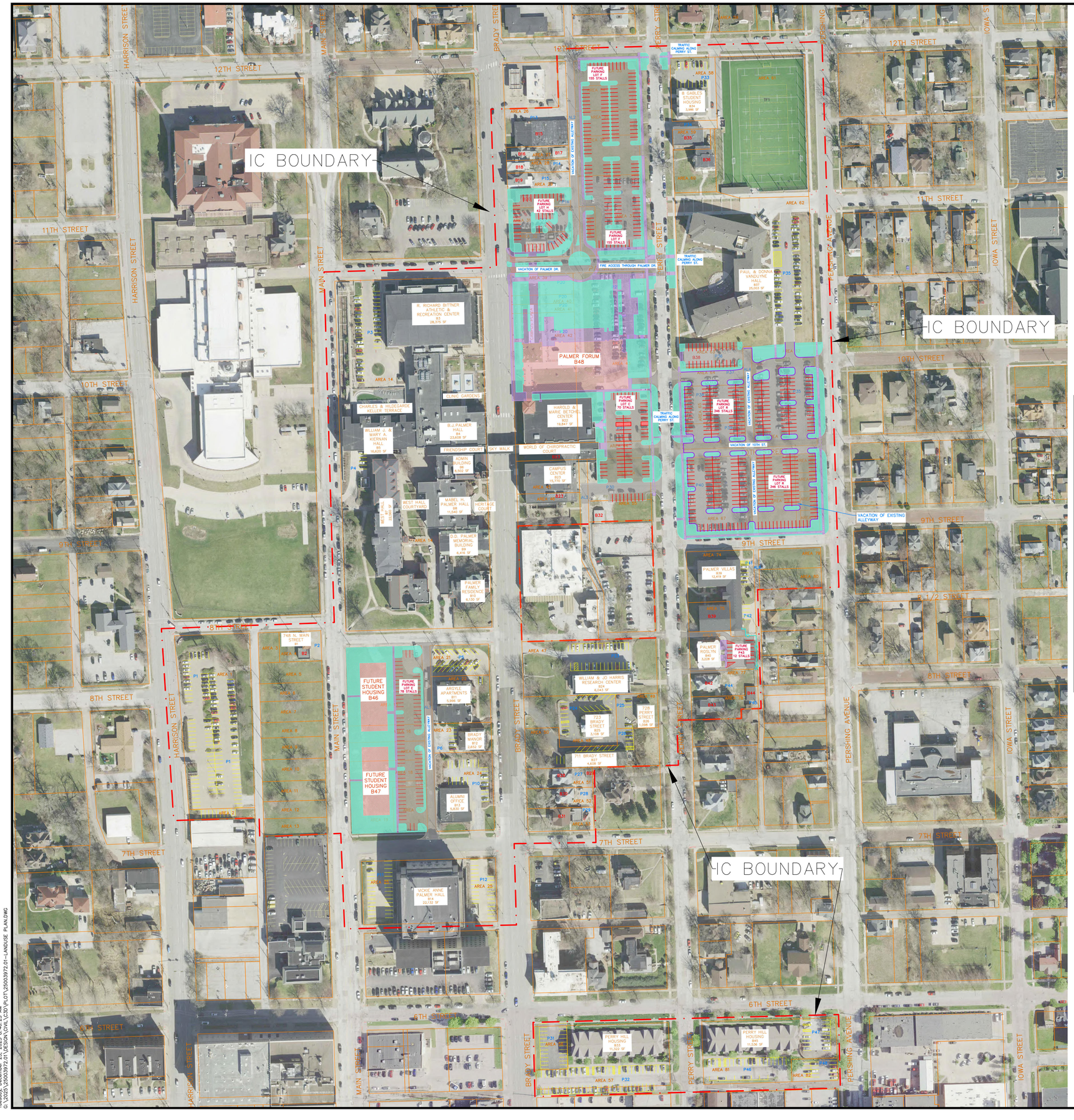
C-3

Sheet 4 of 15



80 40 0 80 160

SCALE: 1" = 80'

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

LEGEND

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

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

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PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

OVERALL LAND USE PLAN

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C-4

Sheet 5 of 15

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G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-LANDUSE PLAN.DWG

50 25 0 50 100

SCALE: 1" = 50'

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LEGEND

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

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LAND USE PLAN NORTH

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Sheet 6 of 15

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50 25 0 50 100

SCALE: 1" = 50'

GENERAL NOTES

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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

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LAND USE PLAN SOUTH

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C-6

Tuesday, December 23, 2025 8:42:31 AM
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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

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PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

EXISTING CAMPUS PARKING DATA

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C-7

Sheet 8 of 15

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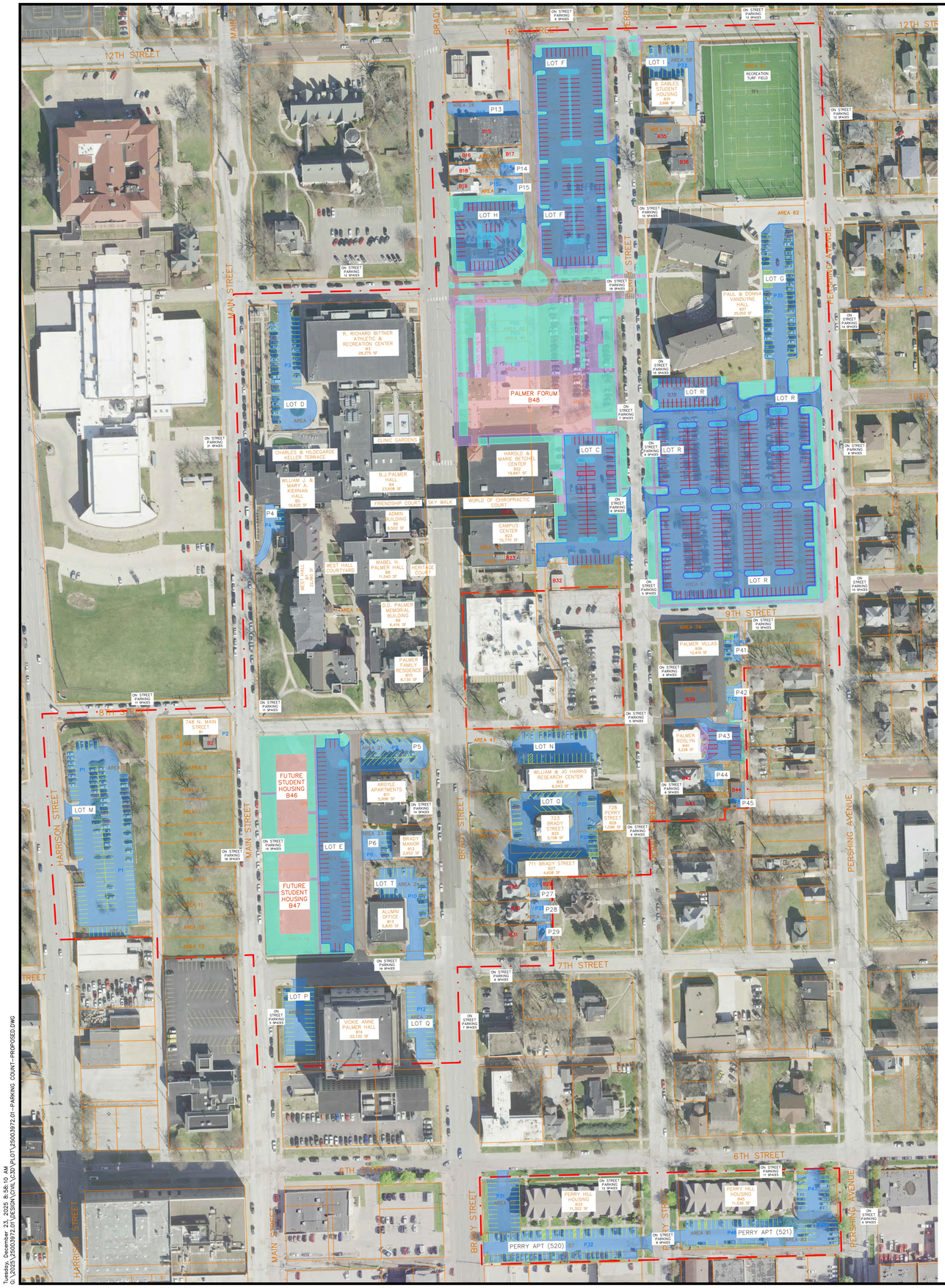

LOT C	
TOTAL STALLS	70
AM	
PM	

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

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LEGEND

PROPOSED PARKING

EXISTING PARKING

PROPOSED PARKING

No.	DATE
REVISIONS	
DESCRIPTION	

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DAVENPORT, IOWA

PROPOSED CAMPUS PARKING DATA

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Drawn By: WRC

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Sheet 9 of 15

Tuesday, December 23, 2025 8:58:10 AM
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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

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DAVENPORT, IOWA
IC AREAS AND SOILS

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SITE UTILITY PLAN - NORTH

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Sheet 11 of 15

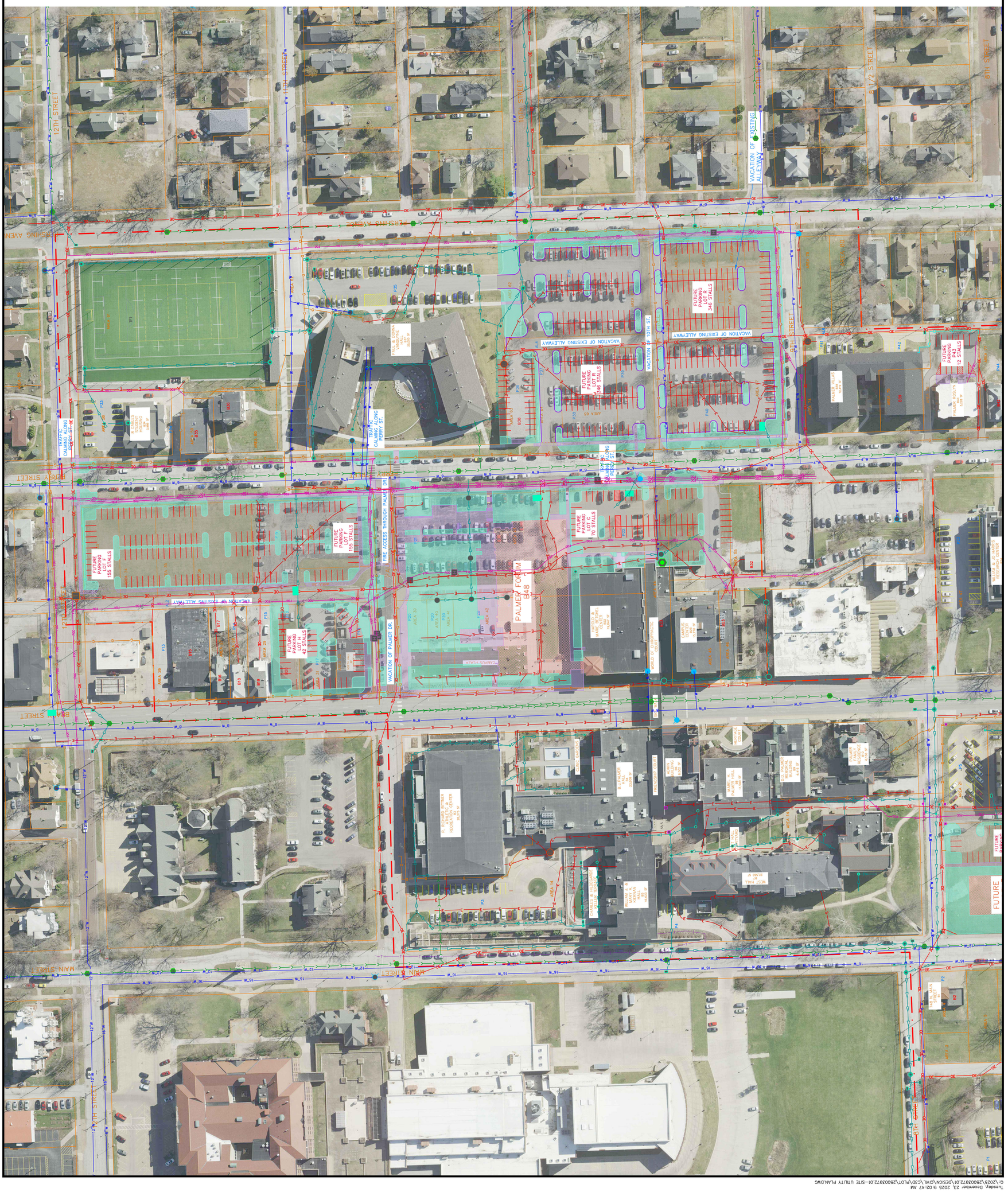
LEGEND

- 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.



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SITE UTILITY PLAN - SOUTH

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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

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LEGEND

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

GENERAL NOTES

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

SCALE: 1" = 50'

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Sheet 14 of 15

APPROXIMATE OVERALL AREA USE DESCRIPTION

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

APPROXIMATE OVERALL AREA USE DESCRIPTION

Area	Structure	Structure Footprint	Stories	Gross Floor Area	Existing Use	Property Name	Building Height	Parcel Size	Coverage Type - Initial		Coverage Type - Proposed	
									Impervious	Pervious	Impervious	Pervious
44	Lot C	4,284	-	4,284	Future Lot C	Future Lot C	-	0.40	0.00	0.12	0.10	0.07
	AL3	2,762	-	2,762	Paved Alley	-	-		0.06		0.06	
	-	2,177	-	2,177	Non-Building Campus	-	-		0.05		0.00	
	B23	7,437	5	58,136	Campus Center	Palmer College of Chiropractic Campus	65		0.17		0.17	
45		5,617			Campus Center			0.27	0.13	0.14	0.13	0.14
46		2,716			Campus Center			0.26	0.06	0.10	0.06	0.10
	-	4,526	-	4,526	Non-Building Campus	-	-		0.10		0.10	
47	B24	6,043	4	26,910	Research Center	Palmer College of Chiropractic Campus	40	0.97	0.14	0.48	0.14	0.48
	P23	15,381	-	15,381	Lot N		-		0.35		0.35	
48	B25	3,108	3	9,324	Apartment Housing		48	0.53	0.08	0.11	0.08	0.11
	P24	14,869	-	14,869	Lot O		-		0.34		0.34	
49	B26	1,098	1	1,098	Residential Housing		16	0.19	0.03	0.07	0.03	0.07
	P25	4,045	-	4,045	Lot O		-		0.09		0.09	
50	B27	4,608	2	6,912	Apartment Housing		30	0.55	0.11	0.30	0.11	0.30
	P26	6,315	-	6,315	Lot O		-		0.14		0.14	
51	B28	1,509	2	2,600	Residential Housing	-	-	0.17	0.04	0.06	0.04	0.06
	B29	356	1	356	Garage	-	-		0.01		0.01	
	P27	2,650	-	2,650	Paved Area	-	-		0.06		0.06	
52	B30	1,424	2	2,825	Residential Housing	-	-	0.17	0.03	0.09	0.03	0.09
	P28	2,273	-	2,273	Paved Area	-	-		0.05		0.05	
53	B31	1,643	2	2,888	Residential Housing	-	-	0.20	0.04	0.10	0.04	0.10
	P29	2,608	-	2,608	Paved Area	-	-		0.06		0.06	
54	Lot C	13,136	-	13,136	Future Lot C	Future Lot C	-	0.34	0.00	0.21	0.30	0.04
	P30	5,750	-	5,750	Paved Area	-	-		0.13		0.00	
55	B32	836	1	836	Garage	-	-	0.17	0.02	0.15	0.02	0.15
56	P31	6,965	-	6,965	Parking Lot	-	-	0.18	0.16	0.02	0.16	0.02
57	B33	11,322	3	27,736	Residential Hall	Perry Hill Housing	44	0.92	0.26	0.26	0.26	0.26
	P32	17,387	-	17,387	Parking Lot		-		0.40		0.40	
58	P33	7836	-	7836	Lot I	8 Gables	-	0.37	0.18	0.10	0.18	0.10
	B34	3,986	2	7,972	Student Housing		26		0.09		0.09	
59	B35	2,840	2	5,608	Student Housing	-	26	0.15	0.07	0.03	0.07	0.03
	P34	2,147	-	2,147	Paved Area		-		0.05		0.05	
60	B36	2,589	2	4,976	Student Housing	-	26	0.25	0.06	0.19	0.06	0.19
61	TF1	60,702	-	60,702	Turf Field	Palmer College of Chiropractic Campus	-	1.68	1.39	0.18	1.39	0.18
	-	4,672	-	4,672	Non-Building Campus		-		0.11		0.11	
62	Lot R	29,985	-	29,985	Future Lot R	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

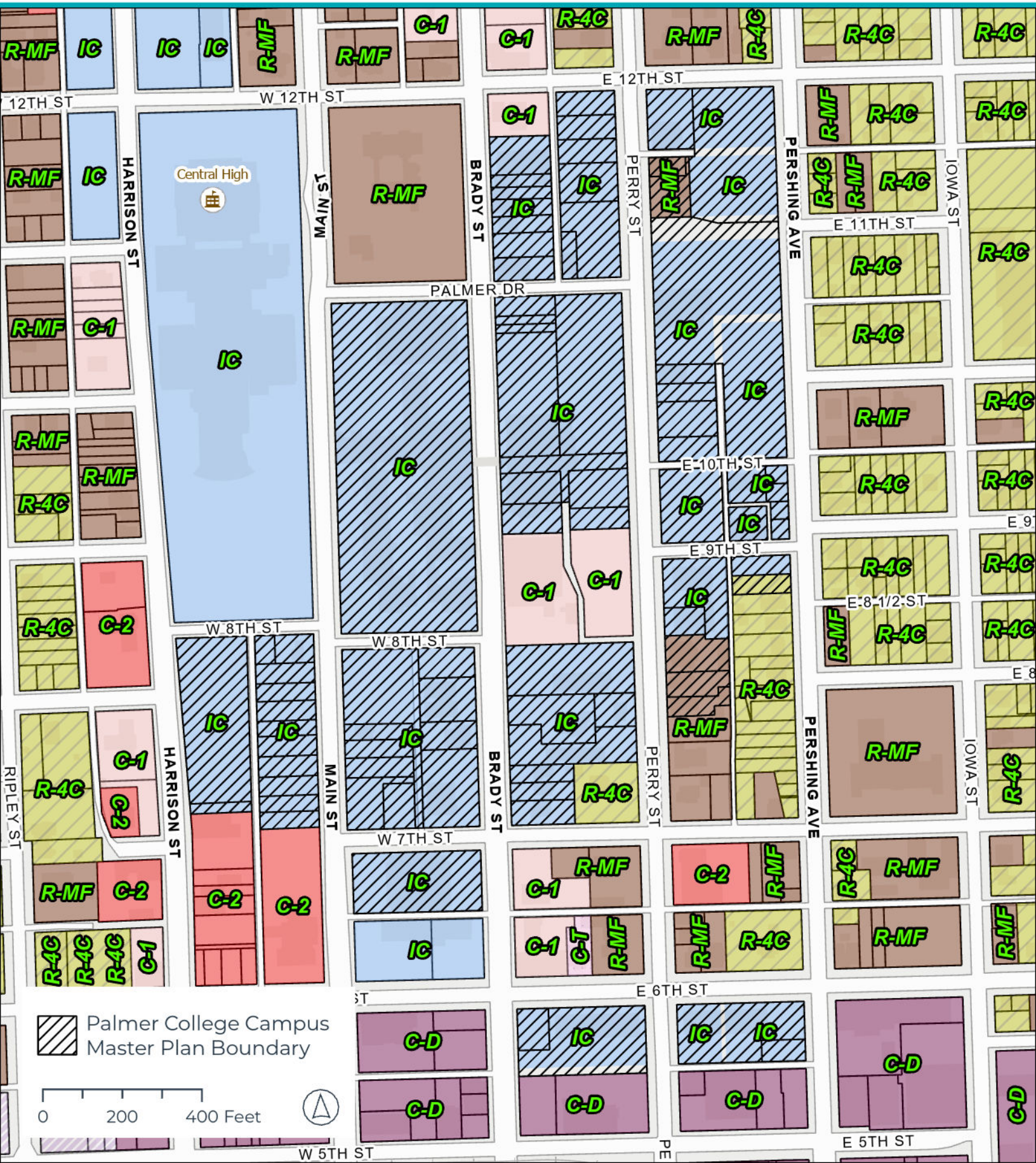
Proposed Parking Ratio - $PR_P = \frac{1630\ stalls}{359{,}370\ ft^2} \times 1000$ = 4.54 stalls/1000 ft^2

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

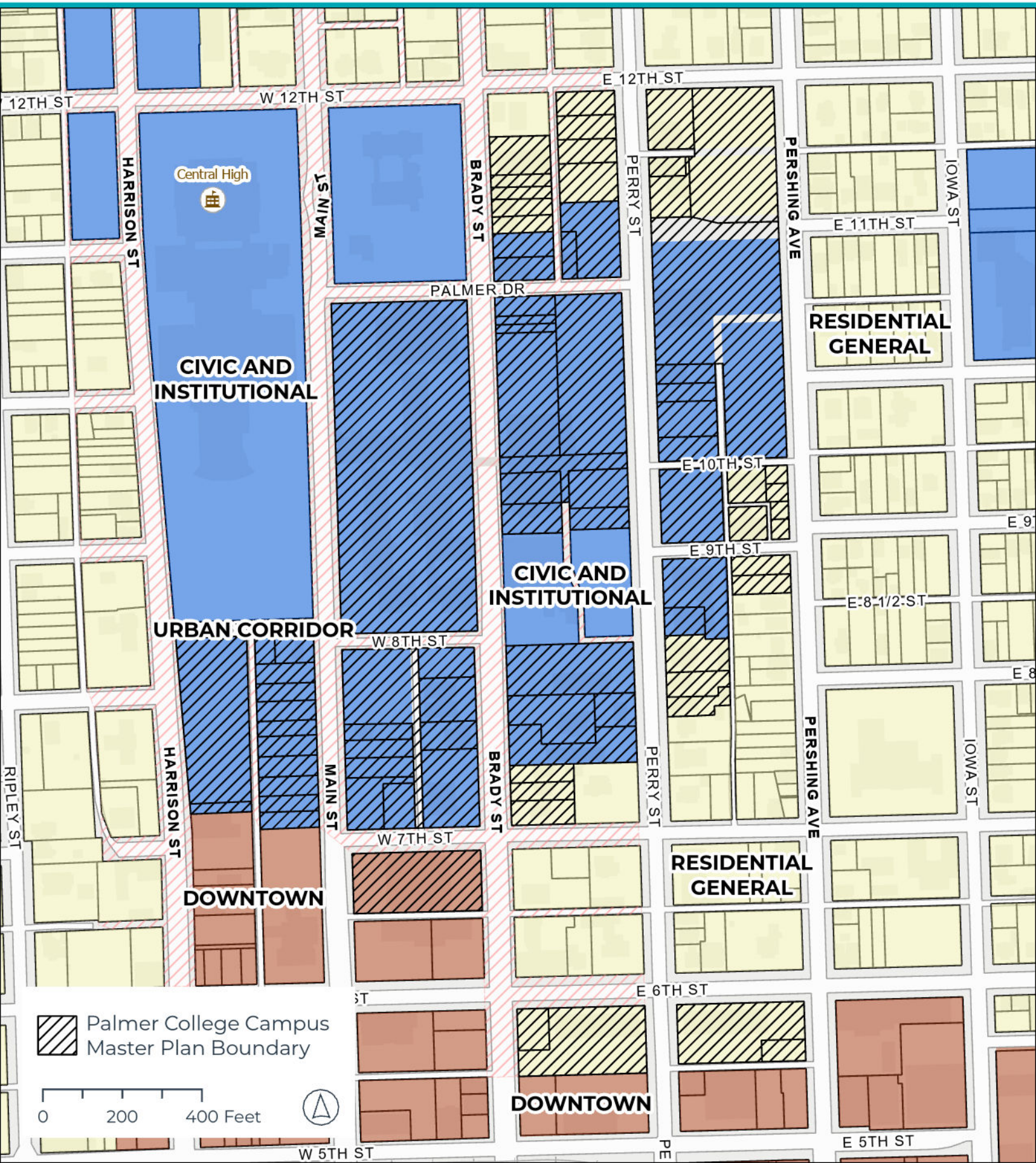
Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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
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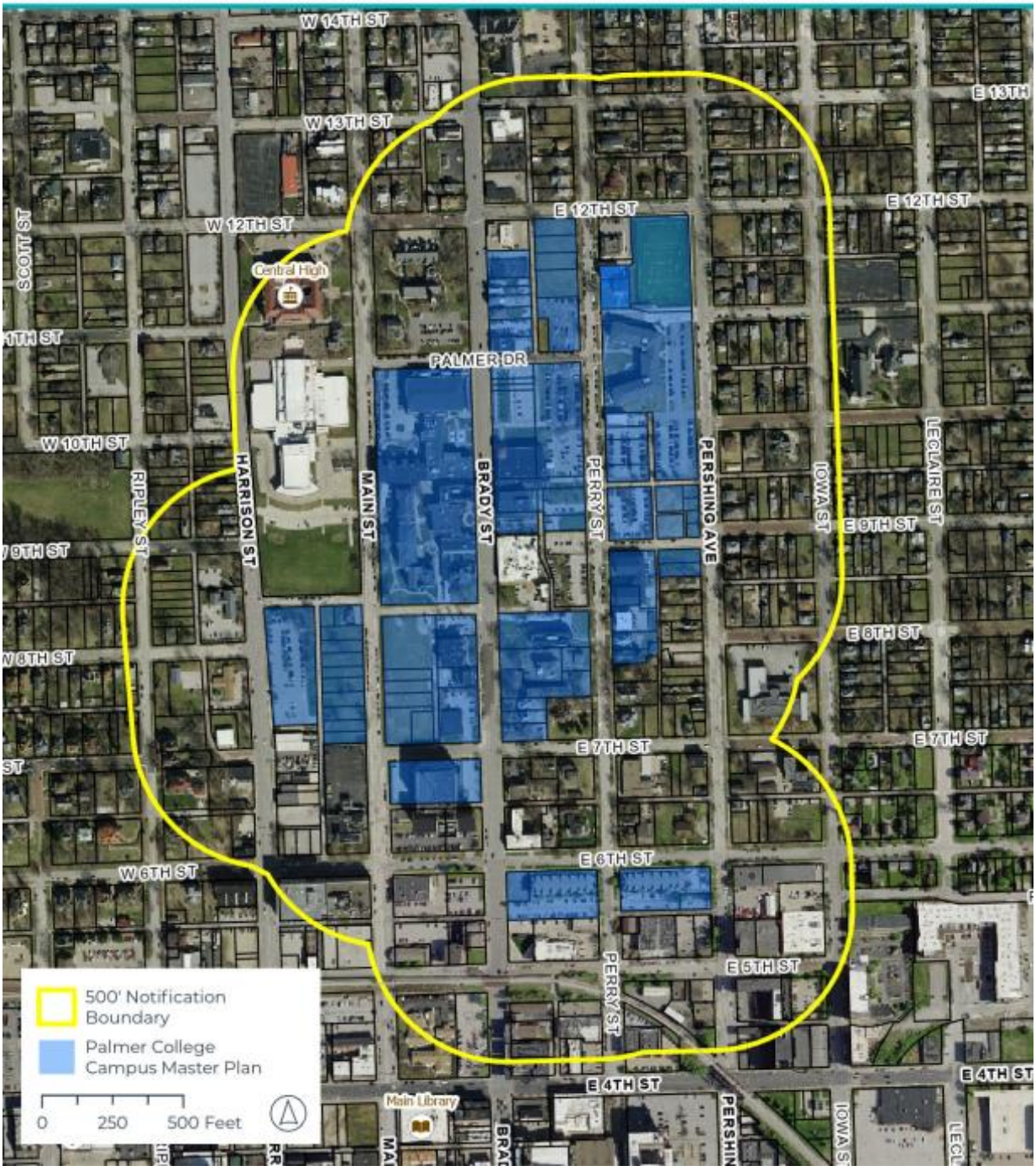
Public Notice Map

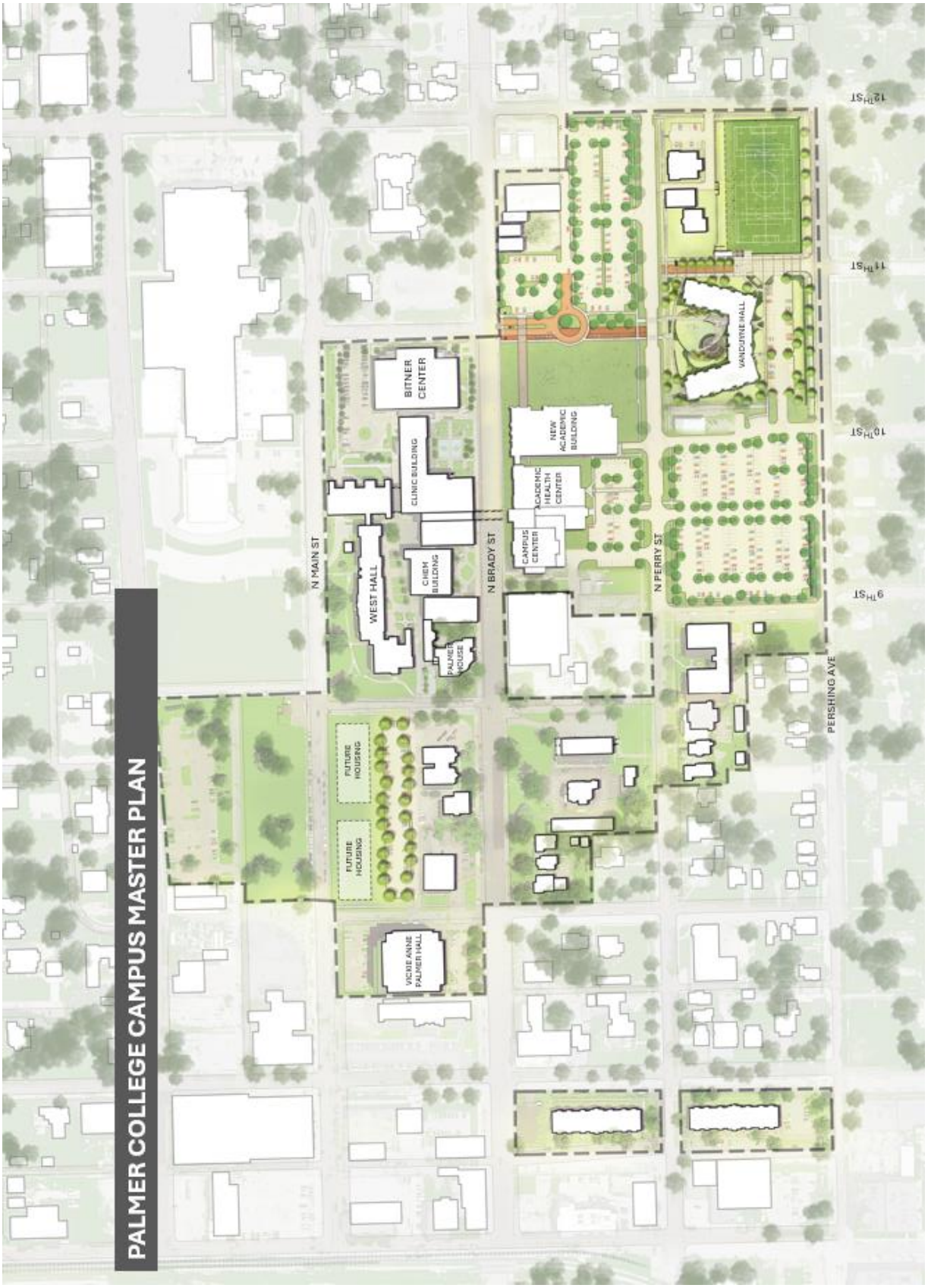
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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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.

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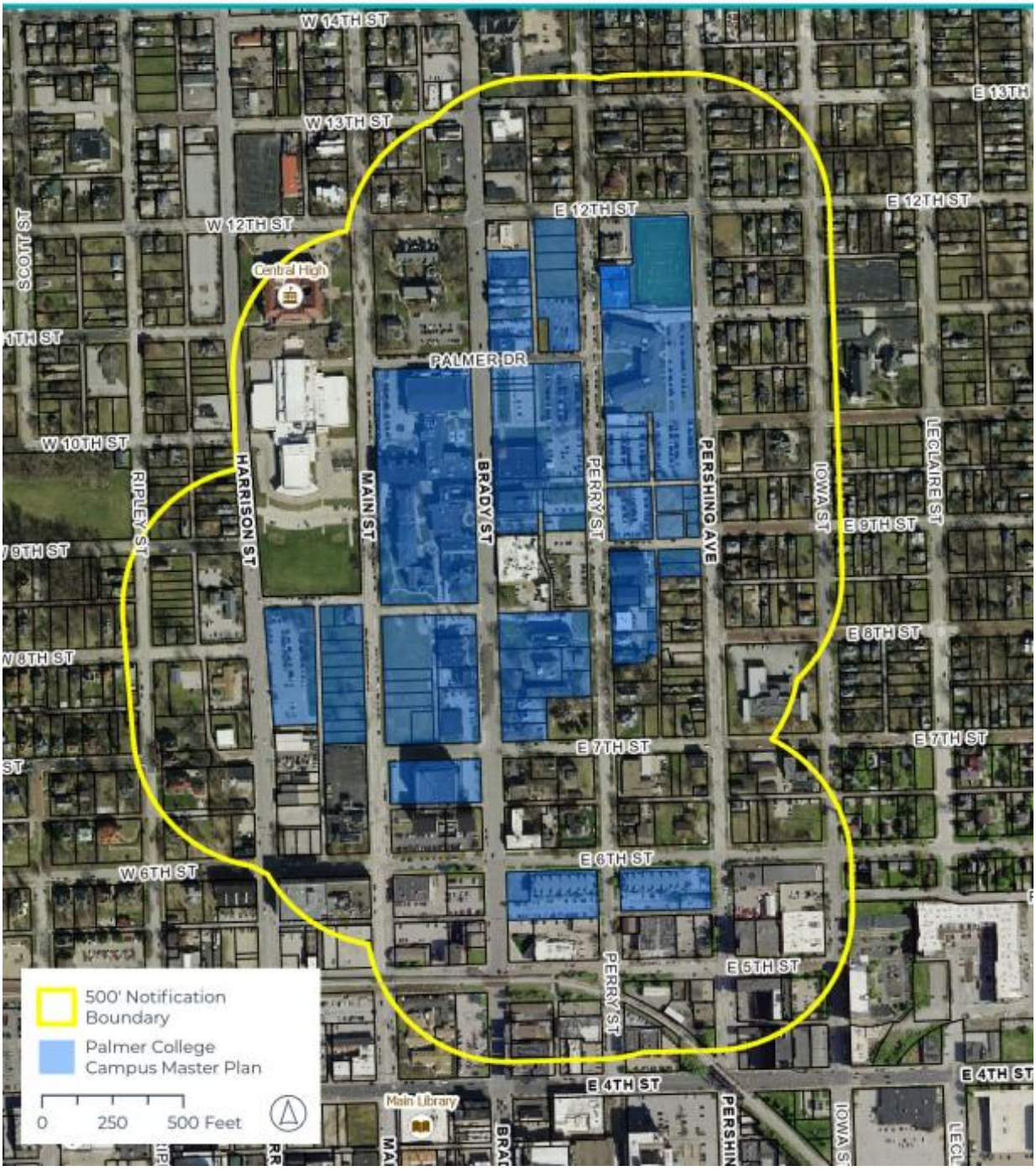
Public Notice Map

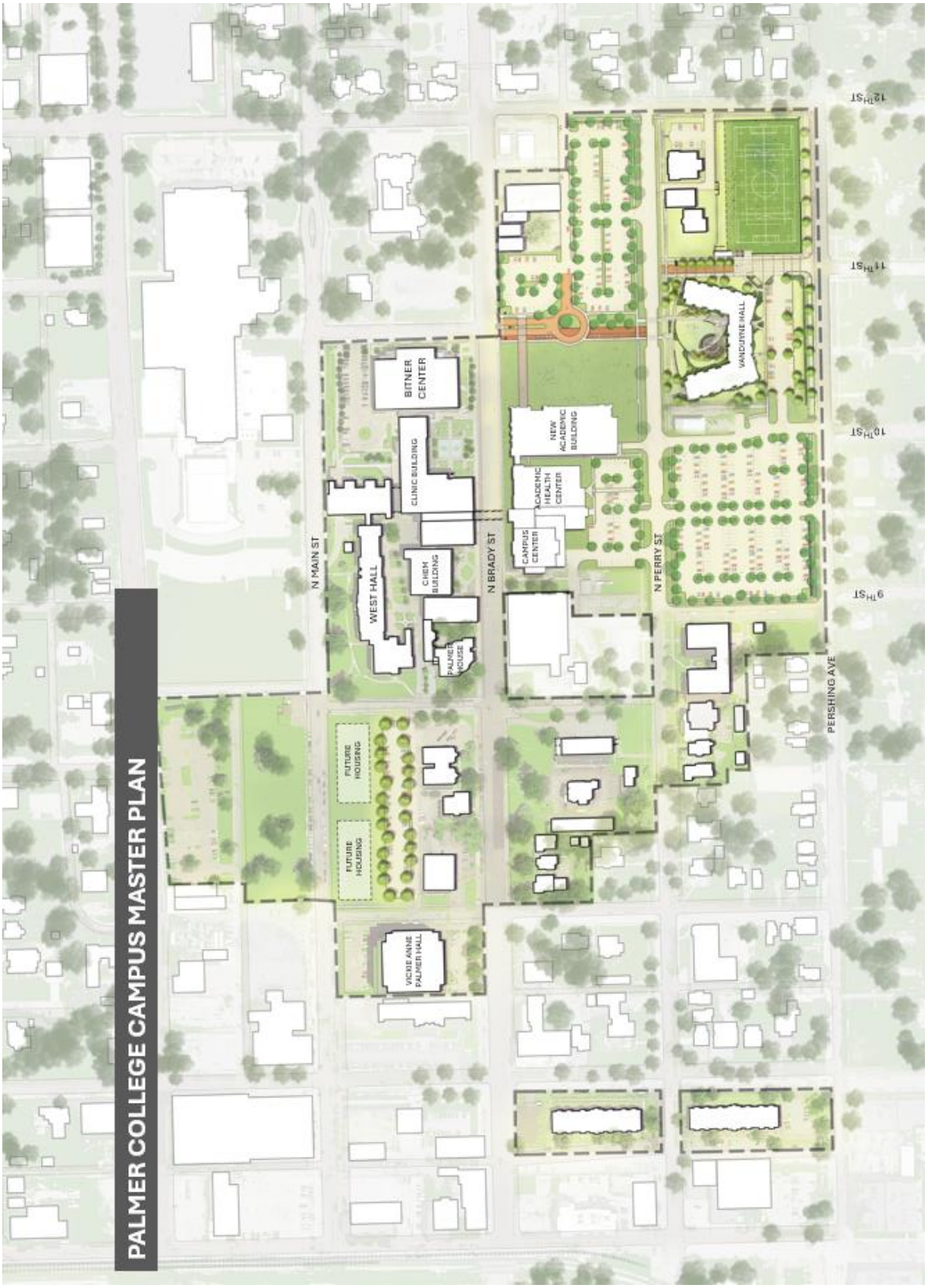
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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PALMER College of Chiropractic

The Trusted Leader in Chiropractic Education®

Welcome Neighborhood Partners

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

January 27, 2026

Members of the Planning Team

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

About Palmer College

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

PALMER COLLEGE CAMPUS MASTER PLAN

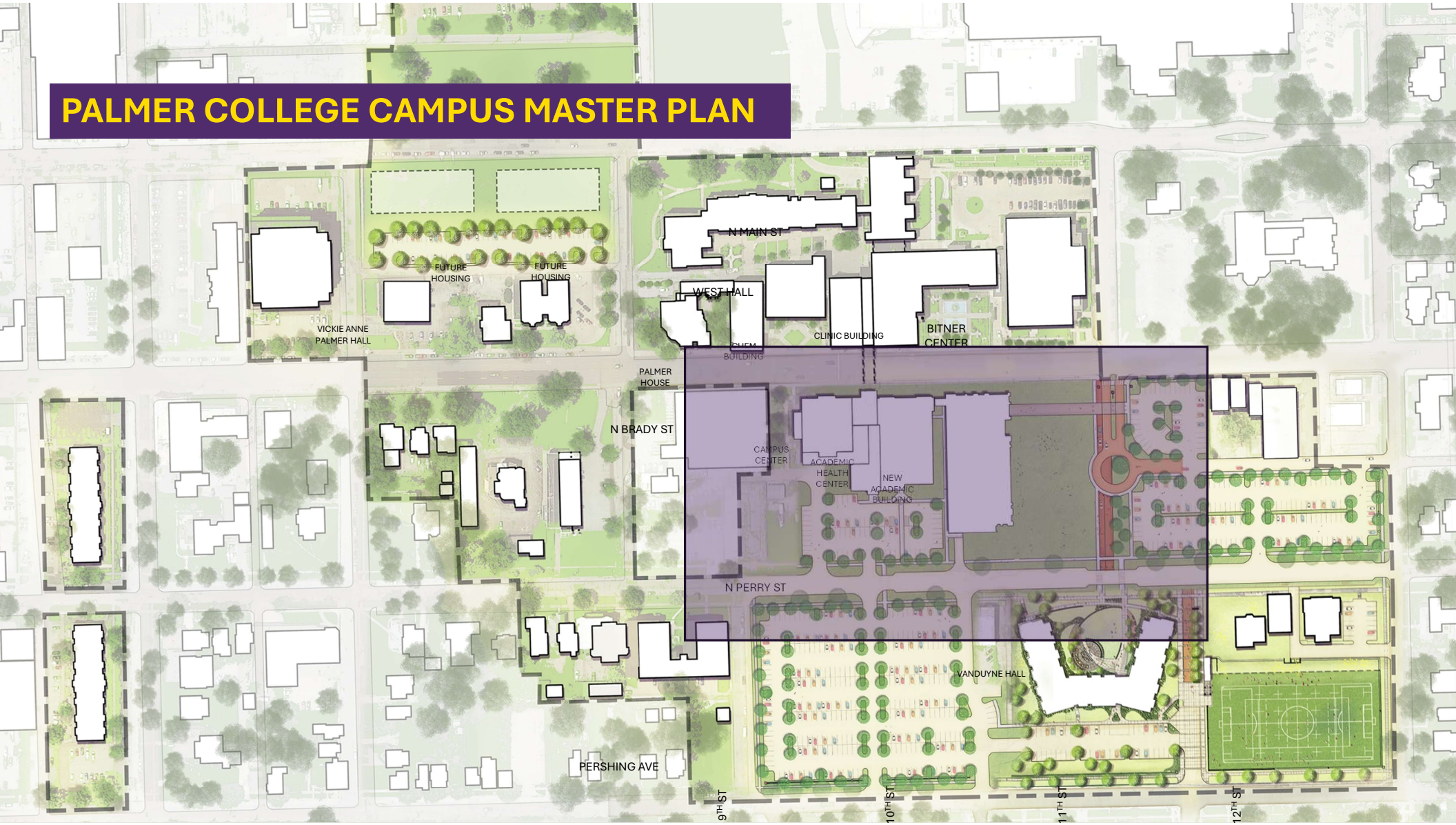
Importance of Campus Master Planning

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

Importance of Campus Master Planning

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

PALMER COLLEGE CAMPUS MASTER PLAN



Institutional Campus (IC) Amendment

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

THE CITY OF DAVENPORT
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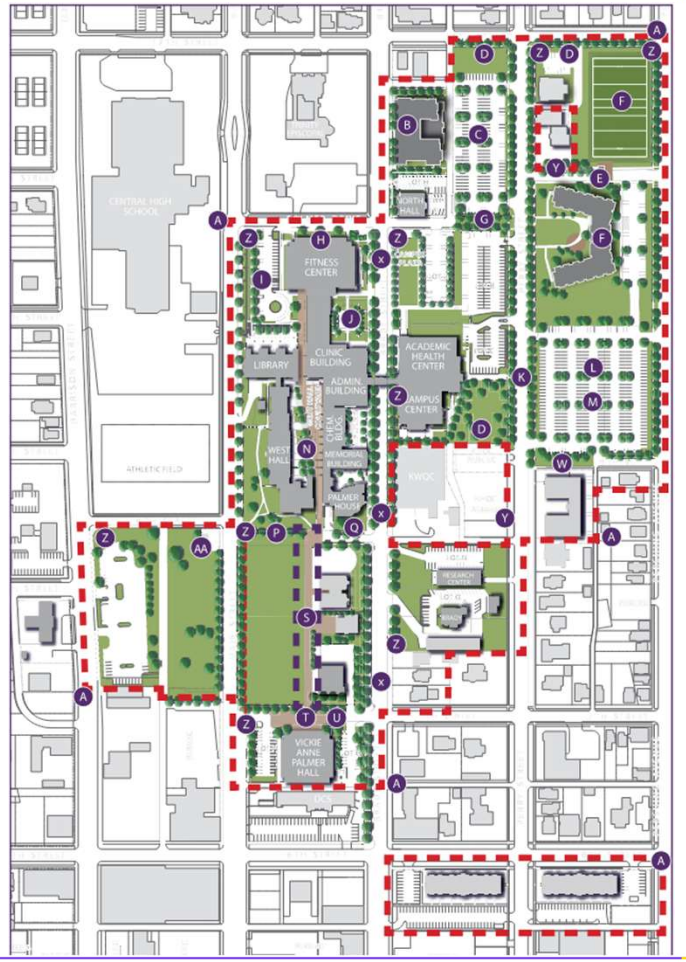
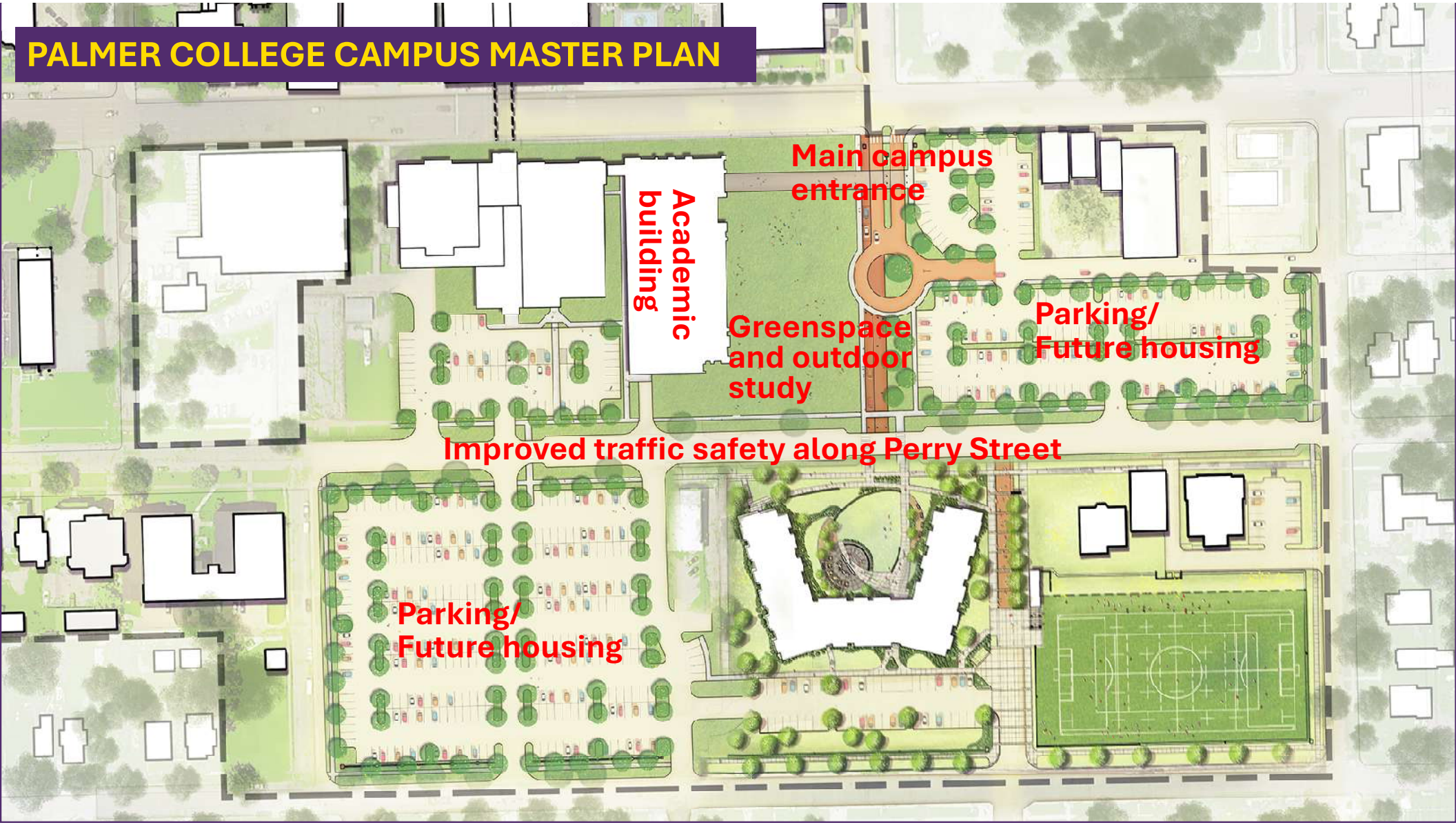
Currently Approved Campus IC

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



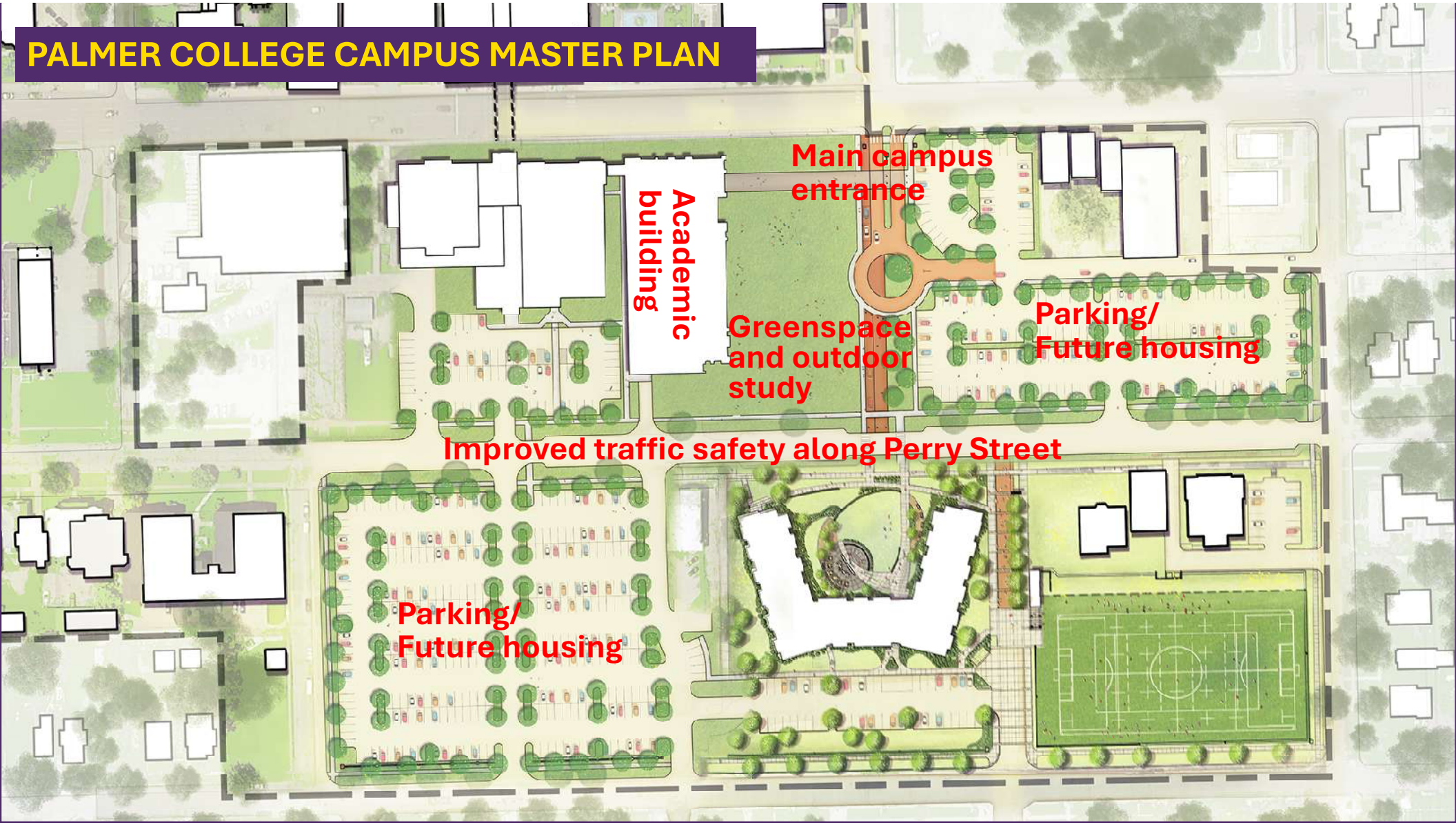
Priorities for Campus Master Planning

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


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

NEW MAIN CAMPUS ENTRY AT BRADY & PALMER DR

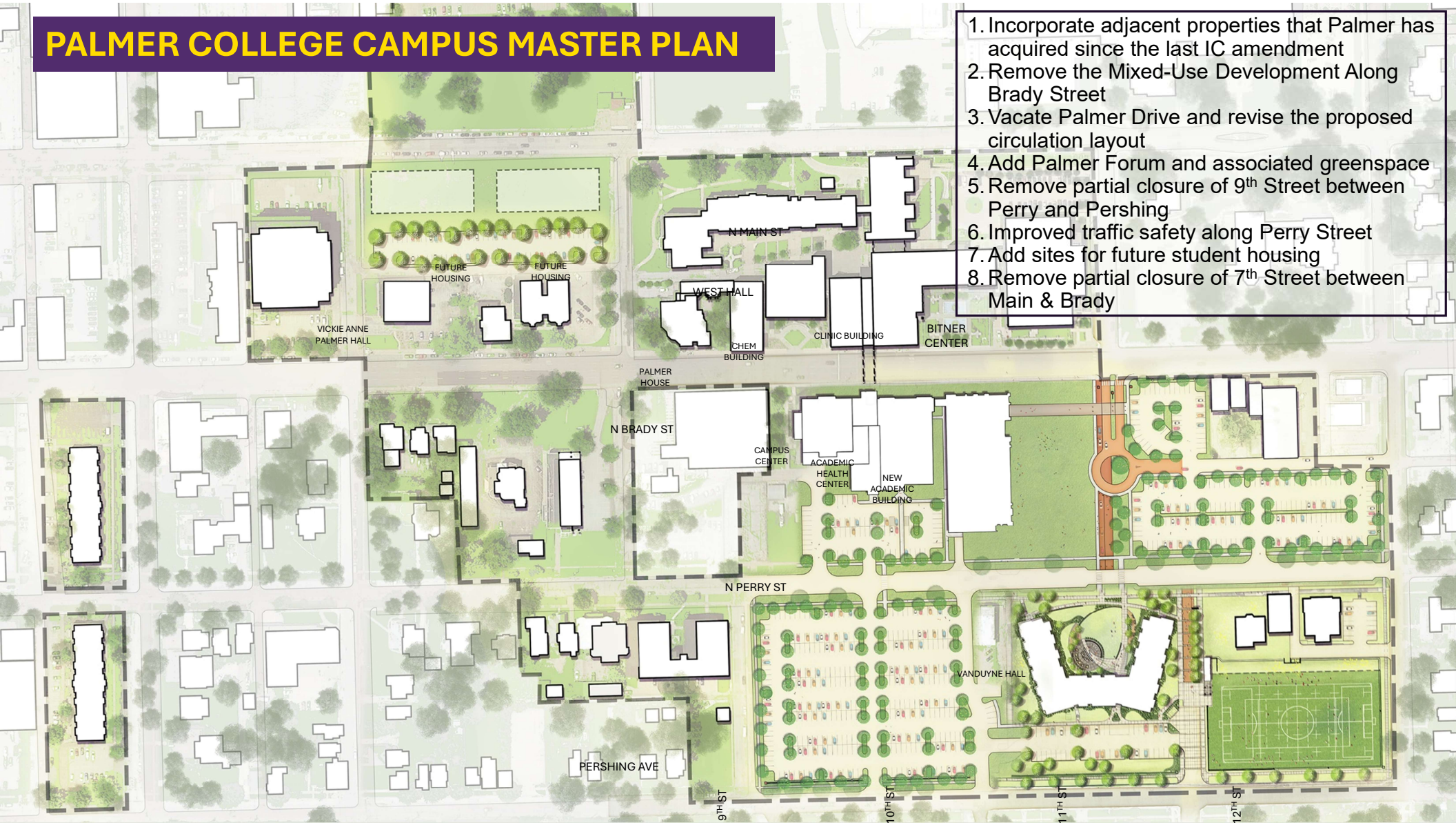
NEW MAIN CAMPUS ENTRY AT BRADY & PALMER DR
←Brady Street


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

Proposed Amendments to Campus IC

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

PALMER COLLEGE CAMPUS MASTER PLAN



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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.

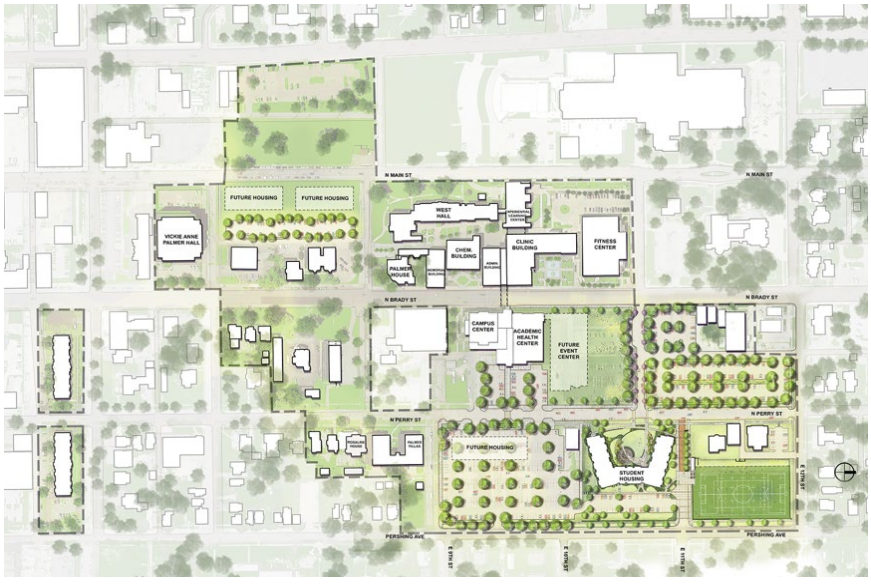
Our participation in this process reflects our commitment to responsible planning and long-term service to our students and the Davenport community. As part of this effort, we will propose updates and improvements to our campus that align with our mission and the City's goals for institutional development.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

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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,

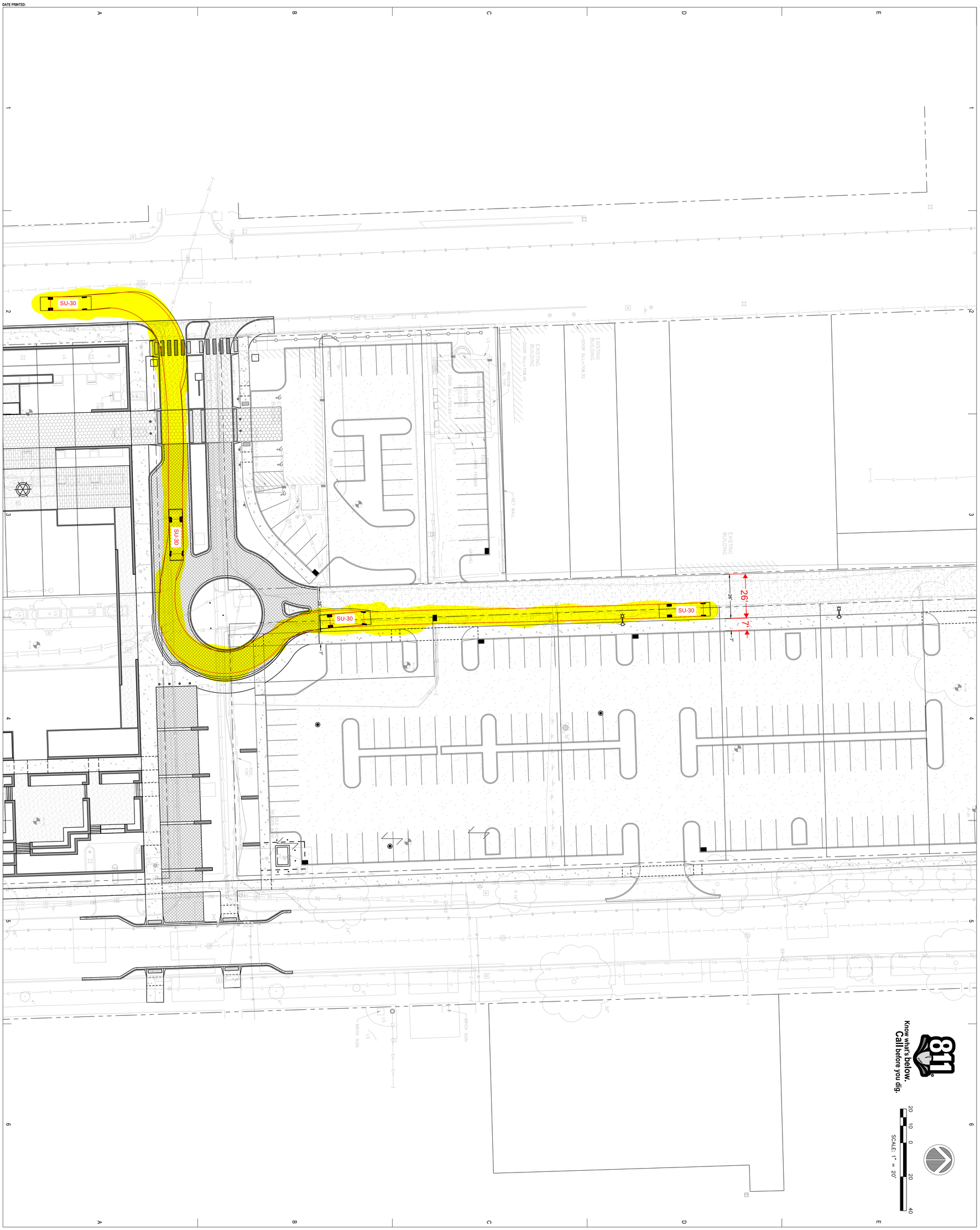
BROOKS LAW FIRM, P.C.

/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

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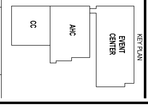
DO	TRUCK DESIGN DEVELOPMENT
DESIGN DEVELOPMENT	01/30/2006
PROJECT NO.	R3004.877.05

KEY PLAN



DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

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

MECH/ ELEC/ PLUMB
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Phone: (309) 788-0673

STRUCTURAL
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PARTNER ARCH.
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Rock Island, Illinois 61201
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LIGHTING
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Phone: (515) 288-3141

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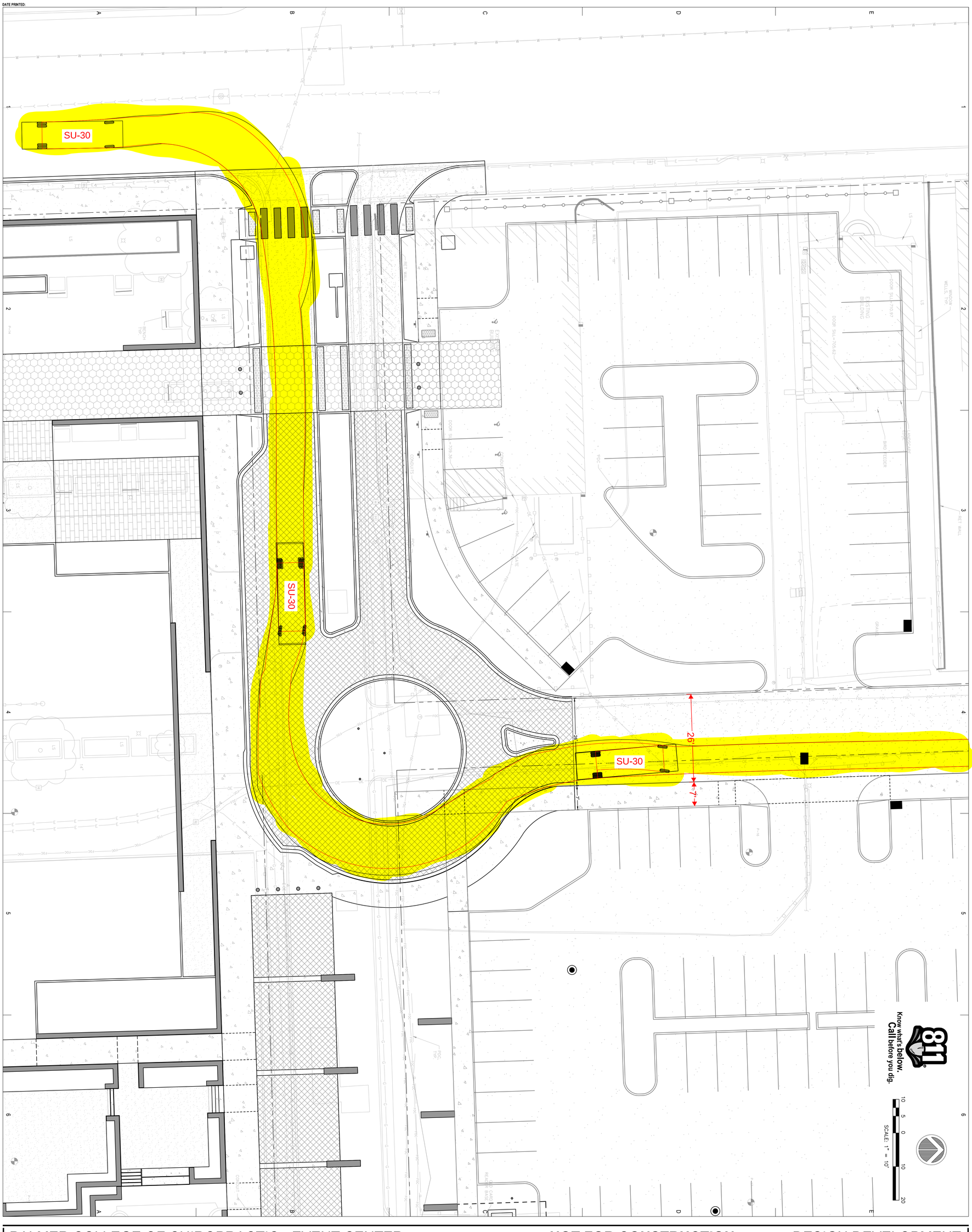
PLANNING ● DESIGN

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

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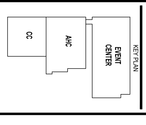

DAVENPORT, IA 52803

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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

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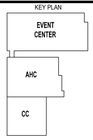
KEY PLAN



00	100% DESIGN DEVELOPMENT	01/30/2026

ISSUANCE DATE

PROJECT NO: R3004.877.05

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EXISTING CONDITIONS EXHIBIT

EX-3

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **3/25/2026**

Subject:
Second 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.*

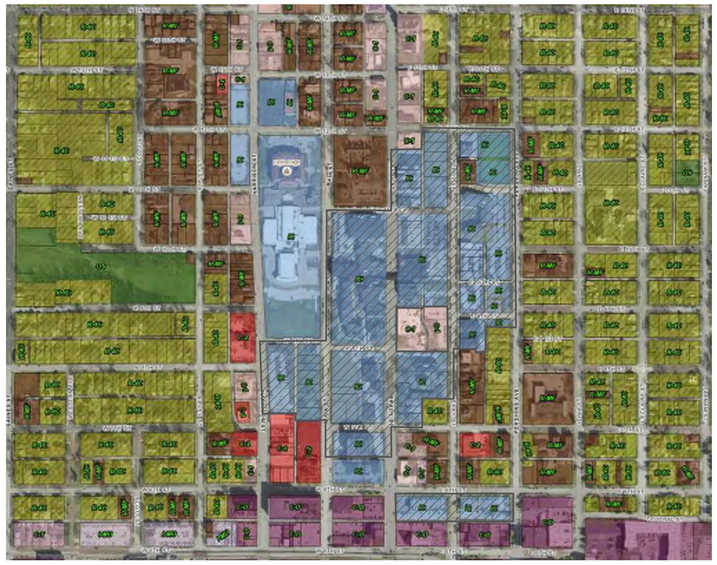
The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.

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.

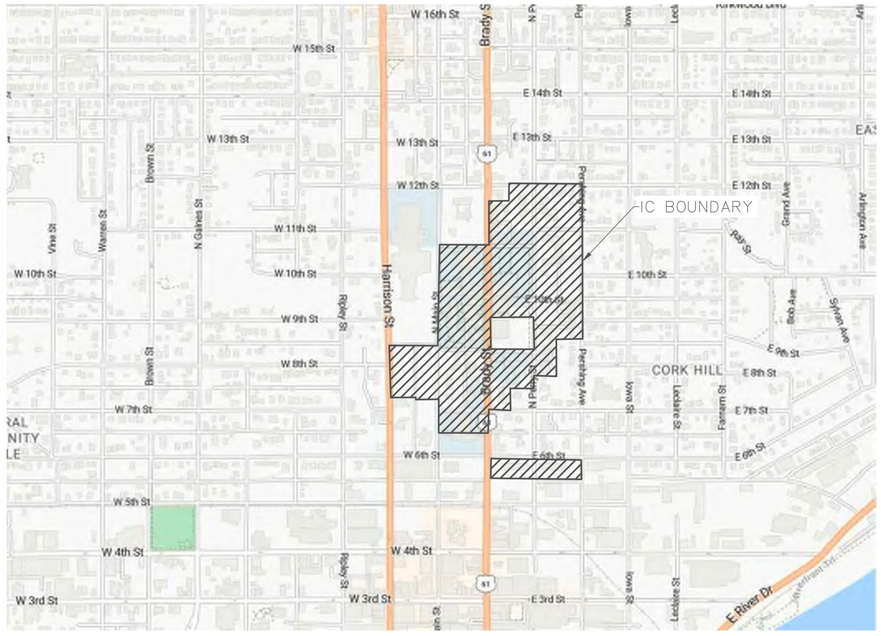
PALMER COLLEGE OF CHIROPRACTIC
INSTITUTIONAL CAMPUS

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
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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

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REFERENCE SCALE IN INCHES
0 1 2 3

Tuesday, December 23, 2025 9:05:13 AM
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80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES:

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

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

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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
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Tuesday, December 23, 2025 8:37:39 AM
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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
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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
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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
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File Name: 25003972.01-EXISTING CONDITIONS
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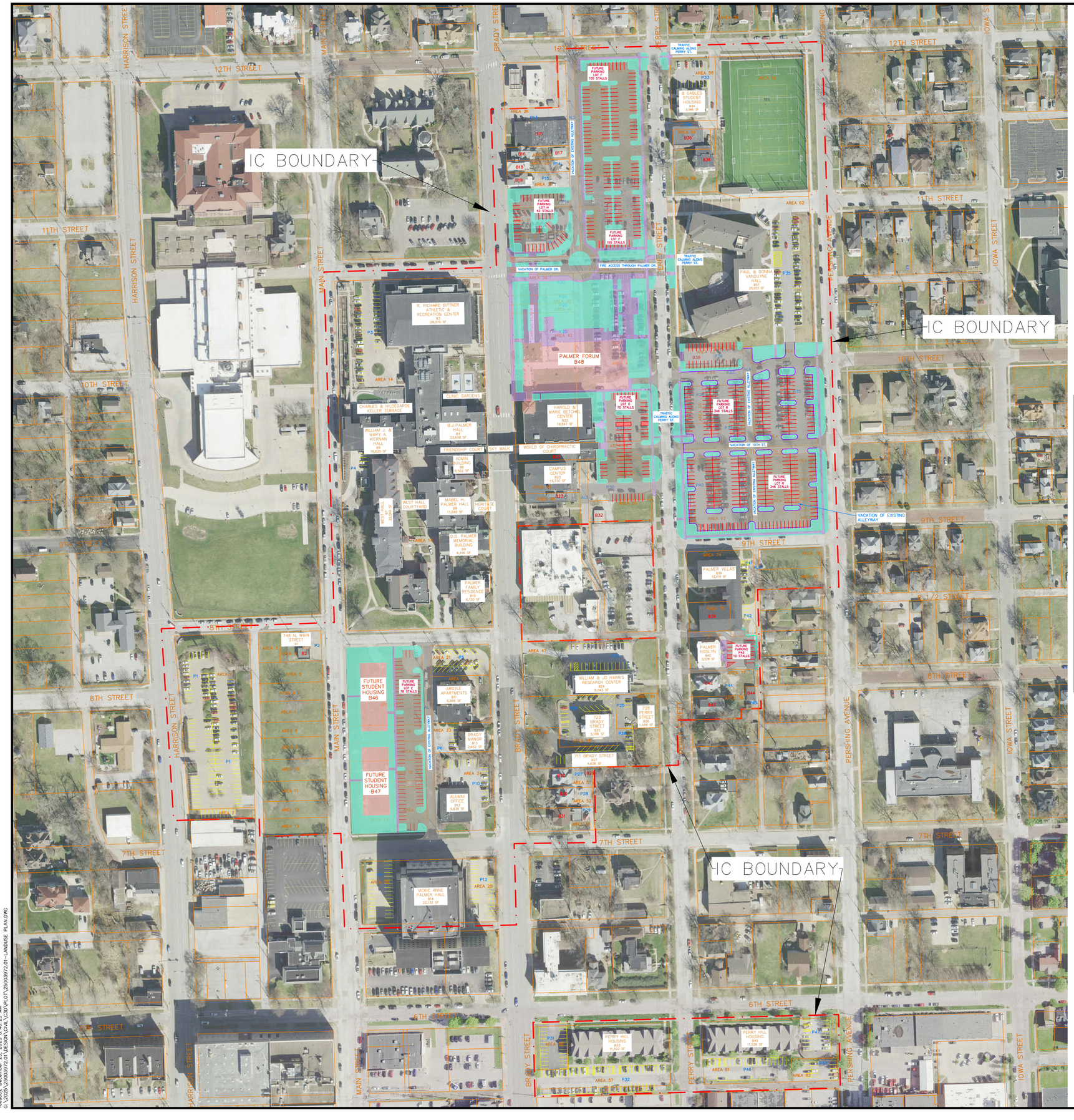
Sheet 4 of 15



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**	

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PALMER INSTITUTIONAL CAMPUS
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OVERALL LAND USE PLAN

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Sheet 5 of 15

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

50 25 0 50 100

SCALE: 1" = 50'

GENERAL NOTES

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LEGEND

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

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PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

LAND USE PLAN NORTH

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50 25 0 50 100

SCALE: 1" = 50'

GENERAL NOTES

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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

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PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

LAND USE PLAN SOUTH

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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

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FLAGSTAFF, AZ 86001

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

EXISTING CAMPUS PARKING DATA

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File Name: 25003972.01-Parking Count-Existing.dwg
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Checked By: AEK
Date: 12/23/2025

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Sheet 8 of 15

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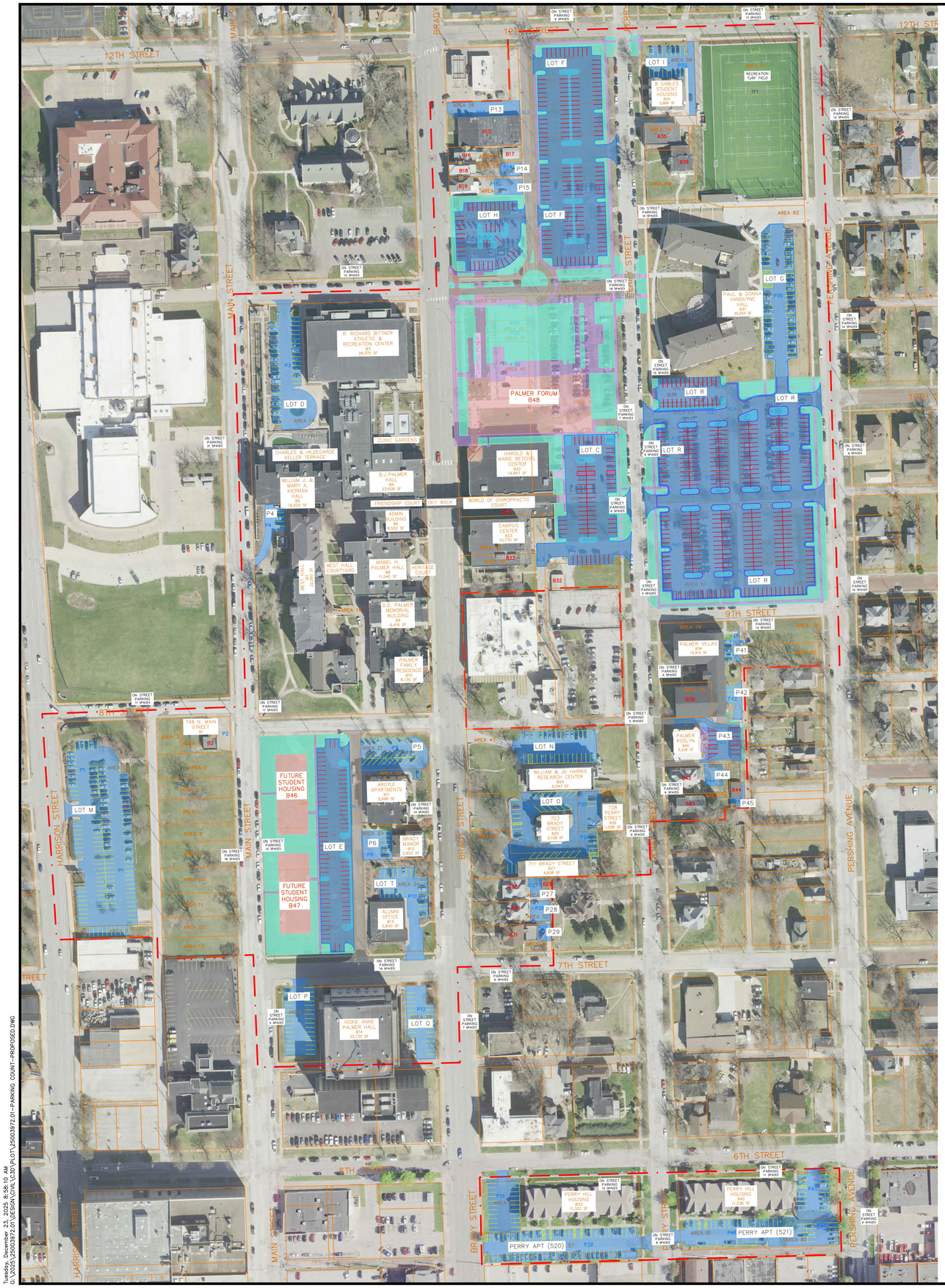

LOT C	
TOTAL STALLS	70
AM	
PM	

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.
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LEGEND

PROPOSED PARKING

EXISTING PARKING

PROPOSED PARKING

No.	DATE
REVISIONS	
DESCRIPTION	

IMEG
PH: 928.256.0410
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PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

PROPOSED CAMPUS PARKING DATA

IMEG Project No: 25003972.01

File Name: 25003972.01-Parking Count-Proposed.dwg

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Sheet 9 of 15

Tuesday, December 23, 2025 8:58:10 AM
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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

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PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
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IC AREAS AND SOILS

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DAVENPORT, IOWA

SITE UTILITY PLAN - NORTH

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Sheet 11 of 15

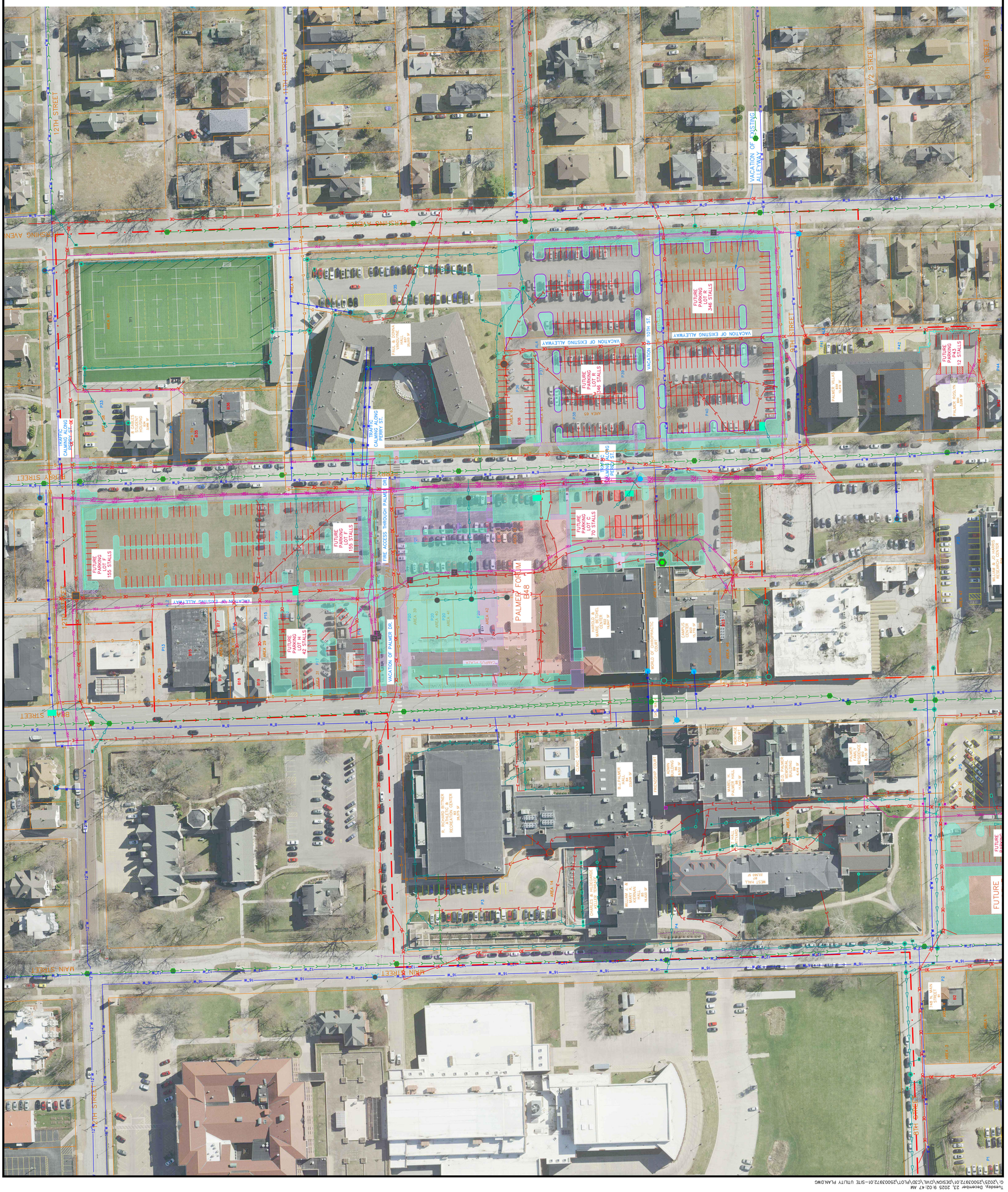
LEGEND

- 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.



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PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

SITE UTILITY PLAN - SOUTH

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Sheet 12 of 15

GENERAL NOTES

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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

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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

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

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Sheet 14 of 15

APPROXIMATE OVERALL AREA USE DESCRIPTION

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

APPROXIMATE OVERALL AREA USE DESCRIPTION

Area	Structure	Structure Footprint	Stories	Gross Floor Area	Existing Use	Property Name	Building Height	Parcel Size	Coverage Type - Initial		Coverage Type - Proposed	
									Impervious	Pervious	Impervious	Pervious
44	Lot C	4,284	-	4,284	Future Lot C	Future Lot C	-	0.40	0.00	0.12	0.10	0.07
	AL3	2,762	-	2,762	Paved Alley	-	-		0.06		0.06	
	-	2,177	-	2,177	Non-Building Campus	-	-		0.05		0.00	
	B23	7,437	5	58,136	Campus Center	Palmer College of Chiropractic Campus	65		0.17		0.17	
45		5,617			Campus Center			0.27	0.13	0.14	0.13	0.14
46		2,716			Campus Center			0.26	0.06	0.10	0.06	0.10
	-	4,526	-	4,526	Non-Building Campus	-	-		0.10		0.10	
47	B24	6,043	4	26,910	Research Center	Palmer College of Chiropractic Campus	40	0.97	0.14	0.48	0.14	0.48
	P23	15,381	-	15,381	Lot N		-		0.35		0.35	
48	B25	3,108	3	9,324	Apartment Housing		48	0.53	0.08	0.11	0.08	0.11
	P24	14,869	-	14,869	Lot O		-		0.34		0.34	
49	B26	1,098	1	1,098	Residential Housing		16	0.19	0.03	0.07	0.03	0.07
	P25	4,045	-	4,045	Lot O		-		0.09		0.09	
50	B27	4,608	2	6,912	Apartment Housing		30	0.55	0.11	0.30	0.11	0.30
	P26	6,315	-	6,315	Lot O		-		0.14		0.14	
51	B28	1,509	2	2,600	Residential Housing	-	-	0.17	0.04	0.06	0.04	0.06
	B29	356	1	356	Garage	-	-		0.01		0.01	
	P27	2,650	-	2,650	Paved Area	-	-		0.06		0.06	
52	B30	1,424	2	2,825	Residential Housing	-	-	0.17	0.03	0.09	0.03	0.09
	P28	2,273	-	2,273	Paved Area	-	-		0.05		0.05	
53	B31	1,643	2	2,888	Residential Housing	-	-	0.20	0.04	0.10	0.04	0.10
	P29	2,608	-	2,608	Paved Area	-	-		0.06		0.06	
54	Lot C	13,136	-	13,136	Future Lot C	Future Lot C	-	0.34	0.00	0.21	0.30	0.04
	P30	5,750	-	5,750	Paved Area	-	-		0.13		0.00	
55	B32	836	1	836	Garage	-	-	0.17	0.02	0.15	0.02	0.15
56	P31	6,965	-	6,965	Parking Lot	-	-	0.18	0.16	0.02	0.16	0.02
57	B33	11,322	3	27,736	Residential Hall	Perry Hill Housing	44	0.92	0.26	0.26	0.26	0.26
	P32	17,387	-	17,387	Parking Lot		-		0.40		0.40	
58	P33	7836	-	7836	Lot I	8 Gables	-	0.37	0.18	0.10	0.18	0.10
	B34	3,986	2	7,972	Student Housing		26		0.09		0.09	
59	B35	2,840	2	5,608	Student Housing	-	26	0.15	0.07	0.03	0.07	0.03
	P34	2,147	-	2,147	Paved Area		-		0.05		0.05	
60	B36	2,589	2	4,976	Student Housing	-	26	0.25	0.06	0.19	0.06	0.19
61	TF1	60,702	-	60,702	Turf Field	Palmer College of Chiropractic Campus	-	1.68	1.39	0.18	1.39	0.18
	-	4,672	-	4,672	Non-Building Campus		-		0.11		0.11	
62	Lot R	29,985	-	29,985	Future Lot R	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
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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
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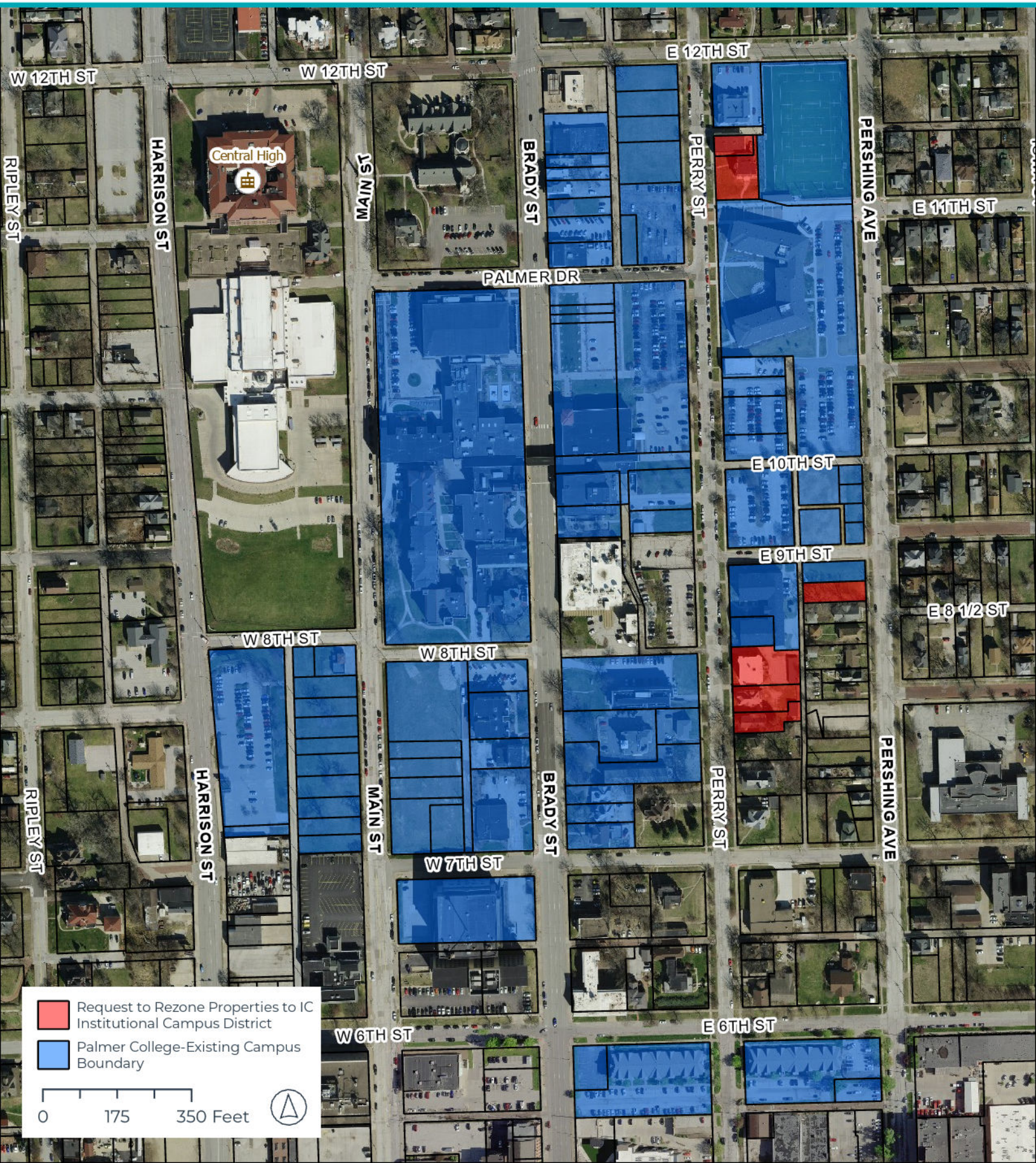
Campus Map | Case REZ26-01

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



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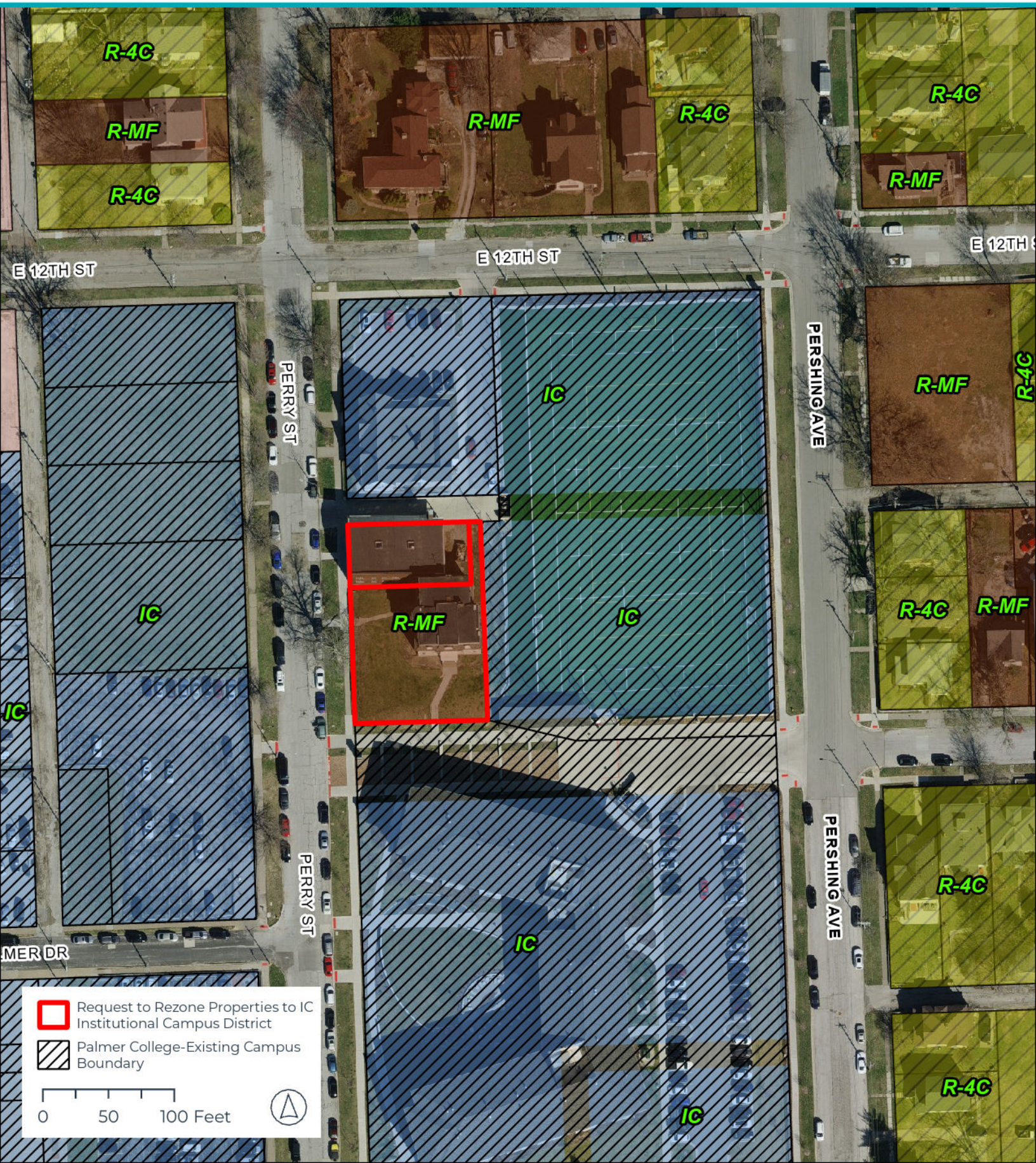
Rezoning Map | Case REZ26-01

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



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Rezoning Map | Case REZ26-01

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

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

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

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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

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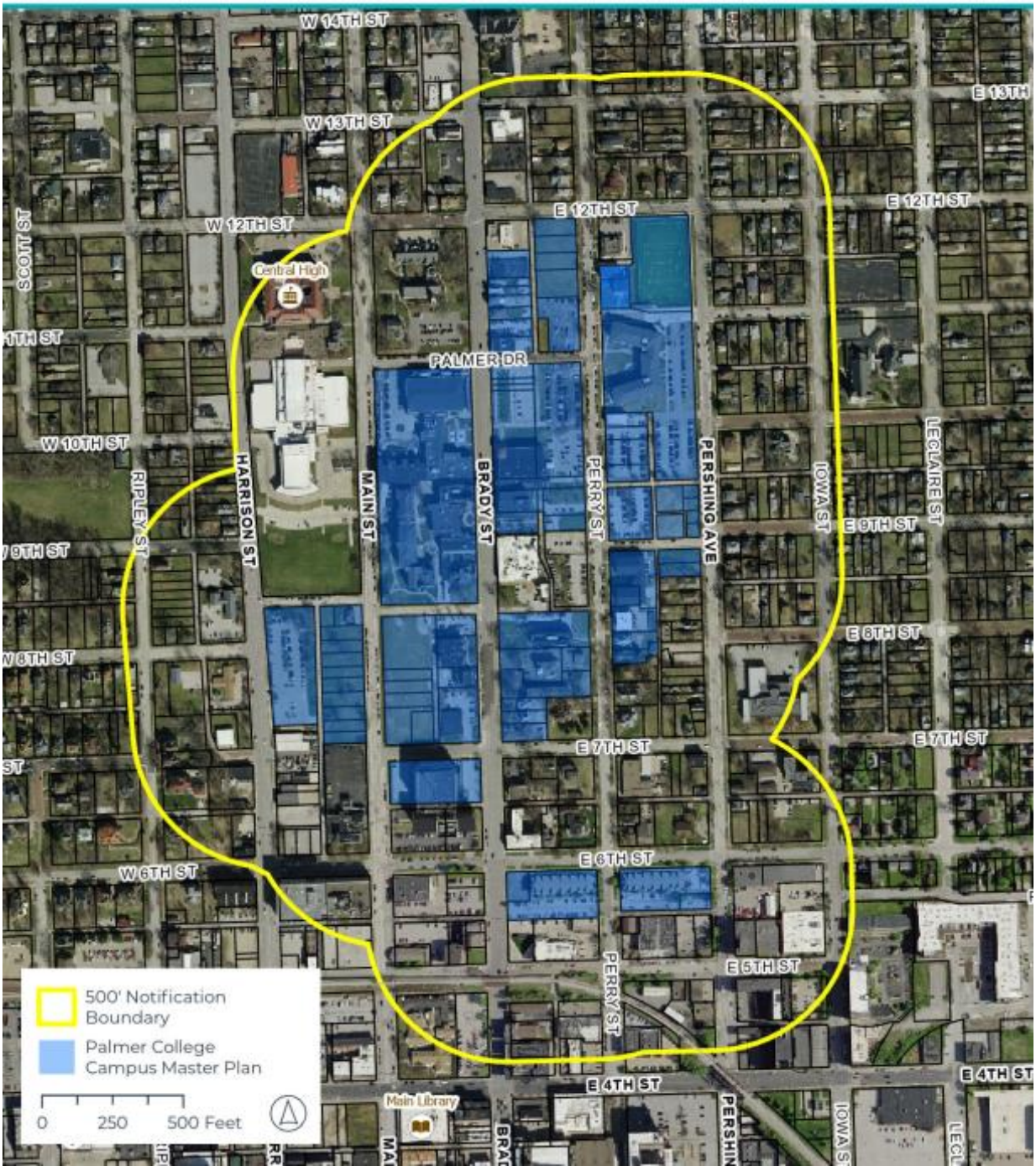
Public Notice Map

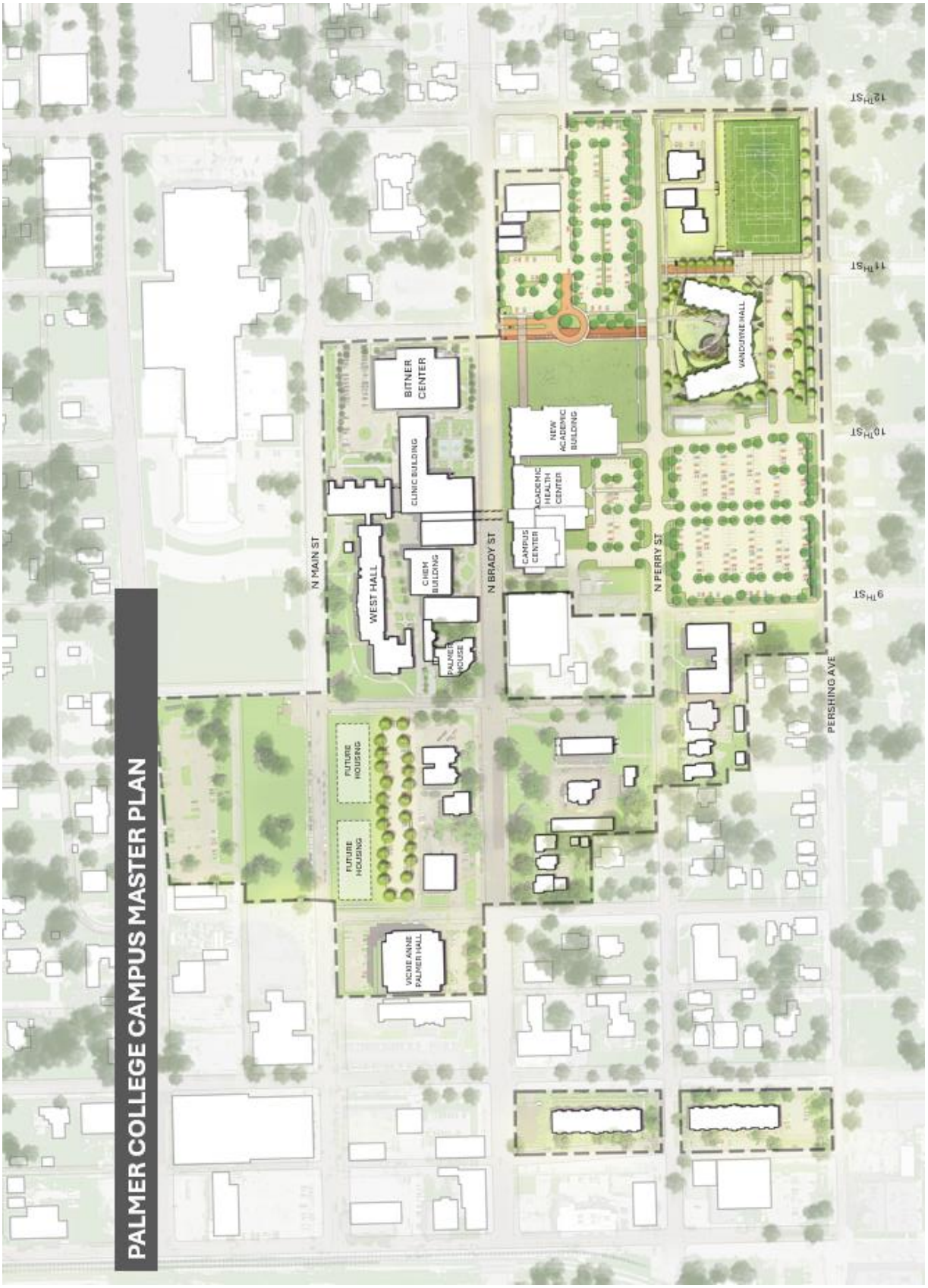
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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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.

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Public Notice Map

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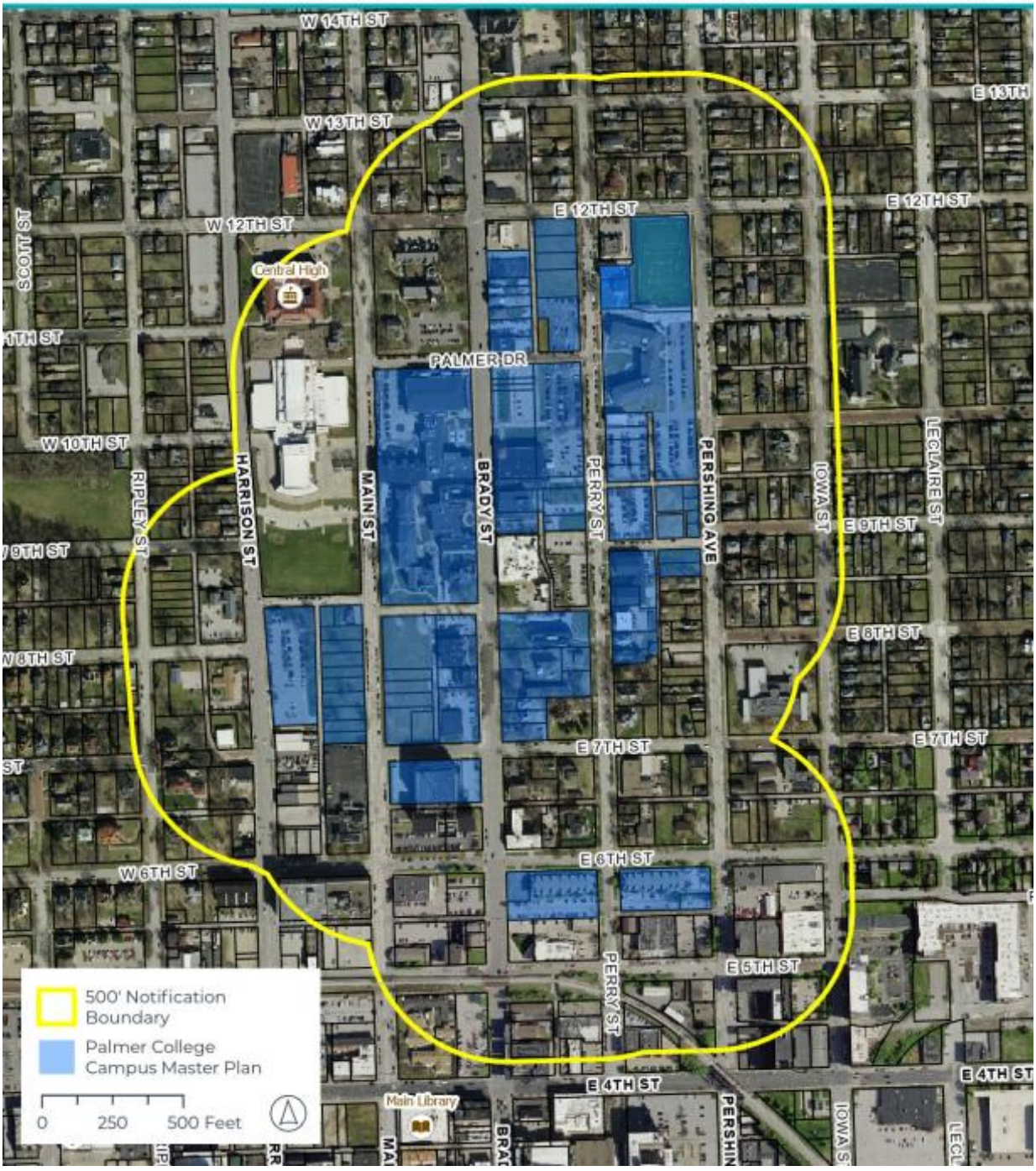

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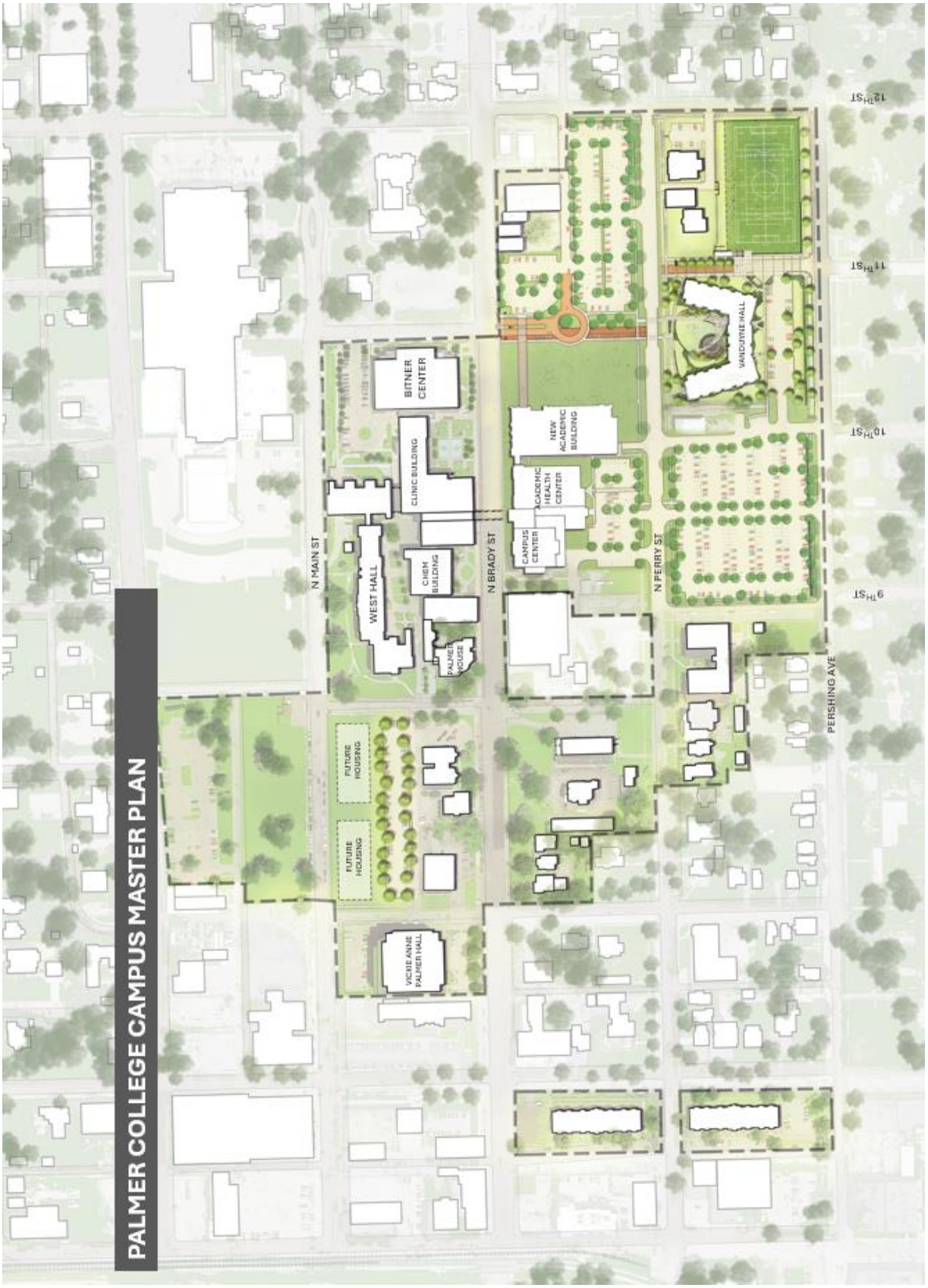
davenportiowa.com/DNS



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 **3/25/2026**

Subject:
Second 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)

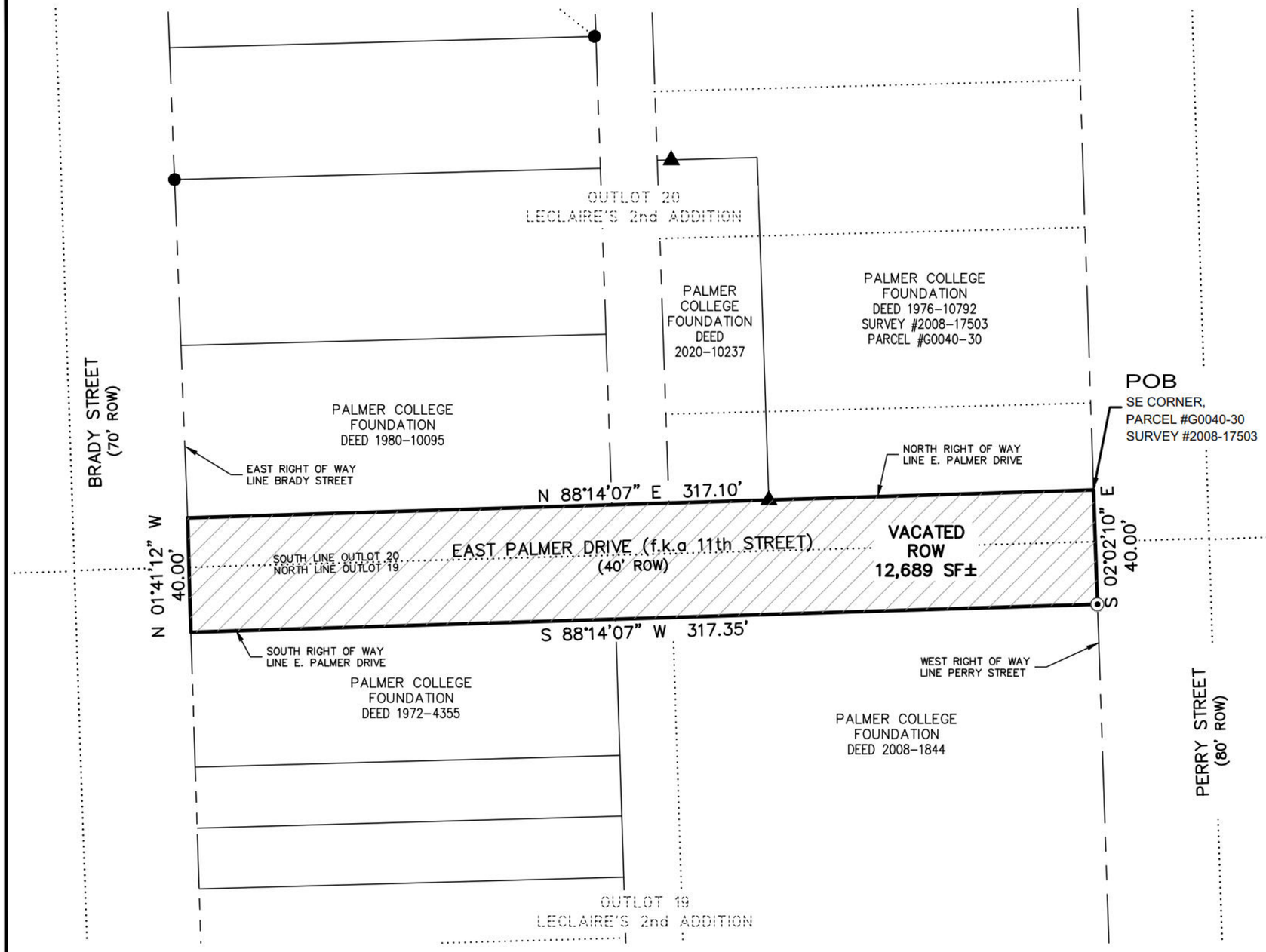
Palmer College is requesting the vacation of part of East Palmer Drive, formerly known as East 11th Street, located between Brady Street and Perry Street. Palmer would like to acquire the property to convert the roadway to a campus entrance and drop off area, as well as a pedestrian corridor through 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

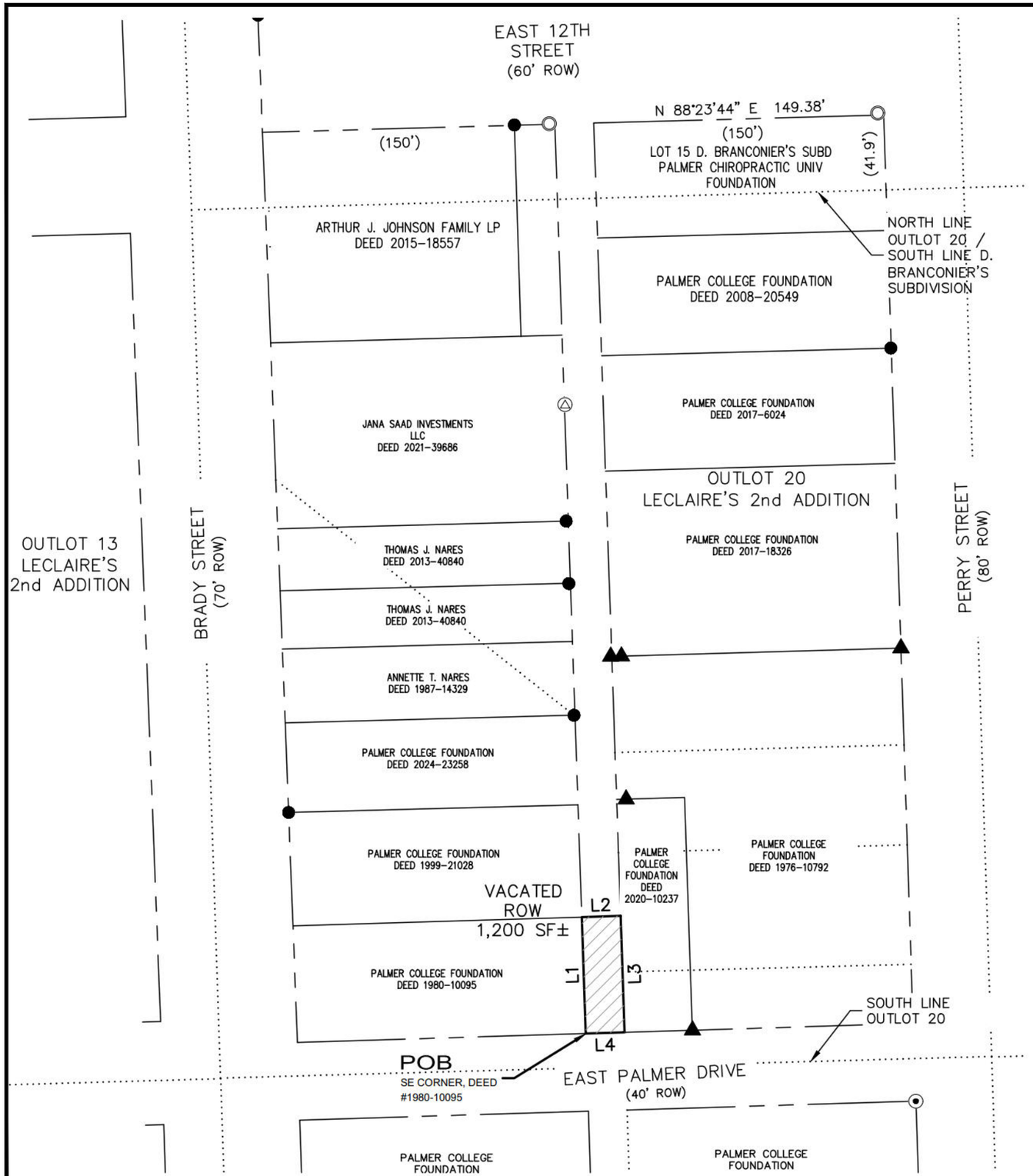
Palmer College Event Center
Davenport, Iowa

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
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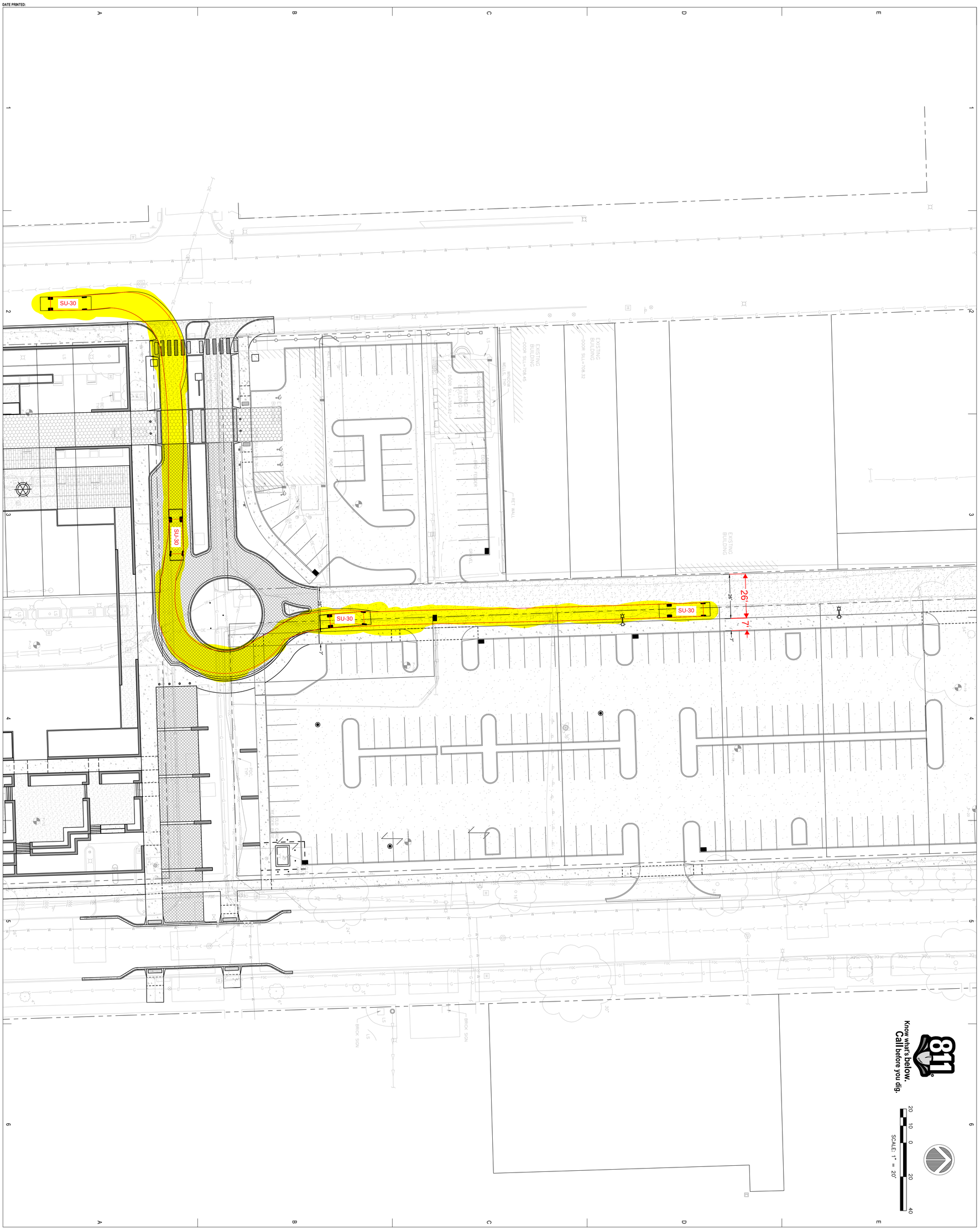

PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

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DESIGN DEVELOPMENT

EX-1

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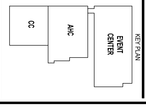
DESIGNED	DATE
PROJECT NO.	R3004.877.05

KEY PLAN



DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

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Rock Island, Illinois 61201
Phone: (309) 788-0673

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

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

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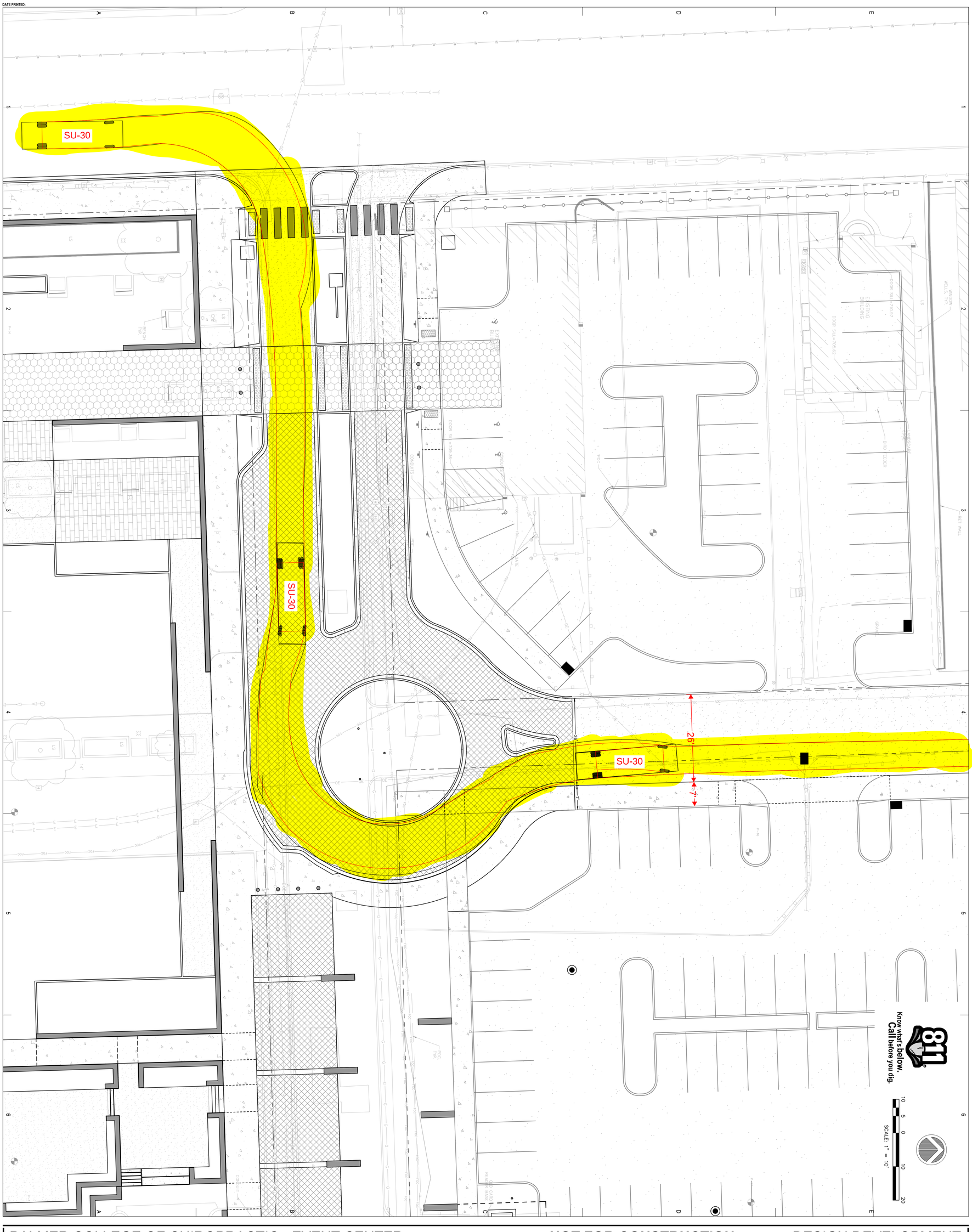

PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

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DESIGN DEVELOPMENT

EX-2

TRUCK CIRCULATION
DETAILED EXHIBIT

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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

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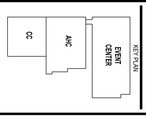

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Know what's below. Call before you dig.

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

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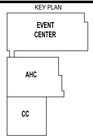
KEY PLAN



00	100% DESIGN DEVELOPMENT	01/30/2026

ISSUANCE DATE

PROJECT NO: R3004.877.05

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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
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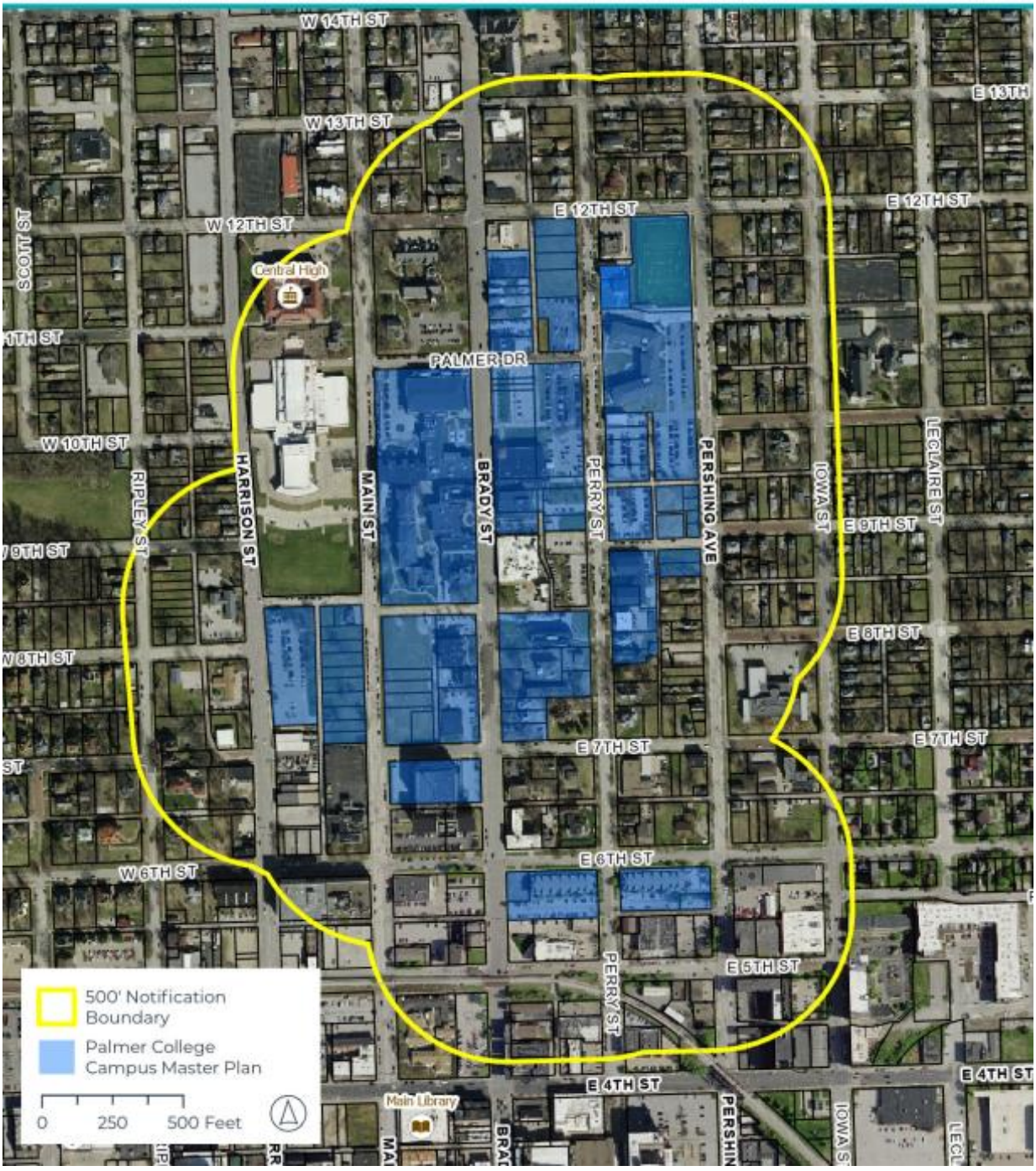
Public Notice Map

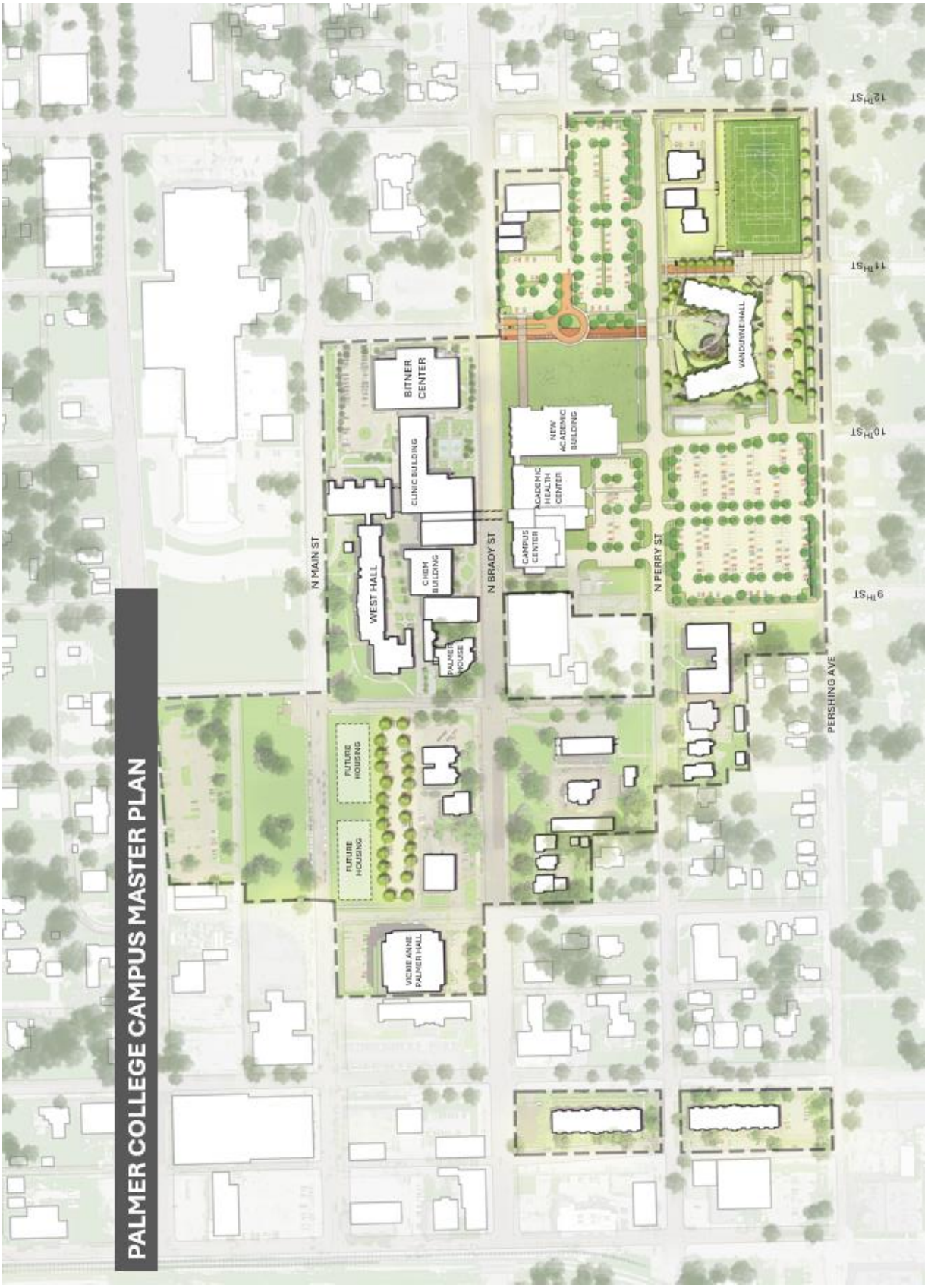
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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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]
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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
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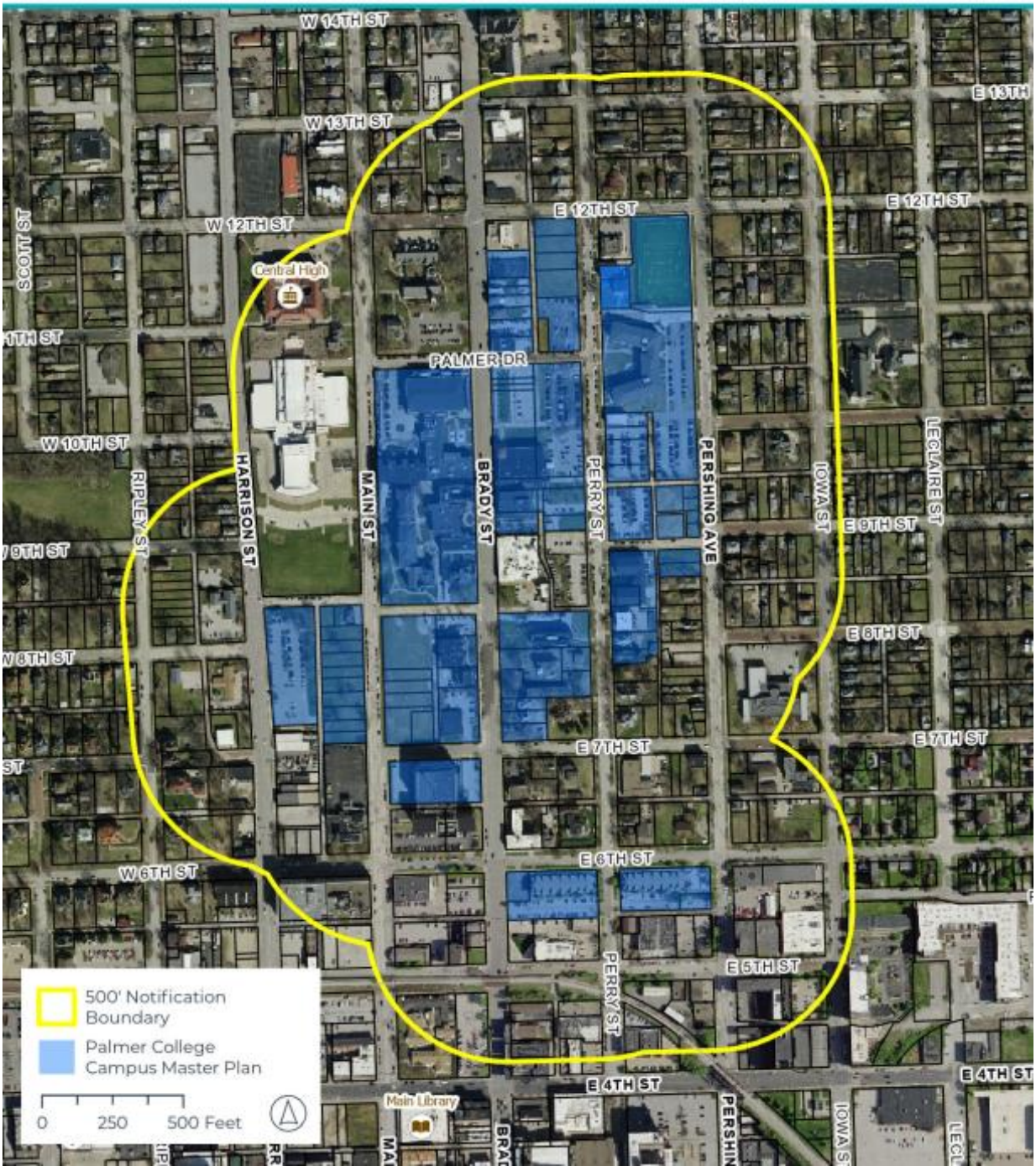
Public Notice Map

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



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E | planning@davenportiowa.com

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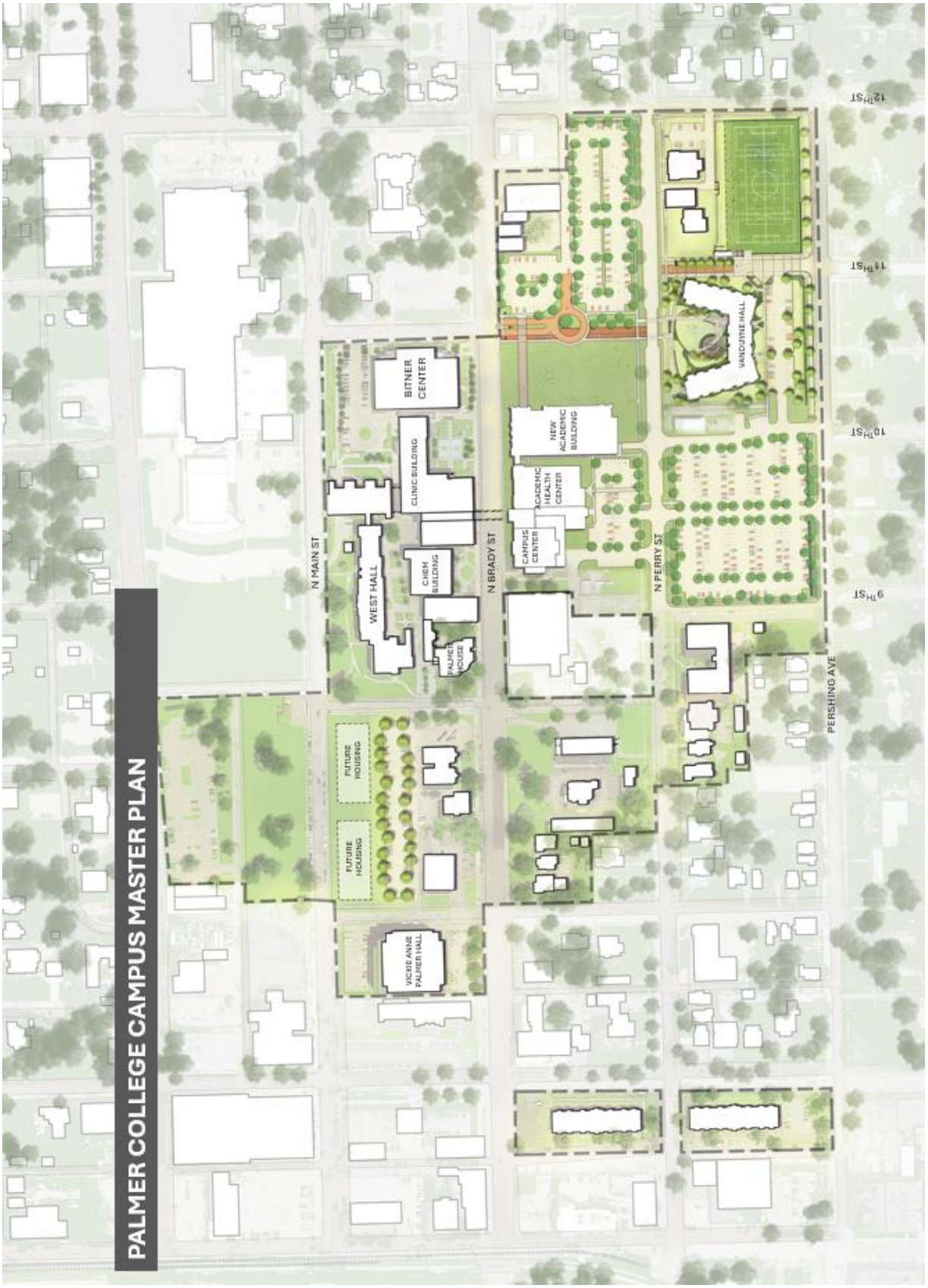

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Attorneys Admitted in Illinois and Iowa

Davenport Office
3425 E. Locust Street
Davenport, IA 52803

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

VIA EMAIL:
planning@davenportiowa.com

Our File No. 125461

February 2, 2026

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

Dear Sir or Madam:

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

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

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

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

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

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

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

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

Very truly yours,

BROOKS LAW FIRM, P.C.

/s/ Nicholas J. Huffmon

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

NJH/

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **3/25/2026**

Subject:
Second 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'	☐

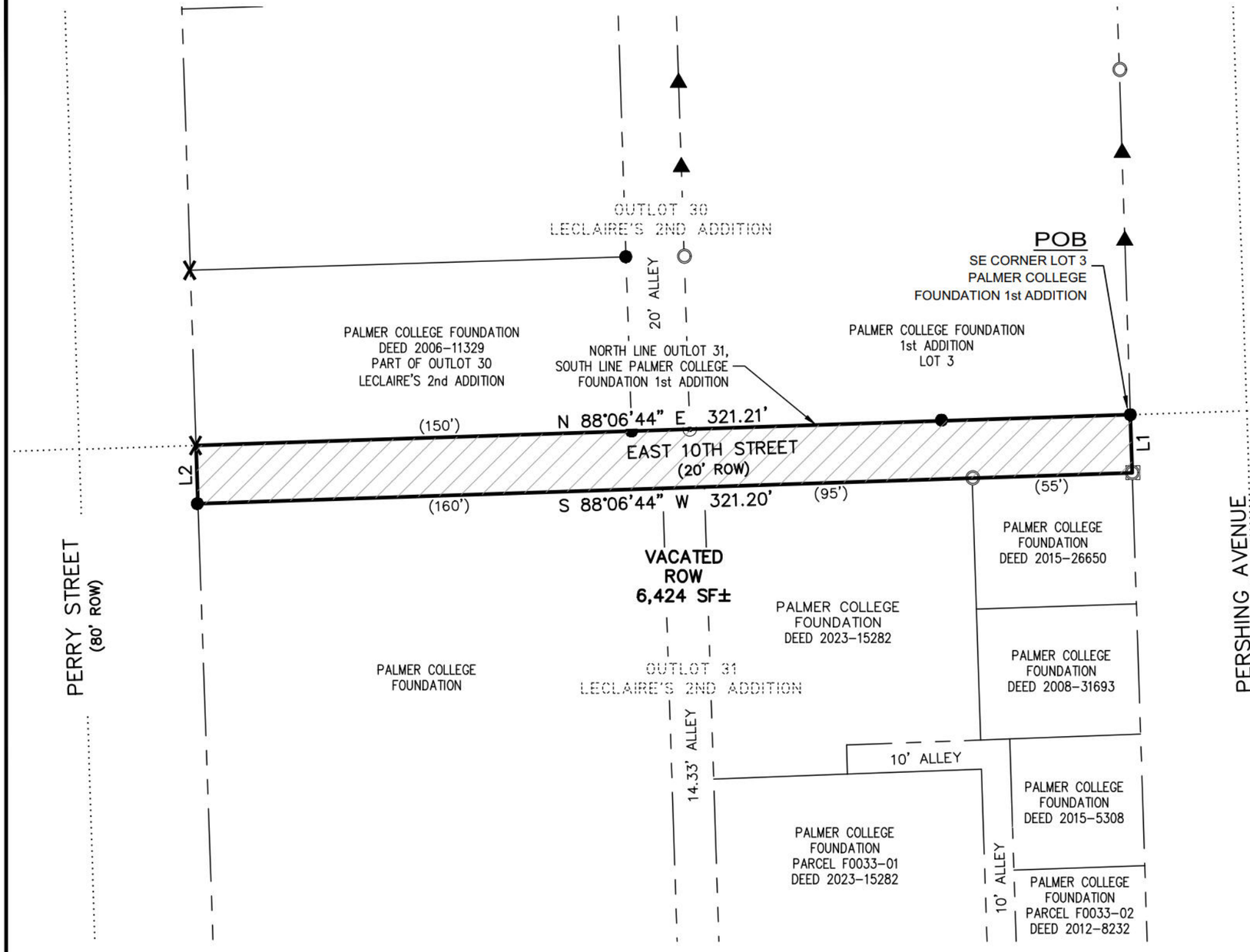
***PROJECT NARRATIVE*:** (submit separate sheet if needed)

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

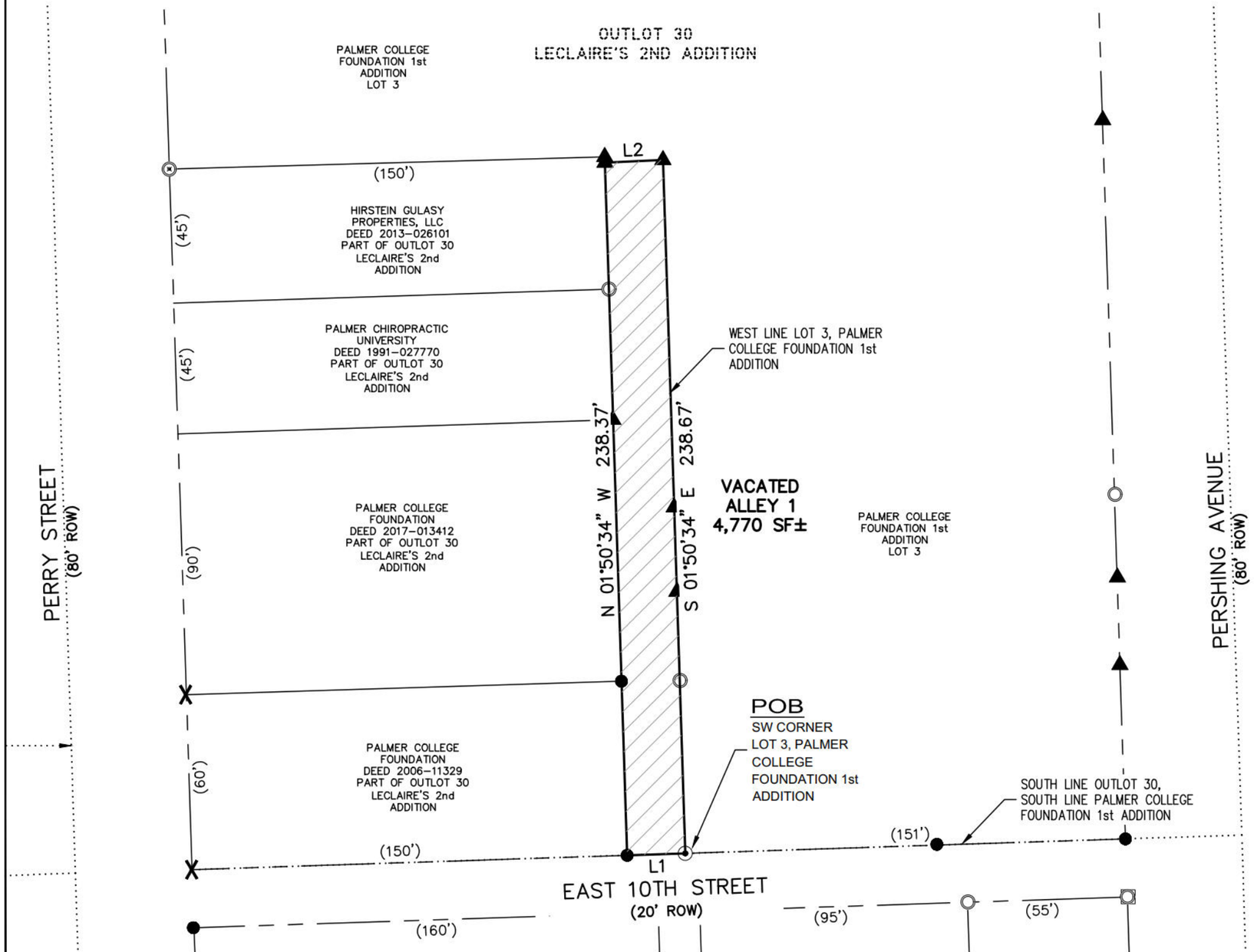
IMEG Project No: 25003972.00
File Name: 25003972.00 Vacation E 10th Street
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No:
Drawn By: MDR
Checked By: DAB
Date: 10/31/2025

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

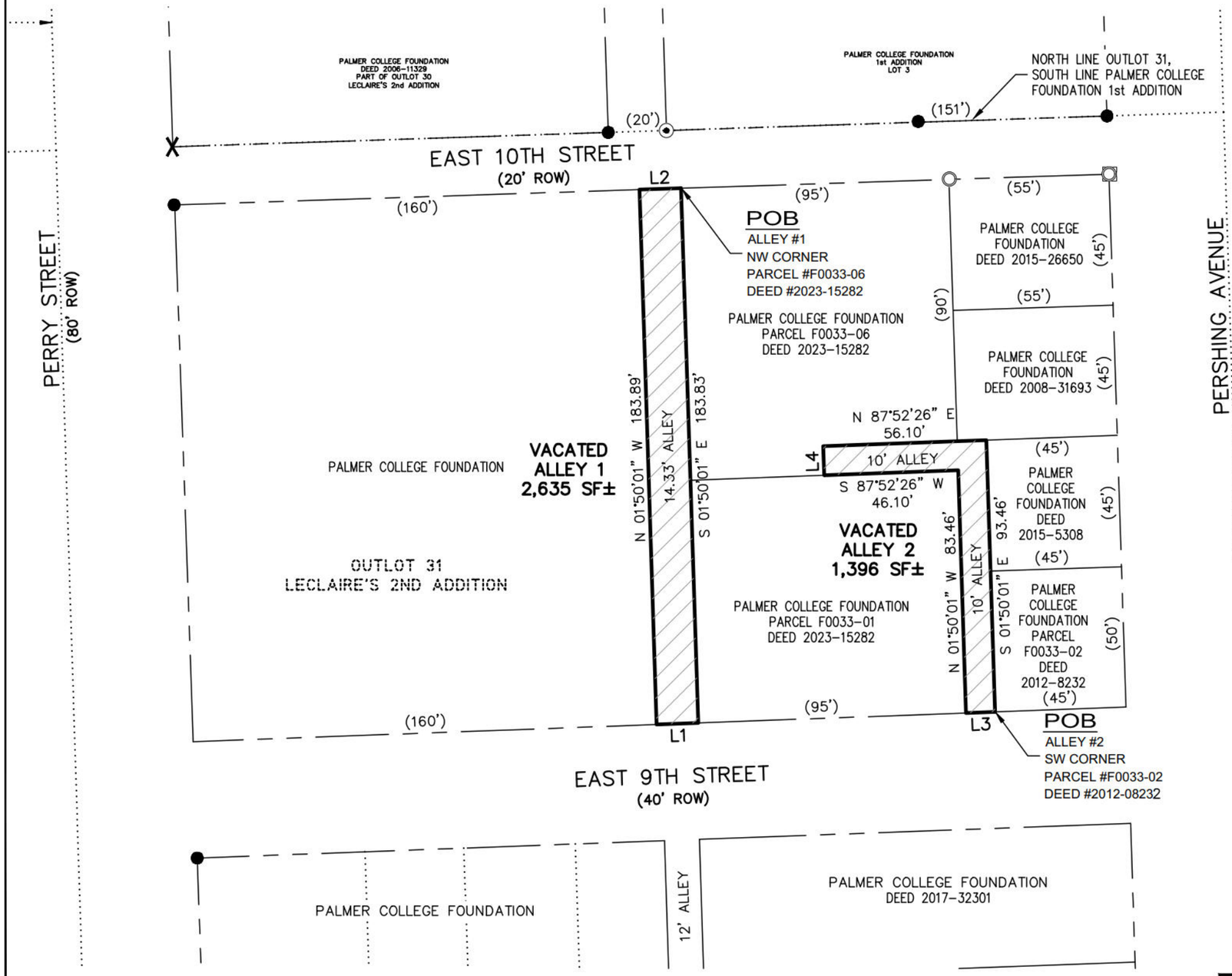
Alley Vacation Plat - Outlot 30

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.

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.

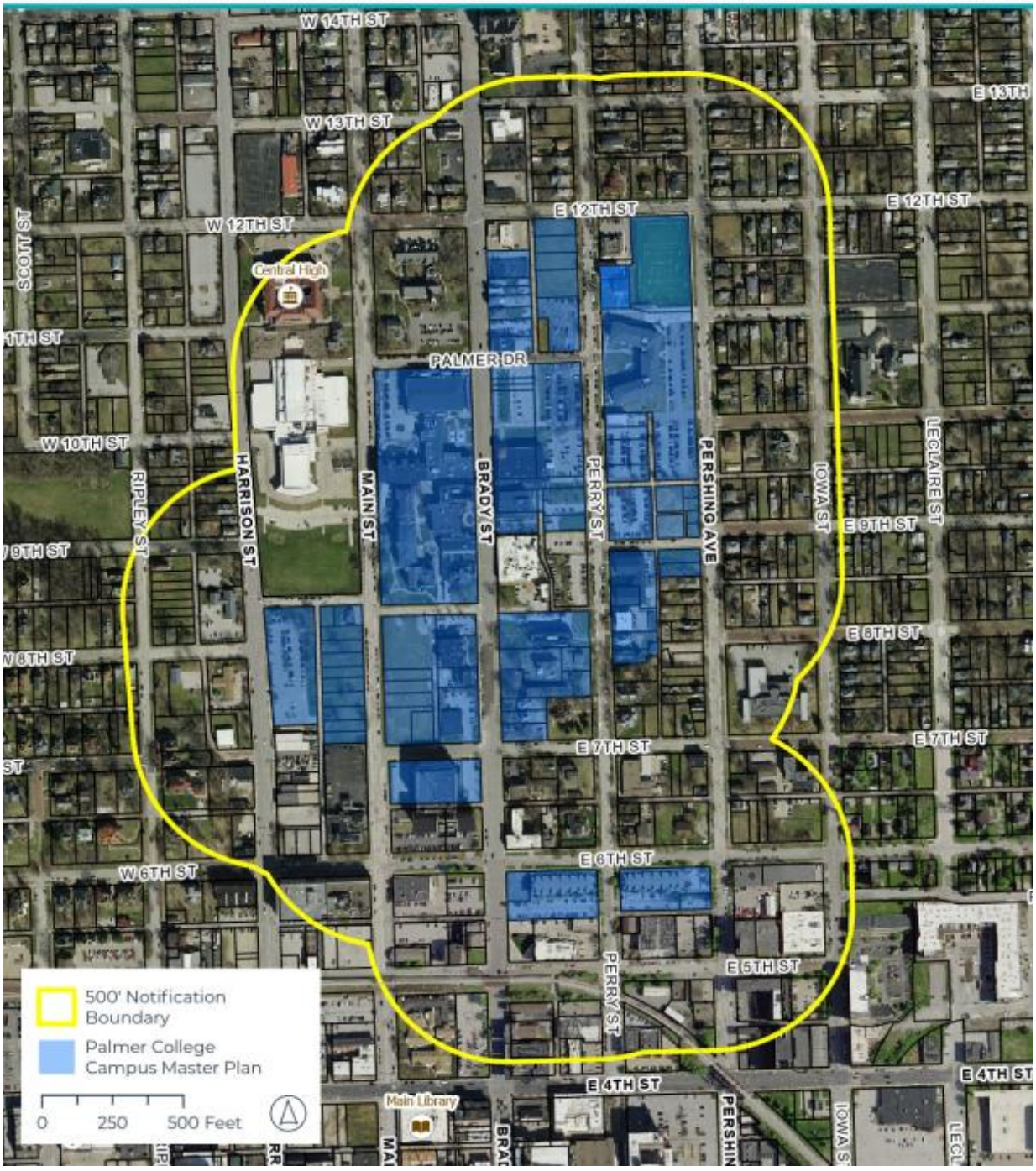
All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

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

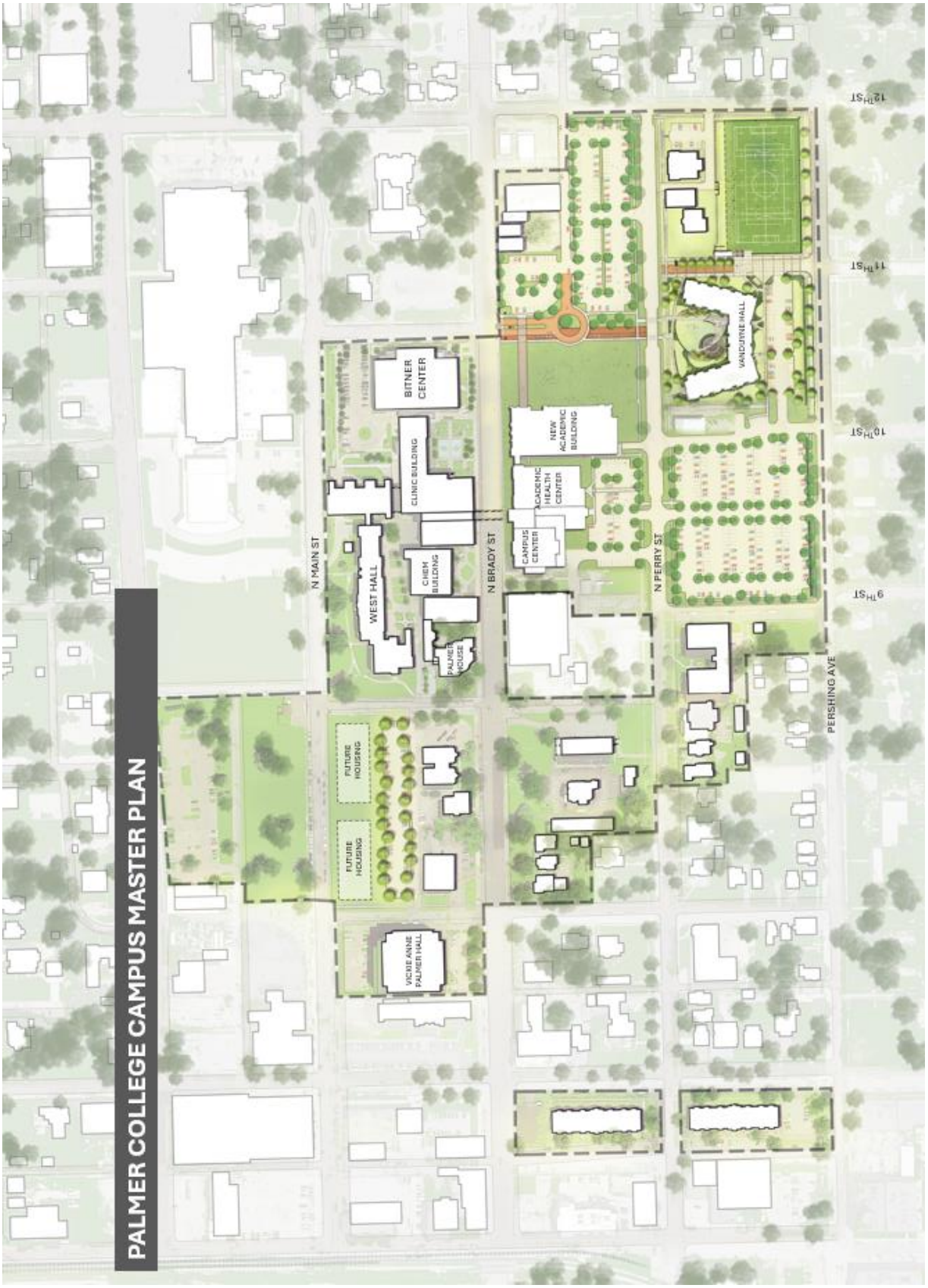
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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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]
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What are the Next Steps after the Neighborhood Meeting and Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on February 3, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 17, 2026. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the Development & Neighborhood Services Department.

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

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

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

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

THE CITY OF
DAVENPORT
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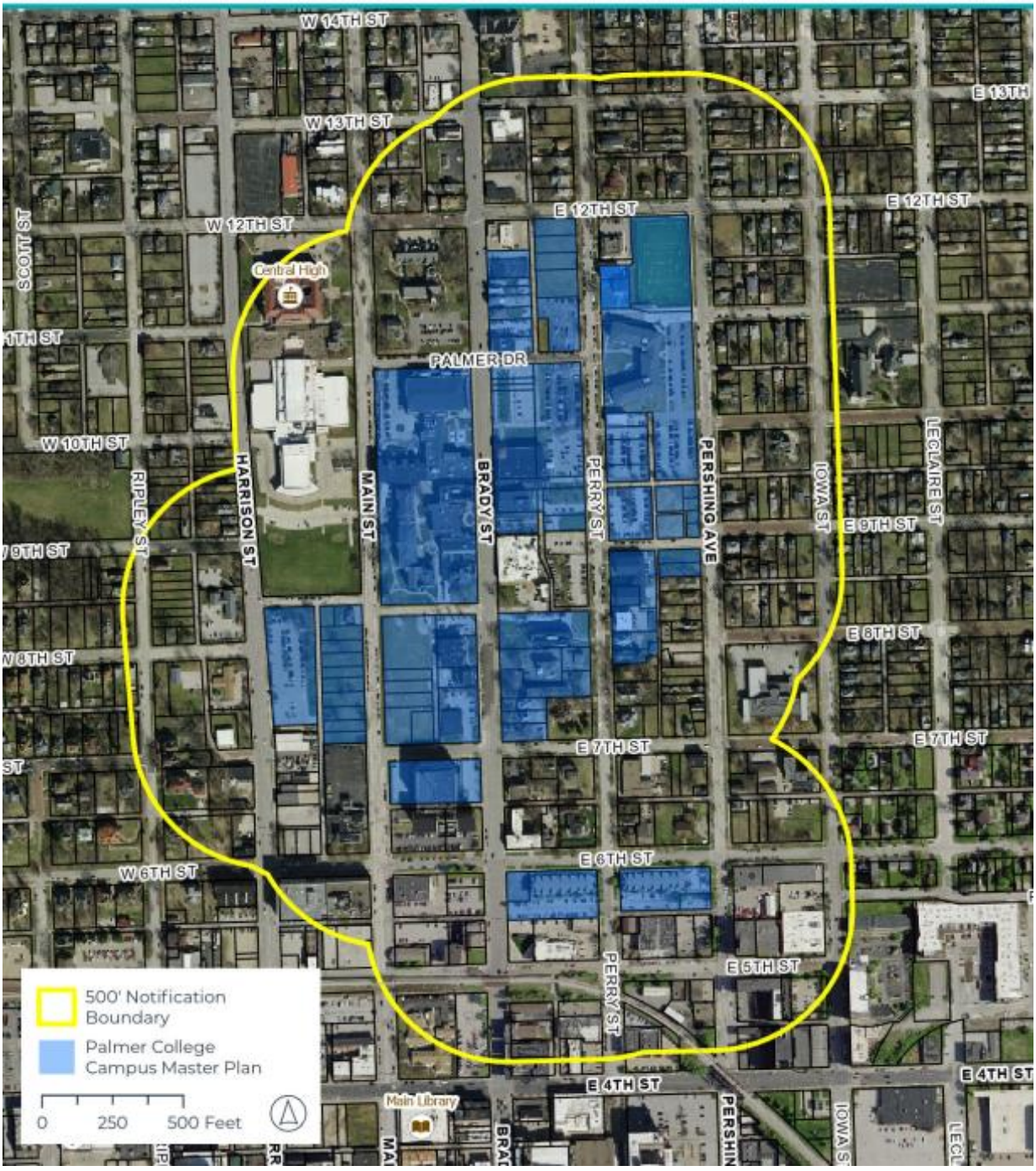
Public Notice Map

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



Development and Neighborhood Services
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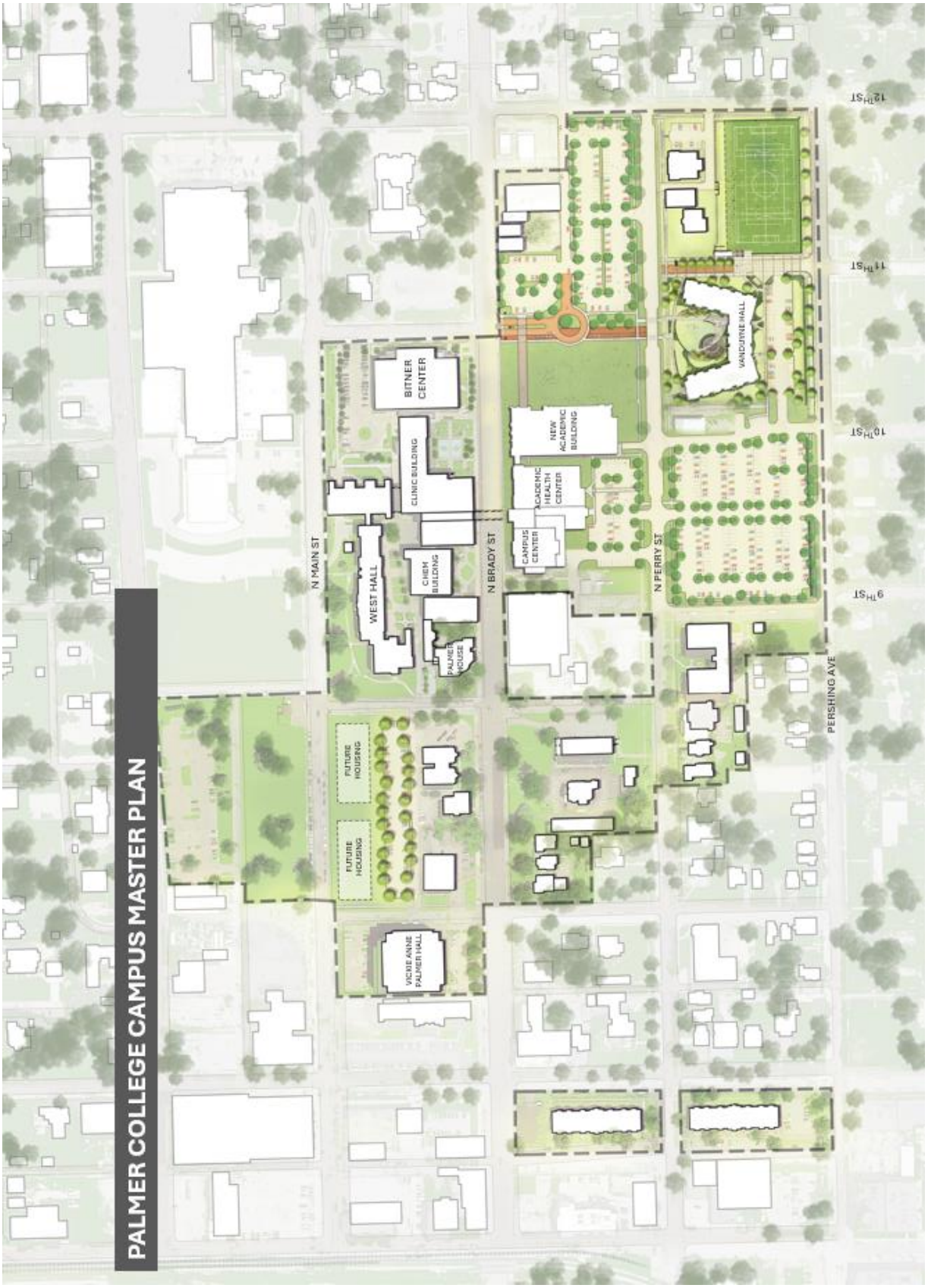

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

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E | planning@davenportiowa.com

davenportiowa.com/DNS

City of Davenport

Department: Community & Economic Development **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **3/25/2026**

Subject:
Resolution authorizing the conveyance of approximately 3.12 acres of City-owned property located in the 3100 block of Research Parkway to Corn Belt 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 3.12 acres of that former road network. In 2021 and 2022, the Petitioner, Ryan Hintze of Corn Belt Properties LLC, a local developer of commercial and industrial properties, acquired parcels adjacent to this approximately 3.12-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 approximately 3.12-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. Corn Belt 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 approximately 3.12 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.

Attachments:
1. Resolution
2. Map

Resolution No. _____

Resolution offered by Alderman Lienen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing the conveyance of approximately 3.12 acres of City-owned property located in the 3100 block of Research Parkway to Corn Belt 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 local and has developed other industrial and commercial projects in the EIIC and QC area; and

WHEREAS, the Petitioner now owns/controls the parcels surrounding this subject property and intends to replat and develop or convey 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 was advertised and held in accordance with State law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the Mayor and staff are hereby authorized to execute documents necessary for the conveyance of approximately 3.12 acres of City-owned property located in the 3100 block of Research Parkway to Corn Belt Properties LLC, Petitioner.

Passed and approved this 25th day of March, 2026.

Approved:

_____

Jason Gordon
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

THE CITY OF
DAVENPORT
IOWA | USA

Conveyance

3100 Block of Research Parkway

City of Davenport

Department: Administration **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **3/25/2026**

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

Project Renewal; Fit-Fest; 906 West 5th Street; 7:00 a.m. - 12:00 p.m. Saturday, April 18, 2026; **Closures:** West 6th Street from Marquette Street to Gaines Street; Warren Street from West 5th Street to West 6th Street. [Ward 3]

Cornbelt Running Club; Bix at 6 Training Runs; 5:00 p.m. - 8:00 p.m. on Thursday, June 18, 2026; Thursday, June 25, 2026; Thursday, July 2, 2026; and Thursday, July 9, 2026; **Closures:** East 5th Street from Pershing Avenue to Iowa Street; Pershing Avenue from East 4th Street to Kirkwood Boulevard; Kirkwood Boulevard from Pershing Avenue to Jersey Ridge Road; Jersey Ridge Road from Kirkwood Boulevard to Middle Road; Middle Road from Jersey Ridge Road to McClellan Boulevard; McClellan Boulevard from Middle Road to River Drive. [Wards 3 & 5]

Recommendation:
Adopt the Resolution.

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. Fit-Fest Closure Map
3. Fit-Fest Letter to Neighbors
4. Fit-Fest Event Info
5. Bix at 6 Information
6. Bix Course Map

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.

Project Renewal; Fit-Fest; 906 West 5th Street; 7:00 a.m. - 12:00 p.m. Saturday, April 18, 2026; ***Closures:*** *West 6th Street from Marquette Street to Gaines Street; Warren Street from West 5th Street to West 6th Street. [Ward 3]*

Cornbelt Running Club; Bix at 6 Training Runs; 5:00 p.m. - 8:00 p.m. on Thursday, June 18, 2026; Thursday, June 25, 2026; Thursday, July 2, 2026; and Thursday, July 9, 2026; ***Closures:*** *East 5th Street from Pershing Avenue to Iowa Street; Pershing Avenue from East 4th Street to Kirkwood Boulevard; Kirkwood Boulevard from Pershing Avenue to Jersey Ridge Road; Jersey Ridge Road from Kirkwood Boulevard to Middle Road; Middle Road from Jersey Ridge Road to McClellan Boulevard; McClellan Boulevard from Middle Road to River Drive. [Wards 3 & 5]*

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.

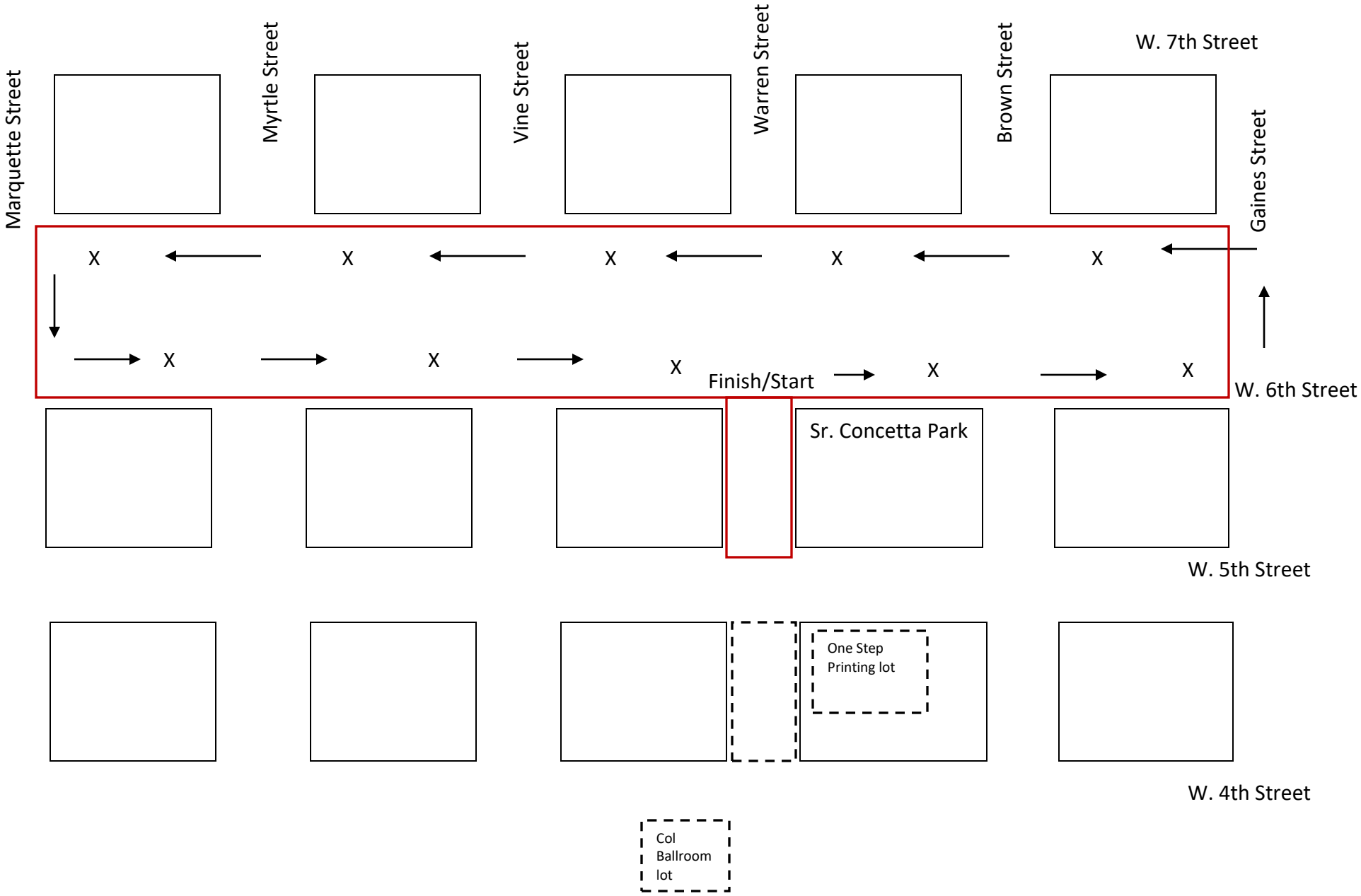
Passed and approved this 25th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk



PROJECT RENEWAL
FIT-FEST
April 18, 2026

Greetings Neighbors:

Thanks to all who participated last year in Project Renewal's FIT-FEST!

Project Renewal is announcing our annual FIT-FEST on **Saturday, April 18, 2026** - and you are invited!

We are notifying all residents along this event route so you may contact us with any questions, concerns and/or would like to participate. ***The route will be blocked off the morning of the event* 7:00 a.m. – Noon, Saturday, April 18, 2026 *for the safety and well-being of participants and residents. If you must use your vehicle during this time please park off the route THE NIGHT BEFORE. This will help with the safety for all and respect for your property. The approximate time to expect the streets to be clear is after Noon.* As soon as the route is clear of pedestrians and obstacles traffic will resume. We ask for your patience and consideration at this time.**

This event promotes physical well being and healthy lifestyle choices among area youth and adults. It also brings awareness of positive developments in the surrounding neighborhood. In addition, this fundraising opportunity is a chance for people to learn more about the service Project Renewal provides to children and families. This is a good time for us to tidy up our yards and streets to share with visitors the beauty of our neighborhood!

Project Renewal provides educational, social-emotional and recreational activities for children during the school year and summer in a safe, loving environment. Staff and volunteers are positive role models for the children, reinforcing values needed in order to live healthy and productive lives. Project Renewal is an important organization in our community which can deeply impact the life of a child and is very rewarding personally for those who volunteer or provide financial support.

Many opportunities, if interested, are available to you for this event; you can run, walk, volunteer, cheer - cheer from your own yard and/or join the festivities at Sr. Concetta Park. The route will start and finish at 6th and Warren Streets where the park is located, refreshments will be available, awards and prizes for registered participants. For any questions or more information on Project Renewal, to volunteer, or receive a registration form you may call 563-324-0800 or go to our website: www.projectrenewal.net. Come and support your neighborhood!

Thank you for your support!

Ann & Carl
Project Renewal
563-324-0800

Project Renewal
Fit-Fest, April 18, 2026
Parking & Street Closing Plan

Event Time: 9:00 – 11:00 a.m. "Fit Fest" obstacle course challenge.

Description: An obstacle course challenge, that is approximately 1 mile long and consists of 10 challenges/obstacles to perform and complete with a partner. It will be on 6th Street, between Marquette and Gaines with the road blocked off. The obstacles will be some kind of physical activity or sport specific drill with options for people of all abilities to participate. In Sr. Concetta Park and on Warren Street we will also have activities (zumba, golf, etc) for people before/after the obstacle course or just want to do those activities.

Parking Plan: Parking is available in the lot on the southwest corner of 4th & Warren Streets, and the lot of One Step Printing, street sides on Warren St. between 4th and 5th Streets, and other surrounding side streets in the area.

Street Closing: Warren St. closed between 5th and 6th Streets as well as 6th Street between Marquette St. and Gaines St. for the duration of the set-up, event, clean-up, 7:00 a.m. to Noon.

****For safety and respect for property and participants could we have signs posted on the 6th Street route the week leading up to the event that would notify residents "No parking, Saturday, April 18, 7:00 a.m. – Noon."

We will hand delivery flyers to all neighbors living on the route to notify them of the event.

All post event activities will take place in Sr. Concetta Park, which is owned by Project Renewal.

2026 Iowa American Water "Bix at 6"

Training runs:

The Cornbelt Running Club is requesting to have the Bix at 6 racecourse police monitored as it was in 2025.

At the City's request, we will start and finish the training runs at 5th Street and Pershing Street. The training runs will go up Pershing Street, instead of Brady Street, and then continue along the rest of the Bix 7 route.

We request that 5th Street be closed between Iowa and Pershing Streets each Thursday, starting June 18, 2026 and for the following period, June 25, July 2, and ending Thursday, July 9, 2026. Temporary No Parking is requested from 5 pm - 8 pm each Thursday. The access to Delf's Pro Gym will remain accessible.

We request that Pershing Street be closed from 4th St to Kirkwood Blvd on the same dates. Temporary No Parking is requested from 5 pm - 8 pm each Thursday.

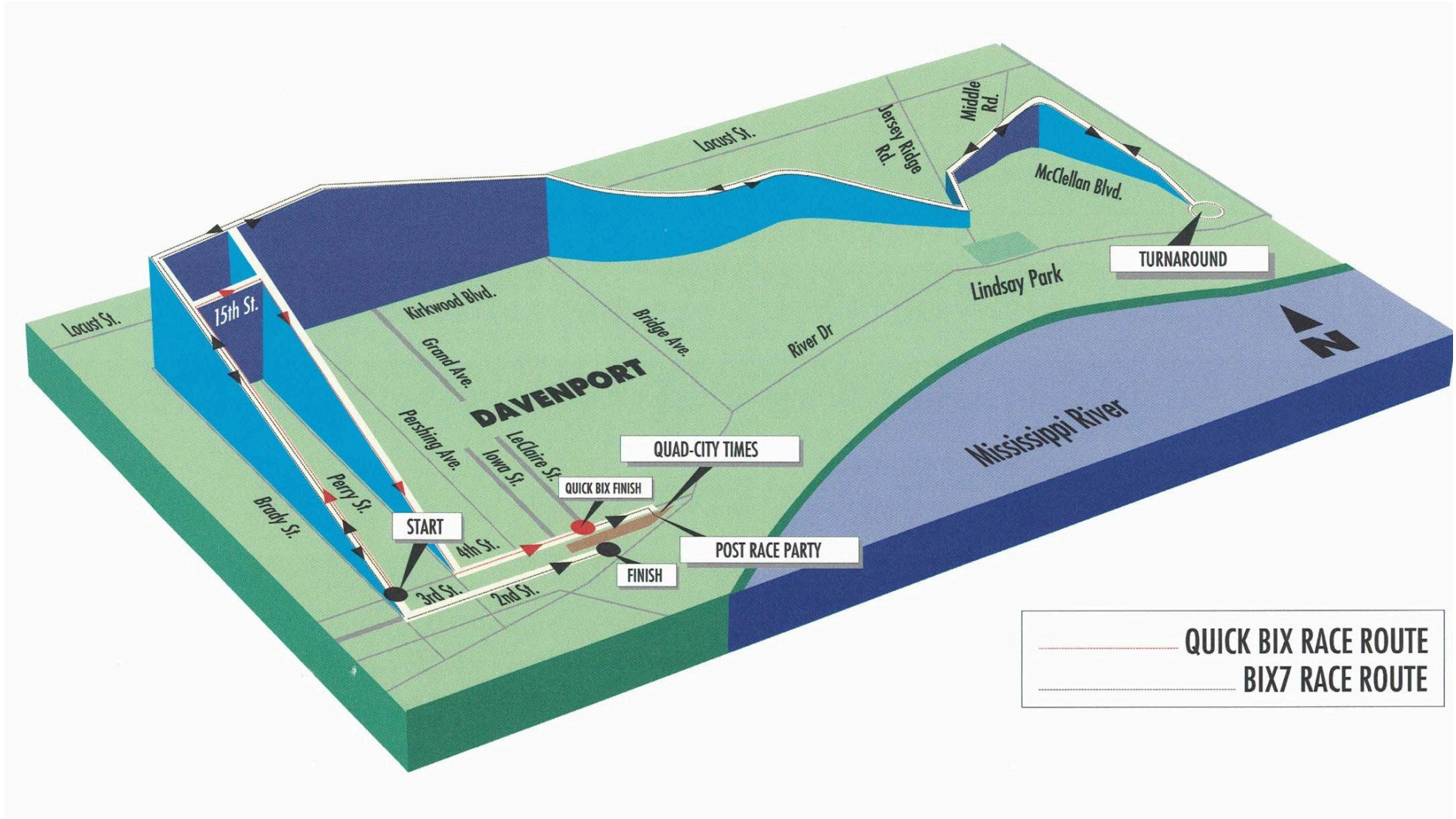
Please use past Bix at 6 temporary no parking guidelines for the remainder of the Bix at 6 course.

We are requesting the assistance of the Davenport Police Dept. to provide the traffic protection, in combination with Cornbelt volunteers.

We will stage our water station and registration area on 5th Street, between Iowa and Pershing Streets.

The dates of the training runs will be as follows:

June 18, 2026
June 25, 2026
July 2, 2026
July 9, 2026


Locust St.
Jersey Ridge Rd.
Middle Rd.
McClellan Blvd.
TURNAROUND
Lindsay Park
15th St.
Kirkwood Blvd.
Grand Ave.
Bridge Ave.
River Dr
DAVENPORT
Pershing Ave.
LeClaire St.
Iowa St.
QUAD-CITY TIMES
QUICK BIX FINISH
Perry St.
Brady St.
START
4th St.
POST RACE PARTY
FINISH
3rd St.
2nd St.
Mississippi River
N
QUICK BIX RACE ROUTE
BIX7 RACE ROUTE

City of Davenport

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

Action / Date
3/25/2026

Subject:
Resolution accepting work completed under the West Loop Trail Phase I project completed by Langman Construction, Inc of Rock Island, Illinois, in the amount of $818,470.87, CIP #28032. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
This project extended the Duck Creek multi-use recreational trail system by one mile. The previous end of the trail was at the intersection of Emeis Park Drive and West Central Park Avenue. The 8- to 10-foot off-road trail now extends south to West Locust Street and then west to Wisconsin Avenue. The project included driveway approaches, minimal retaining wall, fence, signage, storm water culvert work, and upgrades to ADA curb ramps.

The total project cost was $818,470.87 and was budgeted in CIP #28032. $522,770 of the cost was reimbursed by a Transportation Alternative Program (TAP) grant.

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 West Loop Trail Phase I project completed by Langman Construction, Inc of Rock Island, Illinois in the amount of $818,470.87, CIP #28032.

WHEREAS, the City entered into a contract with Langman Construction, Inc of Rock Island, Illinois for the West Loop Trail Phase I project; and

WHEREAS, work of constructing 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 $818,470.87.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that work completed under the West Loop Trail Phase I project completed by Langman Construction, Inc of Rock Island, Illinois, in the amount of $818,470.87, CIP #28032, is hereby accepted.

Passed and approved this 25th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
3/25/2026

Subject:
Resolution accepting work completed under the Fire Station No. 4 Roof Replacement project by Koopman Roofing of Pella, Iowa, in the amount of $121,272, CIP #23092. [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
This project included replacement of the roof membrane and flashing, parapet wall caulking, and downspouts, and cleaning of the exterior brick at scuppers at Fire Station 4 located at 1805 East Locust Street.

The total cost of the project was $121,272, which was budgeted in CIP #23092 | Fire Station 4 Roof Replacement.

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 Fire Station No. 4 Roof Replacement project by Koopman Roofing of Pella, Iowa, in the amount of $121,272, CIP #23092.

WHEREAS, the City entered into a contract with Koopman Roofing of Pella, Iowa, for the Fire Station No. 4 Roof Replacement 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 $121,272.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that work completed under the Fire Station No. 4 Roof Replacement project by Koopman Roofing of Pella, Iowa, in the amount of $121,272, CIP #23092, is hereby accepted.

Passed and approved this 25th 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 **3/25/2026**

Subject:
Resolution approving Change Order #3 in the amount of $197,350.33 to Langman Construction, Inc of Rock Island, Illinois, for the 3rd Street Pavement Rehabilitation project, CIP #35055. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
The 3rd Street Pavement Rehabilitation project includes milling the existing asphalt surface from Telegraph Road to Harrison Street and installing a new asphalt driving surface. The project also includes updating existing ADA ramps, replacement curbing, concrete intersections, providing stable subgrade materials, and painting lines as part of the one-way to two-way conversion from Marquette Street to East River Drive.

This change order is necessary to provide a solid road base for the asphalt surface to be laid down on. The existing asphalt surface was milled away, exposing the existing subbase road, then the surface was proof rolled to observe its stability. Our existing contract has line items for this work, along with assumed quantities. It is common that those quantities change once work begins. The entire length of the project had many more areas deficient than planned. This work is necessary to meet standards and ensure a long-lasting product.

The railroad approach line item was increased due to the adjoining concrete subbase being deteriorated beyond the minimum standard to tie into. The pavement scarification line item was increased due to a plan error in calculating the required areas. Two force account items have been added, one to fix a sewer lateral break that was undermining the road, and one to fix a storm sewer issue that couldn't use existing line items.

The Iowa Department of Transportation requires a change order for both bid and force account items to be submitted and approved after the work is completed. This has been working through their process over the last few months.

The Surface Transportation Block Grant Program will reimburse the City for up to 80% of eligible project costs up to a maximum of $3,564,718. This project is budgeted in CIP #35055.

Summary of Contract

Original Contract	$4,681,917.45
Change Order #2	$82,013.85 (Council approved 6/11/2025)
Change Order #3	$197,350.33 (pending Council approval)
Total Amended Contract	$4,961,281.63

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Change Order #3 in the amount of $197,350.33 to Langman Construction, Inc of Rock Island, Illinois, for the 3rd Street Pavement Rehabilitation project, CIP #35055.

WHEREAS, the City of Davenport entered into a contract with Langman Construction, Inc of Rock Island, Illinois, for the 3rd Street Pavement Rehabilitation project; and

WHEREAS, additional quantities for line items are required for the successful construction of the project; and

WHEREAS, the Iowa Department of Transportation requires a change order for both bid and force account items to be submitted and approved after the work is completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that Change Order #3 in the amount of $197,350.33 to Langman Construction, Inc of Rock Island, Illinois, for the 3rd Street Pavement Rehabilitation project, CIP #35055, is hereby approved.

Passed and approved this 25th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
3/25/2026

Subject:
Resolution awarding a contract for the East 90th Street (Harrison Street to Holden Drive) Reconstruction project to Midwest Concrete Inc of Peosta, Iowa, in the amount of $1,898,975.39, CIP #35061. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on February 13, 2026, and sent to contractors. On March 9, 2026, the Purchasing Division opened and read eight (8) bids. Midwest Concrete Inc of Peosta, Iowa, was determined to be the lowest responsive and responsible bidder and is recommended for award.

This project will reconstruct East 90th Street from Harrison Street to Holden Drive. Proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment necessary for the reconstruction of the existing concrete roadway; installation of subdrains; ADA sidewalk and ramps; resetting of all existing utility surface features to finish grade; replacement of adjacent driveway approaches; signage; paint striping; topsoil; sodding; and erosion control.

This contract is budgeted in CIP #35061 | High Volume 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 East 90th Street (Harrison Street to Holden Drive) Reconstruction project to Midwest Concrete Inc of Peosta, Iowa, in the amount of $1,898,975.39, CIP #35061.

WHEREAS, the City needs to contract for the East 90th Street (Harrison Street to Holden Drive) Reconstruction project; and

WHEREAS, Midwest Concrete Inc of Peosta, 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 East 90th Street (Harrison Street to Holden Drive) Reconstruction project is hereby awarded to Midwest Concrete Inc of Peosta, Iowa, in the amount of $1,898,975.39, CIP #35061.

Passed and approved this 25th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: East 90th Street Pavement Reconstruction Project | Harrison Street to Holden Drive

BID NUMBER: 26-46 Addendum 1

OPENING DATE: March 9, 2026

FUNDING: CIP #35061 | High Volume Street Repair Program

RECOMMENDATION: Award the contract to Midwest Concrete Inc. of Peosta, IA in the amount of $1,898,975.39.

VENDOR NAME	Bid Total
Midwest Concrete, Inc, of Peosta, IA	**$1,898,975.39**
KE Flatwork, Inc. of Eldridge, IA	$2,025,510.20
Ihrig Works LLC. of Long Grove, IA	$2,029,682.03
Hawkeye Paving Corporation of Davenport, IA	$2,062,701.86
N.J. Miller, Inc. of Bettendorf, IA	$2,197,746.92
CDMI Concrete Contractors Inc. of Port Byron, IL	$2,240,436.10
Eastern Iowa Excavating & Concrete, LLC of Cascade, IA	$2,244,859.24
Langman Construction, Inc. of Rock Island, IL	$2,276,048.43

Approved By [redacted]

Approved By [redacted]

Approved By [redacted]

Approved [redacted]

City of Davenport

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

Action / Date
3/25/2026

Subject:
Resolution awarding a contract for the Fairmount Street (Heatherton Drive to Hickory Grove Road) Rehabilitation project to CDMI Concrete Contractors Inc of Port Byron, Illinois, in the amount of $809,164.90, CIP #35061. [Wards 1 & 2]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on February 18, 2026, and sent to contractors. On March 11, 2026, the Purchasing Division opened and read eight (8) bids. CDMI Concrete Contractors Inc of Port Byron, Illinois, was determined to be the lowest responsive and responsible bidder and is recommended for award.

This project will include the rehabilitation of Fairmount Street from Heatherton Drive to the intersection of Hickory Grove Road, and the reconstruction of the intersection of Fairmount Street and Hickory Grove Road. Proposed improvements include, but are not limited to, the furnishing of all labor, materials and equipment necessary for the rehabilitation and reconstruction of the existing concrete roadway and intersection; installation of subdrains; ADA sidewalk and ramps; resetting of all existing utility surface features to finish grade; replacement of the adjacent driveway approaches; signage; paint striping; topsoil; sodding; and erosion control.

This contract is budgeted in CIP #35061 | High Volume 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 Fairmount Street (Heatherton Drive to Hickory Grove Road) Rehabilitation project to CDMI Concrete Contractors Inc of Port Byron, Illinois, in the amount of $809,164.90, CIP #35061.

WHEREAS, the City needs to contract for the Fairmount Street (Heatherton Drive to Hickory Grove Road) 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 Fairmount Street (Heatherton Drive to Hickory Grove Road) Rehabilitation project is hereby awarded to CDMI Concrete Contractors Inc of Port Byron, Illinois, in the amount of $809,164.90, CIP #35061.

Passed and approved this 25th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Fairmount St Rehabilitation Proj | Heatherton Dr to Hickory Grove Rd

BID NUMBER: 26-47

OPENING DATE: March 11, 2026

FUNDING: CIP #35061 | High Volume Street Repair Program

RECOMMENDATION: Award the contract to CDMI Concrete Contractors Inc. of Port Byron, IL in the amount of $809,164.90.

VENDOR NAME	Bid Total
CDMI Concrete Contractors Inc. of Port Byron, IL	**$809,164.90**
Telewincom Inc. of Bettendorf, IA	$857,910.09
Manatts, Inc.- Eastern Iowa Division of Camanche, IA	$861,283.00
Phoenix Corporation of the Quad Cities of Port Byron, IL	$872,383.75
Hawkeye Paving Corporation of Davenport, IA	$890,399.00
N.J. Miller, Inc. of Bettendorf, IA	$900,505.75
Langman Construction, Inc. of Rock Island, IL	$911,240.83
Brandt Construction Co. of Milan, IL	$1,007,777.25

Approved By [redacted]
Purchasing Date

Approved By [redacted]

Approved [redacted]

Approved [redacted]
Date

City of Davenport

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

Action / Date
3/25/2026

Subject:
Resolution awarding a contract for the Rockingham Road (South Farragut Street to South Elmwood Avenue) Reconstruction project to N.J. Miller, Inc of Bettendorf, Iowa, in the amount of $685,513.05, CIP #35061. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on February 9, 2026, and sent to contractors. On March 3, 2026, the Purchasing Division opened and read six (6) bids. N.J. Miller, Inc of Bettendorf, Iowa, was determined to be the lowest responsive and responsible bidder and is recommended for award.

This project will reconstruct Rockingham Road from South Farragut Street to Elmwood Avenue. Proposed improvements include, but are not limited to, the furnishing of all labor, materials and equipment necessary for the reconstruction of the existing concrete roadway; installation of subdrains; ADA sidewalk and ramps; resetting of all existing utility surface features to finish grade; replacement of the adjacent driveway approaches; signage; paint striping; topsoil; sodding; and erosion control.

This contract is funded through CIP #35061 | High Volume 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 Rockingham Road (South Farragut Street to South Elmwood Avenue) Reconstruction project to N.J. Miller, Inc of Bettendorf, Iowa, in the amount of $685,513.05, CIP #35061.

WHEREAS, the City needs to contract for the Rockingham Road (South Farragut Street to South Elmwood Avenue) Reconstruction project; and

WHEREAS, N.J. Miller, Inc of Bettendorf, 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 Rockingham Road (South Farragut Street to South Elmwood Avenue) Reconstruction project is hereby awarded to N. J. Miller, Inc of Bettendorf, Iowa, in the amount of $685,513.05, CIP #35061.

Passed and approved this 25th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Rockingham Road Reconstruction Project | South Farragut Street to South Elmwood Avenue

BID NUMBER: 26-45

OPENING DATE: March 3, 2026

FUNDING: CIP #35061 | High Volume Street Repair Program

RECOMMENDATION: Award the contract to N.J. Miller, Inc. of Bettendorf, IA in the amount of $685,513.05.

VENDOR NAME	Bid Total
N.J. Miller, Inc. of Bettendorf, IA	**$685,513.05**
Americore LLC of Muscatine, IA	$740,966.00
Hawkeye Paving Corporation of Davenport, IA	$771,978.00
CDMI Concrete Contractors, Inc. of Port Byron, IL	$784,659.85
Centennial Contractors of the Quad Cities, of Moline, IL	$793,682.34
Langman Construction, Inc. of Rock Island, IL	$799,068.98

Approved By [redacted]
Purchasing Date

Approved B[redacted]

Approved B[redacted]

Approved [redacted]

City of Davenport

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

Action / Date
3/25/2026

Subject:
Resolution awarding a contract for the Riverfront Quiet Zone (City Right-of-Way) Improvements project to Centennial Contractors of the Quad Cities of Moline, Illinois, in the amount of $385,330.56, CIP #ARP12. [Wards 3 & 5]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on February 20, 2026, and sent to contractors. On March 11, 2026, the Purchasing Division opened and read four (4) bids. Centennial Contractors of the Quad Cities, of Moline, Illinois, was determined to be the lowest responsive and responsible bidder and is recommended for award.

This project will include roadway improvements to the approaches of the Canadian Pacific Kansas City Railway crossings near River Drive in Davenport. The proposed improvements include, but are not limited to, the furnishing of all labor, materials and equipment necessary for the reconstruction of the existing pavements; new PCC curb and gutter; medians; sidewalk pavement; chain link fencing; signage; painted pavement markings; topsoil; seeding; and erosion control.

This contract is budgeted in CIP #ARP12 | ARPA Main Street Landing Adventure Play & Event Lawn Project.

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 Riverfront Quiet Zone (City Right-of-Way) Improvements project to Centennial Contractors of the Quad Cities, of Moline, Illinois, in the amount of $385,330.56, CIP #ARP12.

WHEREAS, the City needs to contract for the Riverfront Quiet Zone (City Right-of-Way) Improvements project; and

WHEREAS, Centennial Contractors of the Quad Cities of Moline, 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 Riverfront Quiet Zone (City Right-of-Way) Improvements project is hereby awarded to Centennial Contractors of the Quad Cities, of Moline, Illinois, in the amount of $385,330.56, CIP #ARP12.

Passed and approved this 25th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Davenport Riverfront Quiet Zone Improvements Project

BID NUMBER: 26-49 Addendum 1

OPENING DATE: March 11, 2026

FUNDING: CIP#ARP12 | ARPA Main Street Landing Adventure, Play, and Event Lawn Project

RECOMMENDATION: Award the contract to Centennial Contractors of the Quad Cities of Moline, IL in the amount of $385,330.56.

VENDOR NAME	Bid Total
Centennial Contractors of the Quad Cities of Moline, IL	**$385,330.56**
Langman Construction, Inc. of Rock Island, IL	$398,933.17
Americore LLC of Muscatine, IA	$403,171.00
Hawkeye Paving Corporation of Davenport, IA	$452,548.50

Approved By [redacted]
Purchasing Date

Approved [redacted]
Dept. Director Date

Approved [redacted]
Budget/City Date

Approved [redacted]

City of Davenport

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

Action / Date
3/25/2026

Subject:
Resolution awarding a contract for the Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project to CDMI Concrete Contractors Inc of Port Byron, Illinois, in the amount of $235,281.25, CIP #35062. [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on February 24, 2026, and sent to contractors. On March 11, 2026, the Purchasing Division opened and read six (6) bids. CDMI Concrete Contractors Inc of Port Byron, Illinois, was determined to be the lowest responsive and responsible bidder and is recommended for award.

This project will include the resurfacing of Belle Avenue from Locust Street to Elm Street. Proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment necessary for the resurfacing of the existing roadway including milling; asphalt overlay; ADA sidewalk and ramps; resetting of all existing utility surface features to finish grade; replacement of the adjacent driveway approaches; signage; topsoil; sodding; and erosion control.

This project is budgeted in 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 Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project to CDMI Concrete Contractors Inc of Port Byron, Illinois, in the amount of $235,281.25, CIP #35062.

WHEREAS, the City needs to contract for the Belle Avenue (East Locust Street to Elm Street) Mill and 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 Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project is hereby awarded to CDMI Concrete Contractors Inc of Port Byron, Illinois, in the amount of $235,281.25, CIP #35062.

Passed and approved this 25th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Belle Avenue Mill & Overlay Project | E. Locust Street to Elm Street

BID NUMBER: 26-50

OPENING DATE: March 11, 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 $235,281.25.

VENDOR NAME	Bid Total
CDMI Concrete Contractors, Inc. of Port Byron, IL	**$235,281.25**
Manatts, Inc.- Eastern Iowa Division of Camanche, IA	$249,590.75
Langman Construction, Inc. of Rock Island, IL	$264,293.19
Hawkeye Paving Corporation of Davenport, IA	$269,250.00
Emery Construction Group Inc. of Moline, IL	$270,502.92
Phoenix Corporation of Port Byron, IL	$293,622.00

Approved By [redacted]

Approved B [redacted]

Approved By [redacted]

Approve [redacted]

City of Davenport

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

Action / Date
3/25/2026

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the North Division Street (West 9th Street to West 12th Street) Reconstruction project, CIP #35061. [Wards 3 & 4]

Recommendation:
Adopt the Resolution.

Background:
This project will reconstruct North Division Street from West 9th Street to West 12th Street. The proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment for the reconstruction of the existing concrete roadway and ADA-accessible sidewalk ramps; replacement of sidewalks adjacent to the street; installation of subdrains; rehabilitation of existing storm and sanitary sewer systems; resetting all existing utility surface features to finish grade; topsoil; sodding; erosion control; and other related work.

This project will be funded through CIP #35061 | High Volume 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 North Division Street (West 9th Street to West 12th Street) Reconstruction project, CIP #35061.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the North Division Street (West 9th Street to West 12th Street) Reconstruction project; and

WHEREAS, notice of Hearing on 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 North Division Street (West 9th Street to West 12th Street) Reconstruction project, CIP #35061.

Passed and approved this 25th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

THE CITY OF DAVENPORT
IOWA | USA

N Division St Reconstruction
W 9th St to W 12th St

City of Davenport

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

Action / Date
3/25/2026

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the East Garfield Street (Lorton Avenue to Forest Road) Reconstruction project, CIP #35062. [Ward 6]

Recommendation:
Adopt the Resolution.

Background:
This project will reconstruct East Garfield Street from Lorton Avenue to Forest Road. The proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment for the reconstruction of the existing concrete roadway and ADA-accessible sidewalk ramps; resetting all existing utility surface features to finish grade; replacement of the adjacent driveway approaches; topsoil; sodding; erosion control; and other related work.

This project will be funded through 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 East Garfield Street (Lorton Avenue to Forest Road) Reconstruction project, CIP #35062.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the East Garfield Street (Lorton Avenue to Forest Road) Reconstruction project; and

WHEREAS, notice of Hearing on 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 East Garfield Street (Lorton Avenue to Forest Road) Reconstruction project, CIP #35062.

Passed and approved this 25th day of March, 2026.

Approved:

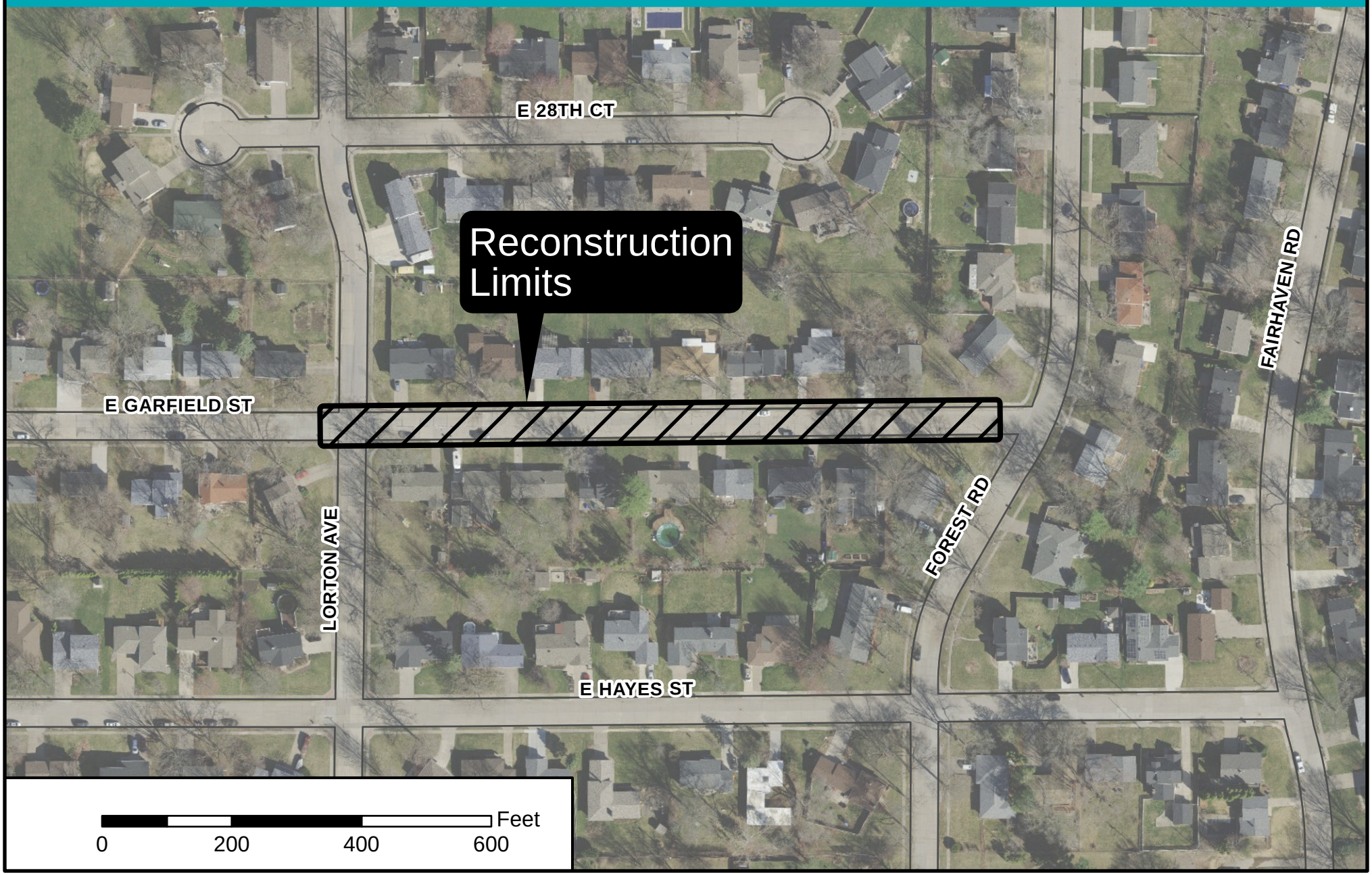
_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

THE CITY OF DAVENPORT
IOWA | USA

E Garfield Street Reconstruction
Lorton Ave to Forest Rd



City of Davenport

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

Action / Date
3/25/2026

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Middle Road (East Street to Forest Road) Mill and Overlay project, CIP #35062. [Wards 5 & 6]

Recommendation:
Adopt the Resolution.

Background:
This project will resurface Middle Road from East Street to Forest Road. The fundamental design approach utilized for this improvement is to remove the top surface through milling and replace it with a new 2-inch thick asphalt surface, while patching identified areas of sub-base failures.

This project proposes changing the existing skewed intersection of East Street and Middle Road into a code-compliant perpendicular access connection along with separating the connections of East Street and Woodland Avenue to Middle Road. The current intersection of East Street and Middle Road is an oblique angle, which compromises visibility and creates awkward turning movements. East Street and Woodland Avenue will be realigned and connected to the main roadway through two separate access points spaced along Middle Road. These connections will provide more controlled entry and exit movements.

This modification is intended to improve safety and traffic efficiency by eliminating the skewed crossing movement and reducing turning conflicts. Separating the access points also allows each connection to be located where sight distance and roadway alignment are improved, making it easier for drivers to safely enter Middle Road. The fire department has already reviewed the proposed design and has confirmed compliance with emergency vehicle turning requirements.

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 the adjacent alley approaches; paint striping; topsoil; sodding; and erosion control.

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

Attachments:
1. Resolution
2. Map
3. Map | Intersection

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 Middle Road (East Street to Forest Road) 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 Middle Road Mill and Overlay Project, CIP #35062; 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 Middle Road (East Street to Forest Road) Mill and Overlay project, CIP #35062.

Passed and approved this 25th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

PRJ-5194 Middle Road Mill and Overlay

3/9/2026, 8:04:25 AM

Parcels

2024 Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Web AppBuilder for ArcGIS

PRJ-5194 | Middle Road Mill and Overlay

(East Street to Forest Road)

Existing Intersection

Revised Intersection

City of Davenport

Department: Public Works
Contact Info: Jeff Wolf, Jim Erwin | 563-888-2289, 563-326-7922

Action / Date
3/25/2026

Subject:
Resolution authorizing submission of the FY 2027 Iowa Department of Transportation State Transit Assistance Program grant application in an approximate amount of $538,657. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
Every fiscal year, the Iowa Department of Transportation provides financial operating assistance to Davenport Public Transit. This year the City is requesting to apply for the State Transit Assistance (STA) Program grant in the approximate amount of $538,657, or 2.73% of formula funds.

Attachments:
1. Resolution
2. Authorizing Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing submission of the FY 2027 Iowa Department of Transportation State Transit Assistance Program in an approximate amount of $538,657.

WHEREAS, the Iowa Department of Transportation provides financial operating assistance for City of Davenport Pubic Transit; and

WHEREAS, for FY 2027 the City of Davenport is requesting $538,657, or 2.73% of formula funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that staff is hereby authorized to submit the FY 2027 Iowa Department of Transportation State Transit Assistance Program grant application in an approximate amount of $538,657.

Passed and approved this 25th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Authorizing Resolution

We, hereby, authorize Mayor Jason Gordon
(Name of Authorized Signatory)

on behalf of the City of Davenport
(Legal Name of Applicant)

to apply for financial assistance as noted below and to enter into related contract(s) with the Iowa Department of Transportation.

From the State Transit Assistance Program:

2.72503015 % of formula funds;

$ _____ of Special Project funds

From federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons and person with disabilities:

$ 538,657

From statewide federal capital assistance for transit:

$ _____

We understand acceptance of federal transit assistance involves an agreement to comply with certain labor protection provisions.

We certify that the City of Davenport
(Legal Name of Applicant)

has sufficient non-federal funds to provide required local match for capital projects and at time of delivery will have the funds to operate and maintain vehicles and equipment purchased under this project.

We request that State Transit Assistance formula funding be advanced as allowed by law, to improve transit system cash flow.

Adopted the _____ day of _____ , _____

Name: _____
(Applicant's Governing Body)

By: _____ _____
(Signature of Chief Executive Officer) (Printed Name of Chief Executive Officer)

Title: _____

Address: _____

Telephone: _____ E-mail Address: _____
(E-mail Address of Chief Executive Officer)

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **3/25/2026**

Subject:
Resolution approving a 28E Intergovernmental Agreement with Scott County, Iowa, for the East 90th Street (Harrison Street to Holden Drive) Reconstruction project, CIP #35061. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
This Resolution approves a 28E Intergovernmental Agreement between the City of Davenport and Scott County for the reconstruction of East 90th Street from Harrison Street to Holden Drive. The roadway is jointly owned by the City and Scott County, and the agreement establishes the terms for cost sharing and project administration. Under the agreement, the City will serve as the contracting authority and will provide engineering, bidding, and construction administration services, while Scott County will reimburse the City for fifty percent (50%) of all contracted construction costs.

The project will reconstruct the existing roadway and modify the current four-lane configuration to a three-lane roadway with one travel lane in each direction and a center two-way left-turn lane, along with associated drainage, utility adjustments, and related improvements.

Costs for this project will be split evenly with Scott County. The City portion is budgeted in CIP #35061 | High Volume Street Repair 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 28E Intergovernmental Agreement with Scott County Iowa for the East 90th Street (Harrison Street to Holden Drive) Reconstruction project, CIP #35061.

WHEREAS, the City of Davenport and Scott County share jurisdiction of East 90th Street between Harrison Street and Holden Drive; and

WHEREAS, the City and County desire to cooperate in the reconstruction of this roadway, including modifying the existing four-lane roadway to a three-lane roadway with one travel lane in each direction and a center two-way left-turn lane, along with related improvements; and

WHEREAS, the City will serve as the contracting authority for the project and Scott County will reimburse the City for fifty percent (50%) of eligible construction costs as outlined in the 28E Intergovernmental Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that a 28E Intergovernmental Agreement with Scott County Iowa for the East 90th Street (Harrison Street to Holden Drive) Reconstruction project is hereby approved.

Passed and approved this 25th day of March, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

INTERGOVERNMENTAL AGREEMENT PROVIDING FOR:

RECONSTRUCTION OF WEST 90TH STREET BETWEEN NORTH HARRISON STREET AND HOLDEN DRIVE

This Intergovernmental Agreement (the "Agreement") is entered into by and between the City of Davenport, Iowa, (the "City"), acting by and through its City Council, and Scott County, Iowa, (the "County"), acting through its Board of Supervisors. The City and County are "public entities" authorized to enter into this Agreement pursuant to Iowa Code chapter 28E. The City and County may be referred to individually as a "Party" and collectively as the "Parties.

WHEREAS, the City and the County each possess independent authority under Iowa law to construct, reconstruct, and improve public streets/roads and related public improvements within their respective jurisdictions; and

WHEREAS, the parties desire to cooperate in the reconstruction of West 90th Street between North Harrison and Holden Drive (the "Project"), including a three-lane wide Portland cement concrete roadway with paved shoulders, and related appurtenances as set forth in the approved plans and specifications; and

WHEREAS, the City will serve as the contracting authority for the Project and will provide engineering design, bidding, and construction administration services; and

WHEREAS, the County desires to reimburse for the County's agreed share, fifty percent (50%), of Eligible Construction Costs for the County Portion of the Project as set forth in this Agreement; and

WHEREAS, the parties intend that this Agreement be filed as required by Iowa Code section 28E prior to entry into force.

NOW, THEREFORE, and the parties agree as follows:

1. **Effective Term:** This Agreement is authorized under Iowa Code chapter 28E and shall not enter into force until it is filed in the manner required by Iowa Code section 28E.8. The "Effective Date" is the date of such filing. The term of this Agreement begins on the Effective Date and ends upon the later of (i) Final Acceptance (as defined below) and (ii) completion of all payments and closeout obligations.
2. **Administration:** The City will act as the contracting authority and will have the complete authority to administer this project in compliance with approved City specifications and purchasing policies. The City will keep all records, perform construction inspections, make all project decisions, and have work executed in compliance with applicable plans and specifications. The parties do not create a separate legal or administrative entity and do not create a joint board under this Agreement. The City Engineer (or the City's designated public works director/engineer) is designated as the "Administrator" for purposes of Iowa Code section 28E.6(1)(a). The County Engineer (or designee) is the County's authorized liaison for Project administration and approvals expressly reserved to the County under this Agreement.
3. **Project Scope; Change Control:** "Project" means the reconstruction of West 90th Street between North Harrison Street and Holden Drive as described in the final plans and specifications approved by the City and County Engineers. "County Portion" means the portion of the Project located within Scott County jurisdictional limits as depicted on an attached

exhibit or as measured by centerline stationing agreed in writing by the City and County Engineers. The City, as contracting authority, may administer the Project and issue field directives consistent with the plans and specifications; however, the City shall not execute any change order, extra work authorization, or scope modification that (i) changes the termini or typical section or (ii) materially changes the County Portion measurement method. The City will be responsible for all inspection and managerial costs of the project.

4. **Costs; Payment; Appropriation:** The County shall reimburse the City for the County Portion at fifty percent (50%) of Eligible Construction Costs. "Eligible Construction Costs" means amounts paid by the City to the awarded contractor(s) for bid items and approved change orders for the Project, plus construction materials testing and required inspection/testing performed by third parties, but excludes City internal labor, City overhead, and City inspection/management costs unless expressly included by written amendment. The County will reimburse the City upon receipt of the construction costs for the County portion of the project.
5. **Invoice and Documentation:** Within sixty (60) calendar days after Final Acceptance, the City shall submit to the County an invoice package including the final estimate, approved change orders, pay application summaries and a reconciliation showing the calculation of the County Portion and the County's share. All undisputed portions of the County's share will be paid within 90 calendar days after receiving a complete invoice package. If the County disputes any portion, it shall provide written notice identifying the disputed items within thirty (30) calendar days and parties shall promptly meet and confer to resolve the disputed amounts.
6. **Audit Rights; Records:** The City shall maintain Project financial records supporting Eligible Construction Costs for not less than five (5) years after Final Acceptance and shall provide the County with reasonable access for audit/inspection upon request.
7. **Appropriation:** The County's payment obligations are subject to appropriation by the County's governing body. If funds are not appropriated, the County shall provide prompt written notice and shall remain responsible for payment of amounts lawfully incurred and payable for Eligible Construction Costs up to the effective date of non-appropriation, subject to Iowa law.
8. **Liability Allocation; Defense Cooperation; No Waiver.** Each party remains responsible for its own acts and omissions and those of its officers, employees, and agents to the extent provided by Iowa law. Nothing in this Agreement waives, limits, or enlarges any immunity, defense, or limitation of liability available to either party under Iowa Code chapter 670 or other applicable law. If any claim, demand, or lawsuit arises out of the Project, the parties shall promptly notify each other, cooperate in good faith in investigation and defense, and provide non-privileged information reasonably necessary to address the matter. No party may settle any claim in a manner that imposes an obligation on the other party without that other party's written consent.
9. **Suspension; Termination; Closeout:** Either party may request suspension of bidding or construction if materially necessary due to funding shortfall, bid results, unforeseen site conditions, or safety concerns. The parties shall meet and confer promptly to determine whether to (i) proceed, (ii) modify the scope by written agreement, or (iii) terminate. Either party may terminate this Agreement for material breach after written notice and reasonable opportunity to cure, no less than thirty (30) days. The parties may terminate for convenience only by written mutual agreement. Upon termination, the City shall provide a closeout statement of Eligible Construction Costs incurred to the effective date of termination and the County shall pay its share of undisputed, lawfully payable Eligible Construction Costs.

10. **Property; Improvements.** No jointly owned entity or jointly held property is created by this Agreement. Unless otherwise agreed in writing, improvements constructed as part of the Project become the property of the governmental entity with jurisdiction over the location of the improvement upon Final Acceptance. Any real property interests (including easements) required for the Project shall be acquired and held by the entity with jurisdiction unless otherwise agreed by written amendment.
11. **Notices.** Notices required under this Agreement must be in writing and delivered by personal delivery, certified mail (return receipt requested), or recognized overnight courier to the addresses set forth below (or to updated addresses provided by notice).

Entity	City of Davenport, Iowa
Attention	Brian Schadt
Title/Office	City Engineer
Street Address	1200 E. 46th Street
City/State/ZIP	Davenport, IA 52807
Email	brian.schadt@davenportiowa.com
Phone	563-326-7786

Entity	Scott County, Iowa
Attention	Angela Kersten
Title/Office	County Engineer
Street Address	950 E. Blackhawk Trail
City/State/ZIP	Eldridge, IA 52748
Email	Angela.Kersten@scottcountyiowa.gov
Phone	563-326-8640

12. **Entire Agreement; Amendments; No Oral Modification.** This Agreement constitutes the entire agreement of the parties regarding the Project and supersedes all prior discussions. It may be amended only by a written instrument approved by the governing bodies of the parties (unless a lesser approval is expressly authorized herein) and executed by authorized signatories.
13. **Counterparts; Separate Signature Pages; Electronic Delivery.** This Agreement may be executed in any number of counterparts, each of which will be deemed an original, and all of which together constitute the same instrument. The Parties may execute this Agreement on separate, identical copies of the Agreement, or by signing separate signature pages. Signature pages may be detached from the counterparts signed and combined with other executed signature pages, and when so combined will constitute a fully executed Agreement. Delivery of an executed counterpart or signature page by PDF/email, facsimile, or other electronic means will be effective as delivery of an original signature page. Execution is authorized only for the final form of Agreement approved by the governing bodies of the Parties; any signature on a materially different draft is void unless ratified by subsequent written approval of the Parties' governing bodies.
14. **Dispute Resolution; Venue; Attorneys' Fees.** The parties shall first attempt to resolve disputes through good-faith meet-and-confer between the City Engineer and County Engineer, then escalation to the City Administrator and the County Administrator (or designees). If unresolved, venue and jurisdiction shall lie in the Iowa District Court for Scott County, Iowa. Each party shall bear its own attorneys' fees unless a fee award is expressly authorized by Iowa statute.
15. **Filing of Amendments/Termination.** The parties shall file any amendment, modification, or notice of termination in the manner required by Iowa Code section 28E.8.

IN WITNESS WHEREOF, the municipalities have executed this Agreement by their duly authorized representatives with an effective date on the latter of the dates on which the respective Governmental entities authorized and applied their signatures.

City of Davenport, Iowa

By: _____
Jason Gordon
Mayor

Date: _____

Attest:

By: _____
Brian Krup
City Clerk

Scott County, Iowa

By: _____
Name
Chair, Scott County

Date: _____

Attest:

By: _____
Name
Auditor

City of Davenport

Department: Finance
Contact Info: Basia Gerlach | 563-326-7727

Action / Date
3/25/2026

Subject:
Resolution setting April 8, 2026, as date for sale of General Obligation Corporate Bonds, Series 2026 and approving preliminary official statement. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This resolution is required as part of the City's legal obligation to issue debt. Below is a summary of the two components included in this resolution.

1. Setting April 8, 2026, as the date of sale for General Obligation Bonds, Series 2026. On June 4, 2025, a Public Hearing was held making provision for the issuance of said bonds in an amount not to exceed $30,000,000. The proceeds from this bond sale will be used to finance the FY 2026 adopted Capital Improvement Plan.
2. Approving the Preliminary Official Statement. To satisfy Securities and Exchange Commission (SEC) Rule 15(c)(2)-12, the City's bond counsel, Dorsey & Whitney LLP, has recommended this resolution be adopted prior to the sale and issuance of these bonds. This action approves the use of the Preliminary Official Statement by the City's municipal advisor, PFM, in offering bonds for sale.

Attachments:
1. Resolution

SET DATE FOR SALE OF GENERAL OBLIGATION CORPORATE BONDS, SERIES 2026

629872-97

Davenport, Iowa

March 25, 2026

The City Council of the City of Davenport, Iowa, met on March 25, 2026, at 5:30 p.m. at the Council Chambers, City Hall, Davenport, Iowa. The Mayor presided and the roll was called showing the following Aldermen present and absent:

Present: _____

_____

Absent: _____.

It was reported that it was necessary for the Council to set a date for the sale of the City's General Obligation Corporate Bonds, Series 2026.

Alderman _____ introduced the resolution hereinafter next set out and moved its adoption, seconded by Alderman _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Aldermen voted:

Ayes: _____

Nays: _____.

The resolution, as hereinafter set out, was signed by the Mayor as evidence of approval, was attested by the Deputy City Clerk and was declared to be effective.

• • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

_____
Mayor

Attest:

_____
Deputy City Clerk

RESOLUTION NO. _____

Resolution setting April 8, 2026, as date for sale of General Obligation Corporate Bonds, Series 2026 and approving preliminary official statement

WHEREAS, the City of Davenport (the "City"), in Scott County, Iowa, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, and pursuant to notice duly published and a hearing held thereon on June 4, 2025, has proposed that it is in the best interest of the City that not to exceed $30,000,000 General Obligation Corporate Bonds, Series 2026 (the "Series 2026 Bonds") be authorized by the City to provide funds to pay costs in connection with making improvements to sanitary sewers, storm water drainage systems, waterway and flood control assets, streets, street lighting, signage and signalization, streetscapes, sidewalks and paths, the municipal airport, municipal buildings and facilities, and municipal parks; acquiring and maintaining vehicles and/or equipment for municipal parks, streets, public safety department, solid waste collection, and the municipal library; repair and maintenance of bridges; information technology improvements; public transportation system improvements; and municipal economic development and housing projects; and

WHEREAS, it is deemed advisable and in the best interest of the City that the Series 2026 Bonds be offered for public sale at this time in order to fund the purposes set forth above, and it is necessary to fix a date of meeting of the City Council to consider bids and take action for the sale and issuance of the Series 2026 Bonds and to give proper notice of such sale, as required by Chapter 75 of the Code of Iowa; and

WHEREAS, a preliminary official statement (the "Preliminary Official Statement") has been prepared in connection with the sale of the Series 2026 Bonds, and it is necessary to make provision for the approval of the Preliminary Official Statement and to authorize its use by PFM Financial Advisors LLC (the "Financial Advisor"), as municipal financial advisor to the City;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Davenport, Iowa, as follows:

Section 1. The Series 2026 Bonds shall be offered and advertised for sale and shall be in the principal amount, be dated, bear interest and mature as set forth in the Notice of Sale hereinafter set out.

Section 2. Sealed bids for the Series 2026 Bonds shall be received until 10:00 a.m., Central Time, on April 8, 2026, at the office of the CFO, City Hall, Davenport, Iowa, and the City Council shall meet to consider the bids received and take action thereon at 5:30 p.m. on April 8, 2026, at the Council Chambers, City Hall, Davenport, Iowa.

Section 3. The Deputy City Clerk is hereby authorized and directed to publish notice of the sale of the Series 2026 Bonds, as provided by Chapter 75 of the Code of Iowa, not less than four (4) and not more than twenty (20) days prior to the date set for the sale, in substantially the following form:

NOTICE OF SALE
City of Davenport, Iowa
$27,920,000* General Obligation Corporate Bonds,
Series 2026

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 a.m., Central Time, on April 8, 2026, for the purchase of $27,920,000* General Obligation Corporate Bonds, Series 2026 (the "Series 2026 Bonds").

Either of the methods set forth below may be used, but no open bids will be accepted:

Sealed Bidding: Sealed bids will be received at the office of the CFO, City Hall, Davenport, Iowa.

Electronic Internet Bidding: Electronic Internet bids will be received through PARITY.

After the deadline for receipt of bids has passed, sealed bids will be opened and announced, and electronic internet bids will be accessed and announced. All bids will be presented to the City Council for consideration at its meeting to be held at 5:30 p.m. on April 8, 2026, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2026 Bonds will be sold to the best bidder for cash.

The Series 2026 Bonds will be issued as fully registered bonds in denominations of $5,000 or any integral multiple thereof, will be dated May 12, 2026, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2026, and will mature on June 1 in the following years and amounts:

Year*	Principal Amount*	Year*	Principal Amount*
2027	$10,325,000	2035	$1,820,000
2028	$ 1,480,000	2036	$1,910,000
2029	$ 1,555,000	2037	$ 510,000
2030	$ 1,630,000	2038	$ 535,000
2031	$ 1,420,000	2039	$ 560,000
2032	$ 1,575,000	2040	$ 590,000
2033	$ 1,655,000	2041	$ 620,000
2034	$ 1,735,000		

The right is reserved to the City to call and redeem all of the Series 2026 Bonds maturing in the years 2035 to 2041, inclusive, in whole or from time to time in part, in one or more units of $5,000, on June 1, 2034,* or on any date thereafter prior to and in any order of maturity (and within a maturity by lot), upon terms of par and accrued interest.

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2026 Bonds, to increase or reduce each scheduled maturity thereof, or change the optional redemption date after the determination of the successful bidder.

Bidders must specify a price of not less than $27,640,800, plus accrued interest. The legal opinion of Dorsey & Whitney LLP, Attorneys, Des Moines, Iowa, will be furnished by the City.

A good faith deposit of $279,200 is required from the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Series 2026 Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2026 Bonds are being issued pursuant to the provisions of Division III of Chapter 384 of the Code of Iowa and the Charter of the City and will constitute general obligations of the City, payable from taxes levied upon all the taxable property in the City without limitation as to rate or amount.

Bidders should be aware that the official terms of offering to be published in the Official Statement for the Series 2026 Bonds contain additional bidding terms and information relative to the Series 2026 Bonds, including, without limitation, requirements regarding the establishment of issue price for the Series 2026 Bonds. Bidders should prepare their bids on the assumption that the Series 2026 Bonds will be subject to the "hold-the-offering-price" rule, if the requirements for a competitive sale have not been met. Any bid submitted pursuant to this Notice of Sale will be considered a firm offer for the purchase of the Series 2026 Bonds, and bids submitted will not be subject to cancellation or withdrawal. In the event of a variance between statements in this Notice of Sale (except with respect to the time and place of the sale of the Series 2026 Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

By order of the City Council of Davenport, Iowa.

Brian Krup
Deputy City Clerk

Section 4. The use by the Financial Advisor of the Preliminary Official Statement related to the Series 2026 Bonds, in substantially the form as has been presented to and considered by the City Council, is hereby approved, and the Financial Advisor is hereby authorized to prepare and use the final Official Statement for the Series 2026 Bonds, substantially in the form of the Preliminary Official Statement, but with such changes as are required to conform the same to the terms of the Series 2026 Bonds and the ordinance that will be adopted to authorize the issuance of the Series 2026 Bonds, and the appropriate City officials are hereby authorized to execute the final Official Statement for the Series 2026 Bonds, if requested. The Preliminary Official Statement is deemed final by the City, as of its date, within the meaning of Rule 15c2-12 of the Securities and Exchange Commission.

Section 5. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Series 2026 Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved March 25, 2026.

_____
Mayor

Attest:

_____
Deputy City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to setting a date for the sale of General Obligation Corporate Bonds, Series 2026, and approving a preliminary official statement for the sale of the Series 2026 Bonds, as referred to herein.

WITNESS MY HAND this _____ day of _____, 2026.

_____
Deputy City Clerk

PUBLICATION CERTIFICATE

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the notice was published on the date indicated in the affidavit but please return all other completed pages to us as soon as they are available.)

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that pursuant to the resolution of its Council setting the date for the sale of General Obligation Corporate Bonds, Series 2026, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2026.

_____
Deputy City Clerk

(Attach here publisher's original affidavit with clipping of the notice, as published)

City of Davenport

Department: Community & Economic Development **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **3/25/2026**

Subject:
Motion approving the allocations for Year 52 (July 1, 2026– June 30, 2027) Community Development Block Grant (CDBG) funds and HOME Investment Partnership (HOME) funds. [All Wards]

Recommendation:
Approve the motion

Background:
The Citizens' Advisory Committee (CAC) completed its process for funding recommendations for the Year 52 CDBG program, which is a subpart of the City's FY 2027 operating budget. The CAC reviewed the CDBG applications at a work session and held a public meeting at which applicants made presentations and answered questions about their programs. The CAC's process concluded on March 2, 2026, when the CAC passed a motion on its Year 52 funding recommendations for the Federal FY 2026 CDBG estimated entitlement of $1,574,080. The votes on the entire slate of recommended allocations were unanimous.

The purpose of the HOME Program is to create affordable housing opportunities for low- and very low-income residents. City HOME dollars are targeted to the construction or rehabilitation of single and multi-unit housing. HOME funds are available to non-profit, for-profit, or Community Housing Development Organizations (CHDO) developers of affordable housing. For Federal FY 2026, the estimated HOME awarded entitlement is $406,017.

The attached Funding Summary includes the following for each of these programs: the agency receiving funds, its purpose, the services it will provide, and the amount of funding to be used. HOME dollars are reflected in bold. These allocations will be included in the Year 52 Annual Action Plan, which will be submitted to HUD for approval after Congress passes the HUD budget and HUD announces the City's actual allocation amounts.

Awarding of these funds is contingent upon the City receiving the entitlements as indicated from the Department of Housing and Urban Development. The CAC also passed a motion to authorize City staff to make across-board cuts and increases to awards if the allocation is +/- 20%. If the allocation is more than +/- 20% from the estimated amount, the CAC will meet again to make new recommendations.

Attachments:
1. CDBG 52 Allocation Summary for Council

Year 52 (July 1, 2026 – June 30, 2027) CDBG Recommendations

Based on estimated entitlement amounts pending HUD announcement of actual amounts

Public Service Programs

This category is capped by HUD regulation. The maximum available under the cap for public services has been recommended by the CAC.

AGENCY	CDBG FUNDED PURPOSE/SERVICES	PROGRAM	PROPOSED ALLOCATION AMOUNT
BIG BROTHERS/ BIG SISTERS OF THE QUAD CITIES	Provides adult mentoring for children	ONE ON ONE YOUTH MENTORING	$26,926
COMMON CHORD	Provides music mentorship to youth	IN-TUNE MUSIC MENTORSHIP PROGRAM	$22,994
FAMILY RESOURCES	Provides legal advocacy services to survivors	DOMESTIC ABUSE COMPREHENSIVE PROGRAM	$27,276
FRIENDLY HOUSE	Provides afterschool and summer social, recreational, and educational activities	YOUTH SERVICES PROGRAM	$28,955
HUMILITY HOMES AND SERVICES	Provides emergency and winter shelter	EMERGENCY SHELTER	$29,337
IOWA LEGAL AID	Provides legal services & advocacy to tenants	EVICTION DIVERSION PROGRAM	$28,481
PROJECT RENEWAL	Provides after school program with social, recreational, educational activities	AFTER SCHOOL YOUTH PROGRAM	$30,120
SALVATION ARMY FAMILY SERVICE CENTER	Provides short term financial assistance, budgeting and case management	HOMELESS PREVENTION PROGRAM	$27,811
VERA FRENCH COMM MENTAL HEALTH CENTER	Provides supportive service to persons who suffer from severe and chronic mental illness	SUPPORTED COMMUNITY LIVING	$28,100
		PUBLIC SERVICE TOTAL:	**$250,000**

Year 52 (July 1, 2026 – June 30, 2027) CDBG & HOME Recommendations

Based on estimated entitlement amounts pending HUD announcement of actual amounts

Non-Public Service Programs

The amount recommended for Planning & Administration is below the HUD regulatory cap for that category.
No other non-public service programs are capped by HUD.

AGENCY	CDBG FUNDED PURPOSE/SERVICES	PROGRAM	PROPOSED ALLOCATION AMOUNT
PLANNING & ADMINISTRATION			
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)	Coordinates, administers, and monitors CDBG program; prepares reports and plans required by HUD; prepares needs assessments and other planning efforts including historic and environmental studies and coordination with neighborhood groups on planning Activities	CDBG STAFF & OPERATIONS	$335,802[1]
ECONOMIC DEVELOPMENT:			
CPED ECONOMIC DEVELOPMENT FUND `	Formulation, coordination, and implementation of local economic development strategies	STAFF ECONOMIC DEVELOPMENT FUND	$0[2] $0[4]
HOUSING:			
CPED HOUSING REHABILIATION/ NEIGHBORHOOD REVITALIZATION FUND	Provides financing for rehabilitation and purchase of housing; elimination of blight; infrastructure in support of housing activities; and accessibility improvements.	STAFF CITY REHAB LOANS/ GRANTS/RELOCATION	$343,978[3] $644,300[4]
		HOME STAFF & OPERATIONS	**$40,602**
		HOME LOANS / GRANTS	**$365,415**
		NON PUBLIC SERVICE TOTAL:	**$1,324,080**
		HOME TOTAL:	**$ 406,017**

[1] $0.00 in CDBG Program Income for grant administration
[2] $53,609 in Economic Development Revolving Loan Fund Program Income for program delivery
[3] $0.00 in Housing Rehabilitation Revolving Loan Fund Program Income for program delivery
[4] In addition to newly available entitlement funds, rollover funds from prior years and program income earned on revolving loan funds will be available in this program

City of Davenport

Department: Administration **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **3/25/2026**

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

Mississippi Valley Fair, Inc; 2026 Events; Mississippi Valley Fairgrounds | 2815 West Locust Street; various dates April through October 2026; Outdoor music/races, over 50 dBA. [Ward 4]

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:
1. MVF Noise Variance Requests

Shawn Loter
General Manager

Mississippi Valley Fair Inc.
2815 West Locust Street • Davenport, IA 52804
(563) 326-5338
www.mvfair.com

March 5, 2026

Brian Krup
City Administration
226 West Fourth Street
Davenport, Iowa 52801

Dear Brian,

On behalf of the Mississippi Valley Fair, I would like to request our 2026 noise variance for summer activities for the attached tentative dates.

I am requesting a variance until 11:00 p.m. for our quarter mile track events, and a variance that allows us to finish the feature race as long as the race starts before 10:00 p.m..

I am enclosing a list of events scheduled to date and will update you on any new events or changes to the schedule. In addition to the attached list, the fair will be August 4-9, 2026.

Please feel free to call me if you have any questions. I will look forward to your written reply. I will also be happy to attend a council meeting to answer questions if you would like.

Regards,

Shawn Loter

Shawn Loter
General Manager
Mississippi Valley Fair

SHOULD BE AN IS GOOD FOR ALL EXPECT ~~SUMMER~~ HIGH LIMITS

Davenport SPEEDWAY 2026 SCHEDULE

SR PROMOTIONS

Fri.	February 13th	Sheet Metal Show Off
Sat.	February 14th	Sheet Metal Show Off
Sun.	February 15th	Sheet Metal Show Off
Fri.	April 10th	SLMR Late Models
Sat.	April 11th	SLMR Late Models (@West Liberty Raceway)
Fri.	April 17th	Koehler Electric Season Opener
Fri.	April 24th	Weekly Racing
Fri.	May 1st	Weekly Racing
Fri.	May 8th	Open Wheel Madness (IRA Sprints & Badger Midgets)
Fri.	May 15th	Weekly Racing
Sat.	May 16th	DayStruction Smash (Demo Derby / Trailer Race)
Fri.	May 22nd	Corn State Nationals (MARS late Models)
Fri.	May 29th	Weekly Racing
Mon.	June 1st	Kubota High Limit Sprint Cars
Fri.	June 5th	Weekly Racing
Fri.	June 12th	Weekly Racing
Tue.	June 16th	DirtCar Series Summer Nationals (@West Liberty Raceway)
Wed.	June 17th	DirtCar Series Summer Nationals
Fri.	June 26th	Weekly Racing
Fri.	July 3rd	Freedom 35
Fri.	July 10th	Weekly Racing
Wed.	July 15th	Muscatine County Fair Race (@West Liberty Raceway)
Fri.	July 17th	Weekly Racing
Fri.	July 24th	Weekly Racing
Fri.	August 14th	Season Championship
Thu.	September 3rd	Chief Blackhawk Motorcycle Swap Meet
Fri.	September 4th	Chief Blackhawk Motorcycle Races
Sat.	September 5th	Chief Blackhawk Motorcycle Swap Meet
Sat.	September 5th	Sprint Invaders (@West Liberty Raceway)
Sat.	September 12th	MVVRA Vintage Sprints plus Mechanic Races & Powder Puff Races
Sat.	September 19th	Night of Destruction (Demo Derby & Trailer Races)
Fri.	September 25th	Sprint Invaders
Fri.	October 9th	Davenport Dirt Stars
Sat.	October 10th	Davenport Dirt Stars
Fri.	October 23rd	Liberty 100 (MLRA Late Models) (@West Liberty Raceway)
Sat.	October 24th	Liberty 100 (MLRA Late Models) (@West Liberty Raceway)

Car Show Load In (3pm-9pm)
Car Show (10am - 11p)
Car Show (9am-2pm)

INCREASE SEATS

INCREASE SEATS

SOLD THROUGH TOUR

INCREASE SEATS

Weekly Classes

IMCA Modified (M) – IMCA Sport Mod (SM) – Street Stock (SS) – IMCA Stock Car (SC) – IMCA Hobby Stock (HS) – IMCA Type Late Models (LM)

Other Classes

Super Late Model (SLM) – 410 Sprints (410) – Sprint Invaders (SI) – Midgets (MIG) - Crown Vics (CV) – IMCA Mod Lite (ML) – Midwest Jalopies (MJ)
Midwest Vintage Late Model (VLM)

Check Us out on Facebook @ Davenport Speedway – SR Promotions

Located at the Mississippi Valley Fair Grounds 2815 West Locust St Davenport, IA

City of Davenport

Department: Finance
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
3/25/2026

Subject:
Motion approving beer and liquor license applications.

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

Ward 5

Jesse's Mart (Sewa Retails, LLC) - 412 East Locust Street - New License/Owners - License Type: Class B Beer/Wine (Carry-Out)

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

Ward 1

Gunchies (Conrad Holdings, LLC) - 2905 Telegraph Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 2

Applebee's Neighborhood Grill & Bar (Apple Corps, LP) - 3005 West Kimberly Road - 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:
None

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Rich Oswald | **3/25/2026**

Subject:
Motion awarding one-year contracts, with two possible one-year renewals, for Nuisance Mowing Services to Elite Property Maintenance of DeWitt, Iowa, and Quad City Lawn & Landscape, Inc of Davenport, Iowa. [All Wards]

Recommendation:
Pass the Motion.

Background:
An Invitation to Bid was issued on February 9, 2026, and sent to contractors. On March 3, 2026, the Purchasing Division opened and read seven (7) bids. Under this contract, the City will be divided into two zones, east (Zone A) and west (Zone B). The dividing line is the center line of Marquette Street. To keep pricing the same for citizens regardless of Zone, the following award model was used. The responsive, responsible vendor submitting the lowest pricing (Vendor 1), was offered the choice of servicing Zone A or Zone B. The responsive, responsible vendor submitting the next lowest pricing (Vendor 2) was offered to service the remaining Zone at the price submitted by Vendor 1. Vendor 2 declined the offer; responsive, responsible vendor submitting the next lowest pricing (Vendor 3) was offered to service the remaining Zone at the price submitted by Vendor 1 and accepted.

Elite Property Maintenance of DeWitt, Iowa, will service Zone A (East of Marquette Street) and Quad City Lawn & Landscape, Inc of Davenport, Iowa, will service Zone B (West of Marquette Street) at the rates of $86.75 for lots under one acre and $116.50 per acre for lots over 1 acre.

This contract provides for mowing of nuisance properties where grass is over nine inches tall. Parcel owners are invoiced for services provided.

Attachments:
None

City of Davenport

Department: Parks and Recreation
Contact Info: Chad Dyson | 563-328-7275

Action / Date
3/25/2026

Subject:
Motion approving professional service agreements for golf professional services with Brant McGivern, Matthew Hasley, and Ronnie Thrapp at Red Hawk, Duck Creek, and Emeis Golf Courses, respectively. [Wards 1, 6, & 8]

Recommendation:
Pass the Motion.

Background:
The City, in the operation of its three public golf courses, has retained Professional Golfers' Association (PGA)-certified golf professionals. These PGA professionals provide a wide range of services including group and individual lessons, official player handicap administration, pro-shop merchandising, and general clubhouse oversight. These services enhance the overall experience at the City's golf courses. The three PGA professionals — Brant McGivern, Matthew Hasley, and Ronnie Thrapp — have served in this capacity for several years and wish to continue. Terms of the agreements have been discussed and accepted.

Funding is from the Golf Enterprise Fund.

Attachments:
1. Golf Professional Agreement | McGivern
2. Golf Professional Agreement | Hasley
3. Golf Professional Agreement | Thrapp

AGREEMENT BETWEEN
CITY OF DAVENPORT AND GOLF PROFESSIONAL

This agreement, made and executed this ____th day of _____ 2026, between the City of Davenport, Iowa, (hereinafter referred to as "City") and Brant McGivern, (hereinafter referred to as "Golf Professional.")

WHEREAS, the City of Davenport, Iowa, operates a public golf course and desires to establish a relationship with a Professional Golfers' Association (PGA) certified golf professional in order to offer golfers a wide range of services including group lessons, individual instruction, video taping, handicapping and a complete line of golf equipment and attire; and

WHEREAS, Brant McGivern is a competent golf professional willing and able to provide those services to the City of Davenport who desires an exclusive right to provide such services at the Red Hawk golf course in cooperation with the City of Davenport; and

WHEREAS, the public welfare, comfort and convenience of the residents of the City of Davenport will be served and the public facilities of the golf course will be enhanced by the establishment of an agreement between the parties to provide the services of a golf professional in conjunction with the operation of the City's public golf course.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

1. TERM. The City hereby agrees to retain the services of the Golf Professional for an eight (8) month period beginning when executed and ending after 34 weeks of service.

2. CONTRACT FEE.
    a. Professional Services Fee. The City shall pay the Golf Professional ("Contractor") a fixed professional services fee of $44,911.50 per Contract Year (the "Services Fee") for the services described in this Agreement. The Services Fee is a contract fee for services and not wages or salary.
    b. Bi-Weekly Payment Schedule (Administrative Convenience). For administrative convenience, the City shall pay the Services Fee in seventeen (17) equal installments during each Contract Year (each, an "Installment Payment"), payable bi-weekly. Each Installment Payment shall equal 1/17th of the Services Fee, subject to prorations under subsection 3(e). The parties agree that the timing and frequency of Installment Payments is not intended to and shall not be construed to create an employment relationship.
    c. Contract Price Adjustment. Beginning July 1, 2026, and each July 1 thereafter during the Term, the Professional Services Fee shall be adjusted by a cost-of-living adjustment ("COLA") equal to the general wage increase (GWI) received by non-bargaining exempt City employees.
        i. The adjusted Professional Services Fee shall be the basis for the bi-weekly Installments in each year of the TERM.

    d. No Withholding; Tax Responsibility; Reporting. Golf Professional shall provide the City with a completed IRS Form W-9. The City will not withhold or pay on Golf

Professional's behalf any federal, state, or local income taxes, Social Security/Medicare, unemployment taxes, or other payroll taxes. Golf Professional is solely responsible for all taxes arising from payments under this Agreement, and the City shall report payments as required by law (including Form 1099, if applicable).

e. If this Agreement begins or ends other than on the first or last day of a Contract Year, the Services Fee and Installment Payments shall be prorated based on the portion of the Contract Year during which Golf Professional is obligated to perform services. The City may offset or reconcile overpayments/underpayments in the final payment(s), consistent with applicable law.

3. ANNUAL DUES. During the Term, the City shall pay or reimburse the Golf Professional for Golf Professional's annual PGA membership dues (the "Annual Dues"), provided Golf Professional submits documentation reasonably acceptable to the City evidencing the amount due. Payment or reimbursement of Annual Dues under this Section is a contractual expense item and not wages, salary, or an employee benefit, and shall not be construed to create an employment relationship or eligibility for any City employee benefits.

4. REVENUE; CITY POS PROCESSING; MONTHLY RECONCILATION AND REMITTANCE.

a. Pro-Entitled Sales. The Golf Professional shall be entitled to the proceeds from the following transactions conducted at Red Hawk Golf Course (collectively, "Pro-Entitled Sales"): (i) golf lessons and instruction; (ii) rental of pull carts; (iii) rental of golf clubs; (iv) club repair sales; (v) handicap service; and (vi) sales of merchandise through the pro shop (as further limited by any gift card policy identified in an attached addendum, if applicable). This Section 5 addresses only Pro-Entitled Sales and does not include greens fees, motorized cart fees, range balls, or other City revenues.

b. City POS Required; Deposit of Receipts. The parties acknowledge that, for internal control and reporting purposes, all Pro-Entitled Sales shall be processed through the City's point-of-sale system ("City POS") using City-approved departments/item codes. All cash, credit card, and other receipts from Pro-Entitled Sales processed through City POS shall be included in the City's daily deposits.

c. Monthly Statement. Within ten (10) business days after the end of each calendar month, the Golf Professional shall provide the City a monthly statement from City POS showing, at a minimum, (i) gross Pro-Entitled Sales by category; (ii) taxes collected; (iii) refunds/voids; (iv) chargebacks; (v) discounts/comps (if any); and (vi) the net amount due under subsection 5(d). The Golf Professional shall have fifteen (15) days after receipt to dispute the statement in writing; otherwise, it will be deemed accepted.

d. Remittance / Revenue Payment to Golf Professional. Within fifteen (15) business days after month-end (or within five (5) business days after delivery of the monthly statement under 5(c), whichever is later), the City shall pay the Golf Professional an amount (the "Revenue Payment") equal to Gross Pro-Entitled Sales processed through City POS for the month, LESS the following (collectively, "Allowed Deductions"):

i. Sales tax and other governmental taxes/fees collected at the time of sale and required to be remitted;
ii. Refunds, voids, and returns actually issued through City POS for Pro-Entitled Sales;
iii. Credit card chargebacks and related fees attributable to Pro-Entitled Sales; and
iv. Actual credit card processing fees allocable to Pro-Entitled Sales, as shown on the City's merchant statement and reasonably allocated by the City.

e. Timing Adjustments / Offsets. If a refund, return, or chargeback is processed after the month in which the original sale occurred, the City may deduct the amount from a future Revenue Payment, with supporting documentation.

f. Records; Audit. The City shall maintain City POS records for Pro-Entitled Sales in accordance with its normal retention schedule. Upon reasonable notice, the Golf Professional may review City POS reports and support documentation reasonably related to the calculation of the Revenue Payment.

g. Taxes. The Golf Professional is responsible for any income taxes arising from amounts paid under this Agreement. Sales tax collection and remittance for transactions processed through City POS shall be handled as required by law; to the extent the City remits sales tax collected through City POS, such taxes are an Allowed Deduction under subsection 5(d).

5. DUTIES OF GOLF PROFESSIONAL. The Golf Professional shall provide the following services at Red Hawk Golf Course:

a. Oversees the collection of all greens and cart fees, and the daily deposits. Oversees the operation of the driving range. Golf Professional shall ensure that all Pro-Entitled Sales are accurately entered into the City POS using City-approved departments/item codes so that monthly reconciliation and payment under Section 5 can be properly calculated;

b. Oversees golf course play, develops operational procedures in order to ensure that course starting times are effectively scheduled and that the pro shop and driving range facilities are staffed and operational. Ensures security and prevents unauthorized use of golf course;

c. Offer and provide golf instruction, lessons and teaching to the general public on the premises of Red Hawk Golf Course for compensation by those receiving the instruction, lessons, and teaching;

d. Provide and offer for sale typical pro shop merchandise and operate the pro shop at Red Hawk Golf Course on a daily basis; the Golf Professional shall not make purchases with nor pledge the credit of the City in order to make purchases;

e. Oversees operation of clubhouse concessions and beverage cart. Responsible for sales, ordering, tracking, and management of concession product inventory.

f. Organize and conduct an annual city tournament at predetermined date, including leagues, outings and a junior golf program in cooperation with the Parks and Recreation department;

g. Provide a monthly written report on activities and revenues to the Senior Golf Manager;

h. Assist in the planning and operation of special events at Red Hawk Golf Course, including but not limited to planning and implementing Cosmic Golf events and assisting with annual Chili Open;

i. Assists in development of goals and long-range golf course plans. Recommends changes in policies and procedures to Senior Golf Manager;

j. Devote adequate time and attention to the duties set forth in this agreement, and use his best efforts to promote the interests and welfare of the City and will not engage in any business not contemplated by or within the scope of this agreement;

k. Conduct themselves at all times and in all matters in accordance with the standards accepted for golf professionals as established by the Professional Golfers' Association;

l. Render such professional advice, opinions, assistance and services when requested by the City;

m. Have and maintain a Class "A" Head Professional PGA certification and maintain his membership in good standing with the PGA during this agreement;

n. Cooperate with the Parks and Recreation Department of the City to promote the enjoyable use and operation of the City's golf courses by regularly attending meetings, some of which may include department-wide meetings;

o. Ensure that renters of motorized golf cars are qualified and knowledgeable in the operation of such cars and shall enforce all rules and regulations regarding the safe operation of said cars;

p. Assist with the daily cleaning and maintenance of the motorized golf car rental fleet;

q. Pay any and all sales or other taxes that may be levied on any services provided under this agreement, except taxes related to greens fees and range balls which are payable by the City;

r. Not construct, remodel or reconstruct any part of the buildings and fixtures located on the City's golf courses without receiving prior written permission from the Director of the Parks and Recreation Department;

s. The Golf Professional does not have express authority to contract on behalf of the City to any third party and shall not enter into any contract or otherwise bind the City in any way without the express written authorization from the City. Any contracts that the Golf Professional enters into without the City's authority will not be binding on the

City, and the Golf Professional shall defend, indemnify and hold the City harmless against any claims or loss alleged as a result of a breach of this provision;

t. Execute site leadership, in the absence of Golf Supervisor and Senior Golf Manager, to resolve all issues, including, but not limited to, effective facility functioning and customer experience; and

u. Handle and make every possible attempt to solve customer complaints and problems to provide the best customer service.

v. Maintain and ensure all Cashiering staff receive and complete IPACT training

w. Shall prepare biweekly golf course staff work schedules and shall submit each schedule to the City for review and approval no later than seven (7) calendar days before the first day covered by that schedule.

6. DUTIES OF CITY. The City shall:

a. Allow space within the clubhouse at Red Hawk Golf Course in which the Golf Professional shall operate a pro shop adequate and customary for the season. Such space shall include the provision of built-in fixtures, shelves, utilities and local telephone service;

b. Secure and provide a sufficient number of motorized golf cars for rental by the Golf Professional to patrons of the golf courses to meet the needs of the public;

c. Operate and maintain the golf courses in a manner that will encourage maximum availability and utilization by the public;

d. Cooperate with the Golf Professional to promote the most efficient and enjoyable use of the golf courses; and

e. The City shall collect revenues through the City POS and related deposit processes for golf course operations. The City shall retain all City revenues (including greens fees, motorized cart fees, and range ball revenues) and shall remit the Revenue Payment to the Golf Professional for Pro-Entitled Sales in accordance with Section 5.

7. OTHER TERMS.

a. The golf season at the City's golf courses shall be determined by the Director of the Parks and Recreation Department, in consultation with the Senior Golf Manager and the Golf Professional, but the Director shall make the final determination;

b. In the event the Golf Professional is permanently disabled from being a Golf Professional during the term of this agreement due to physical or mental disability, then and in that event this agreement shall terminate and the Golf Professional shall only be entitled to be paid for amounts due and owing to the date of termination due to his disability;

c. The Golf Professional is an independent contractor as contemplated in Iowa Code §85.61(13) and will not be covered by the City's workers' compensation insurance benefits, or any other benefits received by city employees. The parties agree that the bi-weekly Installment payment schedule and any COLA under Section 3 are contractual payment terms only and shall not be construed as wages, salary, or evidence of an employment relationship.

d. The Golf Professional shall comply with all provisions of the Child Labor Deterrence Act.

e. The Golf Professional covenants and warrants that he has no personal or financial interest, direct or indirect, which would in any manner conflict with the performance of services covered by this agreement and he will not engage in any business not contemplated by or within the scope of this agreement; and

f. The Golf Professional shall have the exclusive right and privilege to provide the services covered by this agreement on the City's Red Hawk golf course.

g. BACKGROUND CHECKS; DISCLOSURE; REMOVAL.

i. Initial and Annual Checks. Contractor shall complete and pass a background check prior to commencement of services and each twelve (12) months thereafter for the duration of the Agreement. The City may require the same for the Golf Professional's personnel who will be on City premises or involved in operations.

ii. Disqualifying Conduct. The City may disqualify or require removal of Golf Professional or any Golf Professional personnel based on offenses or pending charges that, in the City's reasonable judgment, present risk related to the services (including but not limited to theft/fraud, violence, sex offenses, drug distribution, or crimes involving minors).

iii. Duty to Notify. Golf Professional shall notify the City in writing within five (5) business days of any arrest, charge, or conviction occurring during the TERM that relates to the services or poses a safety, trust, or financial risk.

iv. Remedy. If Golf Professional or Golf Professional personnel fail a required background check, fail to cooperate, or are removed under this Section, the City may require immediate replacement of personnel, suspend access to City facilities, withhold approval for scheduling/access, and/or terminate for cause.

8. INDEMNIFICATION; INSURANCE; CERTIFICATES

a. The Golf Professional shall secure and maintain such primary insurance policies as will protect the Golf Professional and any subcontractors from claims for bodily injury, death, or property damage which may arise from operations under this Agreement

whether such operations be by the Golf Professional, any subcontractor, or anyone employed by the Golf Professional.

b. Unless other limits are specified in writing by the City, the following insurance policies are required. The City of Davenport must be listed as an additional insured under General Liability. Additionally, the insurance shall be primary and on a non-contributory basis with respect to any insurance or self-insurance maintained by the City.
    i. Commercial General Liability (Occurrence Form)
        1. Each Occurrence: $1,000,000
        2. General Aggregate: $2,000,000
        3. Products/Completed Operations Aggregate: $1,000,000
    ii. Commercial Automobile Liability (Any Auto, Hired & Non-Owned), Combined Single Limit: $1,000,000
    iii. Excess Liability (Umbrella): $1,000,000
    iv. Statutory Workers' Compensation. As required by law, with waiver of subrogation in favor of the City of Davenport. If Golf Professional has no employees, Golf Professional shall provide documentation reasonably acceptable to the City evidencing lawful exemption (if applicable) and remain responsible for claims by any persons performing services under Golf Professional's direction/control, not employed by the City.

c. The Commercial General Liability insurance shall include independent contractors' protective liability, products, and completed operations broad form property damage coverage. The completed operations and products liability shall be maintained for two (2) years after expiration or termination of this Agreement. Property damage coverage shall include explosion, collapse, and underground damage.

d. Certificates of Insurance showing the required insurance is in force shall be submitted to the City of Davenport before approval/effectiveness of this Agreement and before commencement of services. The Golf Professional shall ensure that the coverage afforded will not be cancelled or materially reduced until at least thirty (30) days' prior written notice has been given to the City. The Golf Professional will accept responsibility for damages and the City's defense if no insurance is in place and the City has not been notified.

e. Golf Professional is solely responsible for loss of, theft of, or damage to Golf Professional's merchandise, inventory, equipment, supplies, and other personal property used or stored in connection with Golf Professional's operations under this Agreement, and Golf Professional shall obtain any insurance it deems necessary to cover such risks. The City shall have no responsibility for such loss or damage, except to the extent caused by the City's gross negligence or willful misconduct.

f. To the fullest extent permitted by law, Golf Professional shall defend, indemnify, and hold harmless the City, its officials, and its agents and employees from and against all claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of services under this Agreement, provided that any such claim, damage, loss, or expense:

i. is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the services themselves), including loss of use resulting therefrom; and
ii. is caused in whole or in part by a negligent act or omission of the Golf Professional, any subcontractors, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable.

g. Nothing in this Agreement shall be construed as a waiver of any governmental immunity, limitation, defense, or protection available to the City under applicable law.

9. TERMINATION

a. Either party may terminate this agreement through non-renewal of the agreement by giving written notice to the other party at least thirty (30) days prior to the expiration of the term outlined in Section 1;

b. If the Golf Professional violates any of the provisions of this agreement, the City may immediately terminate this agreement for cause, by giving written notice to the Golf Professional, without further obligation except to pay the Golf Professional for compensation and net income earned prior to the date of the termination of this contract; and

c. Upon termination, the Golf Professional will promptly remove all personal property of the Golf Professional from the clubhouse and course at Red Hawk Golf Course. Any property or belongings of the Golf Professional remaining in the clubhouse or on Red Hawk Golf Course more than thirty (30) days after the date of termination shall be deemed abandoned by the Golf Professional and shall become the property of the City.

10. NOTICE. Any notice, request, approval, or consent required under this agreement shall be given in writing and shall be delivered in person to the City through the Director of the Parks & Recreation Department, or designee and to Brant McGivern, respectively.

11. LAW. This agreement is made under and shall be governed by the laws of the State of Iowa.

12. This agreement and any exhibits/addenda listed herein set forth the entire agreement between the parties hereto. This agreement cannot be changed or amended other than in writing, signed, and executed by both parties.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 20____.

BY: _____

Brant McGivern, Golf Pro

BY: _____

Mayor

Attest : _____

Troy A Evans, Witness

ATTEST: _____

Deputy City Clerk

AGREEMENT BETWEEN
CITY OF DAVENPORT AND GOLF PROFESSIONAL

This agreement, made and executed this ____th day of _____ 2026, between the City of Davenport, Iowa, (hereinafter referred to as "City") and Matthew Hasley, (hereinafter referred to as "Golf Professional.")

WHEREAS, the City of Davenport, Iowa, operates a public golf course and desires to establish a relationship with a Professional Golfers' Association (PGA) certified golf professional in order to offer golfers a wide range of services including group lessons, individual instruction, video taping, handicapping and a complete line of golf equipment and attire; and

WHEREAS, Matthew Hasley is a competent golf professional willing and able to provide those services to the City of Davenport who desires an exclusive right to provide such services at the Duck Creek golf course in cooperation with the City of Davenport; and

WHEREAS, the public welfare, comfort and convenience of the residents of the City of Davenport will be served and the public facilities of the golf course will be enhanced by the establishment of an agreement between the parties to provide the services of a golf professional in conjunction with the operation of the City's public golf course.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

1. TERM. The City hereby agrees to retain the services of the Golf Professional for a three (3) year period beginning when executed and ending on the 31st day of December 2028.

2. RENEWAL. This agreement shall automatically renew for an additional term of one (1) year unless written notice of termination is given by either party to the other at least thirty (30) days before the end of the TERM.

3. CONTRACT FEE.
    a. Professional Services Fee. The City shall pay the Golf Professional ("Contractor") a fixed professional services fee of $78,384.98 per Contract Year (the "Services Fee") for the services described in this Agreement. The Services Fee is a contract fee for services and not wages or salary.
    b. Bi-Weekly Payment Schedule (Administrative Convenience). For administrative convenience, the City shall pay the Services Fee in twenty-six (26) equal installments during each Contract Year (each, an "Installment Payment"), payable bi-weekly. Each Installment Payment shall equal 1/26th of the Services Fee, subject to prorations under subsection 3(e). The parties agree that the timing and frequency of Installment Payments is not intended to and shall not be construed to create an employment relationship.
    c. Contract Price Adjustment. Beginning July 1, 2026, and each July 1 thereafter during the Term, the Professional Services Fee shall be adjusted by a cost-of-living adjustment ("COLA") equal to the general wage increase (GWI) received by non-bargaining exempt City employees.

i. The adjusted Professional Services Fee shall be the basis for the bi-weekly Installments in each year of the TERM.

d. No Withholding; Tax Responsibility; Reporting. Golf Professional shall provide the City with a completed IRS Form W-9. The City will not withhold or pay on Golf Professional's behalf any federal, state, or local income taxes, Social Security/Medicare, unemployment taxes, or other payroll taxes. Golf Professional is solely responsible for all taxes arising from payments under this Agreement, and the City shall report payments as required by law (including Form 1099, if applicable).

e. If this Agreement begins or ends other than on the first or last day of a Contract Year, the Services Fee and Installment Payments shall be prorated based on the portion of the Contract Year during which Golf Professional is obligated to perform services. The City may offset or reconcile overpayments/underpayments in the final payment(s), consistent with applicable law.

4. ANNUAL DUES. During the Term, the City shall pay or reimburse the Golf Professional for Golf Professional's annual PGA membership dues (the "Annual Dues"), provided Golf Professional submits documentation reasonably acceptable to the City evidencing the amount due. Payment or reimbursement of Annual Dues under this Section is a contractual expense item and not wages, salary, or an employee benefit, and shall not be construed to create an employment relationship or eligibility for any City employee benefits.

5. REVENUE; CITY POS PROCESSING; MONTHLY RECONCILATION AND REMITTANCE.

a. Pro-Entitled Sales. The Golf Professional shall be entitled to the proceeds from the following transactions conducted at Duck Creek Golf Course (collectively, "Pro-Entitled Sales"): (i) golf lessons and instruction; (ii) rental of pull carts; (iii) rental of golf clubs; (iv) club repair sales; (v) handicap service; and (vi) sales of merchandise through the pro shop (as further limited by any gift card policy identified in an attached addendum, if applicable). This Section 5 addresses only Pro-Entitled Sales and does not include greens fees, motorized cart fees, range balls, or other City revenues.

b. City POS Required; Deposit of Receipts. The parties acknowledge that, for internal control and reporting purposes, all Pro-Entitled Sales shall be processed through the City's point-of-sale system ("City POS") using City-approved departments/item codes. All cash, credit card, and other receipts from Pro-Entitled Sales processed through City POS shall be included in the City's daily deposits.

c. Monthly Statement. Within ten (10) business days after the end of each calendar month, the Golf Professional shall provide the City a monthly statement from City POS showing, at a minimum, (i) gross Pro-Entitled Sales by category; (ii) taxes collected; (iii) refunds/voids; (iv) chargebacks; (v) discounts/comps (if any); and (vi) the net amount due under subsection 5(d). The city shall have fifteen (15) days after receipt to dispute the statement in writing; otherwise, it will be deemed accepted.

d. Remittance / Revenue Payment to Golf Professional. Within fifteen (15) business days after month-end (or within five (5) business days after delivery of the monthly statement under 5(c), whichever is later), the City shall pay the Golf Professional an amount (the "Revenue Payment") equal to Gross Pro-Entitled Sales processed through City POS for the month, LESS the following (collectively, "Allowed Deductions"):
    i. Sales tax and other governmental taxes/fees collected at the time of sale and required to be remitted;
    ii. Refunds, voids, and returns actually issued through City POS for Pro-Entitled Sales;
    iii. Credit card chargebacks and related fees attributable to Pro-Entitled Sales; and
    iv. Actual credit card processing fees allocable to Pro-Entitled Sales, as shown on the City's merchant statement and reasonably allocated by the City.

e. Timing Adjustments / Offsets. If a refund, return, or chargeback is processed after the month in which the original sale occurred, the City may deduct the amount from a future Revenue Payment, with supporting documentation.

f. Records; Audit. The City shall maintain City POS records for Pro-Entitled Sales in accordance with its normal retention schedule. Upon reasonable notice, the Golf Professional may review City POS reports and support documentation reasonably related to the calculation of the Revenue Payment.

g. Taxes. The Golf Professional is responsible for any income taxes arising from amounts paid under this Agreement. Sales tax collection and remittance for transactions processed through City POS shall be handled as required by law; to the extent the City remits sales tax collected through City POS, such taxes are an Allowed Deduction under subsection 5(d).

6. DUTIES OF GOLF PROFESSIONAL. The Golf Professional shall provide the following services at Duck Creek Golf Course:

a. Oversees the collection of all greens and cart fees, and the daily deposits. Oversees the operation of the driving range. Golf Professional shall ensure that all Pro-Entitled Sales are accurately entered into the City POS using City-approved departments/item codes so that monthly reconciliation and payment under Section 5 can be properly calculated;

b. Oversees golf course play, develops operational procedures in order to ensure that course starting times are effectively scheduled and that the pro shop and driving range facilities are staffed and operational. Ensures security and prevents unauthorized use of golf course;

c. Offer and provide golf instruction, lessons and teaching to the general public on the premises of Duck Creek Golf Course for compensation by those receiving the instruction, lessons, and teaching;

d. Provide and offer for sale typical pro shop merchandise and operate the pro shop at Duck Creek Golf Course on a daily basis; the Golf Professional shall not make purchases with nor pledge the credit of the City in order to make purchases;

e. Oversees operation of clubhouse concessions and beverage cart. Responsible for sales, ordering, tracking, and management of concession product inventory.

f. Organize and conduct an annual city tournament at predetermined date, including leagues, outings and a junior golf program in cooperation with the Parks and Recreation department;

g. Provide a monthly written report on activities and revenues to the Senior Golf Manager;

h. Assist in the planning and operation of special events at Duck Creek Golf Course, including but not limited to planning and implementing Cosmic Golf events and assisting with annual Chili Open;

i. Assists in development of goals and long-range golf course plans. Recommends changes in policies and procedures to Senior Golf Manager;

j. Devote adequate time and attention to the duties set forth in this agreement, and use his best efforts to promote the interests and welfare of the City and will not engage in any business not contemplated by or within the scope of this agreement;

k. Conduct themselves at all times and in all matters in accordance with the standards accepted for golf professionals as established by the Professional Golfers' Association;

l. Render such professional advice, opinions, assistance and services when requested by the City;

m. Have and maintain a Class "A" Head Professional PGA certification and maintain his membership in good standing with the PGA during this agreement;

n. Cooperate with the Parks and Recreation Department of the City to promote the enjoyable use and operation of the City's golf courses by regularly attending meetings, some of which may include department-wide meetings;

o. Ensure that renters of motorized golf cars are qualified and knowledgeable in the operation of such cars and shall enforce all rules and regulations regarding the safe operation of said cars;

p. Assist with the daily cleaning and maintenance of the motorized golf car rental fleet;

q. Pay any and all sales or other taxes that may be levied on any services provided under this agreement, except taxes related to greens fees and range balls which are payable by the City;

r. Not construct, remodel or reconstruct any part of the buildings and fixtures located on the City's golf courses without receiving prior written permission from the Director of the Parks and Recreation Department;

s. The Golf Professional does not have express authority to contract on behalf of the City to any third party and shall not enter into any contract or otherwise bind the City in any way without the express written authorization from the City. Any contracts that the Golf Professional enters into without the City's authority will not be binding on the City, and the Golf Professional shall defend, indemnify and hold the City harmless against any claims or loss alleged as a result of a breach of this provision;

t. Execute site leadership, in the absence of Golf Supervisor and Senior Golf Manager, to resolve all issues, including, but not limited to, effective facility functioning and customer experience; and

u. Handle and make every possible attempt to solve customer complaints and problems to provide the best customer service.

v. Maintain and ensure all Cashiering staff receive and complete IPACT training

w. Shall prepare biweekly golf course staff work schedules and shall submit each schedule to the City for review and approval no later than seven (7) calendar days before the first day covered by that schedule.

7. DUTIES OF CITY. The City shall:

a. Allow space within the clubhouse at Duck Creek Golf Course in which the Golf Professional shall operate a pro shop adequate and customary for the season. Such space shall include the provision of built-in fixtures, shelves, utilities and local telephone service;

b. Secure and provide a sufficient number of motorized golf cars for rental by the Golf Professional to patrons of the golf courses to meet the needs of the public;

c. Operate and maintain the golf courses in a manner that will encourage maximum availability and utilization by the public;

d. Cooperate with the Golf Professional to promote the most efficient and enjoyable use of the golf courses; and

e. The City shall collect revenues through the City POS and related deposit processes for golf course operations. The City shall retain all City revenues (including greens fees, motorized cart fees, and range ball revenues) and shall remit the Revenue Payment to the Golf Professional for Pro-Entitled Sales in accordance with Section 5.

8. OTHER TERMS.

a. The golf season at the City's golf courses shall be determined by the Director of the Parks and Recreation Department, in consultation with the Senior Golf Manager and the Golf Professional, but the Director shall make the final determination;

b. In the event the Golf Professional is permanently disabled from being a Golf Professional during the term of this agreement due to physical or mental disability, then and in that event this agreement shall terminate and the Golf Professional shall only be entitled to be paid for amounts due and owing to the date of termination due to his disability;

c. The Golf Professional is an independent contractor as contemplated in Iowa Code §85.61(13) and will not be covered by the City's workers' compensation insurance benefits, or any other benefits received by city employees. The parties agree that the bi-weekly Installment payment schedule and any COLA under Section 3 are contractual payment terms only and shall not be construed as wages, salary, or evidence of an employment relationship.

d. The Golf Professional shall comply with all provisions of the Child Labor Deterrence Act.

e. The Golf Professional covenants and warrants that he has no personal or financial interest, direct or indirect, which would in any manner conflict with the performance of services covered by this agreement and he will not engage in any business not contemplated by or within the scope of this agreement; and

f. The Golf Professional shall have the exclusive right and privilege to provide the services covered by this agreement on the City's Duck Creek golf course.

g. BACKGROUND CHECKS; DISCLOSURE; REMOVAL.

i. Initial and Annual Checks. Contractor shall complete and pass a background check prior to commencement of services and each twelve (12) months thereafter for the duration of the Agreement. The City may require the same for the Golf Professional's personnel who will be on City premises or involved in operations.

ii. Disqualifying Conduct. The City may disqualify or require removal of Golf Professional or any Golf Professional personnel based on offenses or pending charges that, in the City's reasonable judgment, present risk related to the services (including but not limited to theft/fraud, violence, sex offenses, drug distribution, or crimes involving minors).

iii. Duty to Notify. Golf Professional shall notify the City in writing within five (5) business days of any arrest, charge, or conviction occurring during the TERM that relates to the services or poses a safety, trust, or financial risk.

iv. Remedy. If Golf Professional or Golf Professional personnel fail a required background check, fail to cooperate, or are removed under this Section, the City may require immediate replacement of personnel, suspend access to City facilities, withhold approval for scheduling/access, and/or terminate for cause.

9. INDEMNIFICATION; INSURANCE; CERTIFICATES

a. The Golf Professional shall secure and maintain such primary insurance policies as will protect the Golf Professional and any subcontractors from claims for bodily injury, death, or property damage which may arise from operations under this Agreement whether such operations be by the Golf Professional, any subcontractor, or anyone employed by the Golf Professional.

b. Unless other limits are specified in writing by the City, the following insurance policies are required. The City of Davenport must be listed as an additional insured under General Liability. Additionally, the insurance shall be primary and on a non-contributory basis with respect to any insurance or self-insurance maintained by the City.
    i. Commercial General Liability (Occurrence Form)
        1. Each Occurrence: $1,000,000
        2. General Aggregate: $2,000,000
        3. Products/Completed Operations Aggregate: $1,000,000
    ii. Commercial Automobile Liability (Any Auto, Hired & Non-Owned), Combined Single Limit: $1,000,000
    iii. Excess Liability (Umbrella): $1,000,000
    iv. Statutory Workers' Compensation. As required by law, with waiver of subrogation in favor of the City of Davenport. If Golf Professional has no employees, Golf Professional shall provide documentation reasonably acceptable to the City evidencing lawful exemption (if applicable) and remain responsible for claims by any persons performing services under Golf Professional's direction/control, not employed by the City.

c. The Commercial General Liability insurance shall include independent contractors' protective liability, products, and completed operations broad form property damage coverage. The completed operations and products liability shall be maintained for two (2) years after expiration or termination of this Agreement. Property damage coverage shall include explosion, collapse, and underground damage.

d. Certificates of Insurance showing the required insurance is in force shall be submitted to the City of Davenport before approval/effectiveness of this Agreement and before commencement of services. The Golf Professional shall ensure that the coverage afforded will not be cancelled or materially reduced until at least thirty (30) days' prior written notice has been given to the City. The Golf Professional will accept responsibility for damages and the City's defense if no insurance is in place and the City has not been notified.

e. Golf Professional is solely responsible for loss of, theft of, or damage to Golf Professional's merchandise, inventory, equipment, supplies, and other personal property used or stored in connection with Golf Professional's operations under this Agreement, and Golf Professional shall obtain any insurance it deems necessary to cover such risks. The City shall have no responsibility for such loss or damage, except to the extent caused by the City's gross negligence or willful misconduct.

f. To the fullest extent permitted by law, Golf Professional shall defend, indemnify, and hold harmless the City, its officials, and its agents and employees from and against all claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of services under this Agreement, provided that any such claim, damage, loss, or expense:
    i. is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the services themselves), including loss of use resulting therefrom; and
    ii. is caused in whole or in part by a negligent act or omission of the Golf Professional, any subcontractors, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable.

g. Nothing in this Agreement shall be construed as a waiver of any governmental immunity, limitation, defense, or protection available to the City under applicable law.

10. TERMINATION

a. Either party may terminate this agreement through non-renewal of the agreement by giving written notice to the other party at least thirty (30) days prior to the expiration of the term outlined in Section 1;

b. If the Golf Professional violates any of the provisions of this agreement, the City may immediately terminate this agreement for cause, by giving written notice to the Golf Professional, without further obligation except to pay the Golf Professional for compensation and net income earned prior to the date of the termination of this contract; and

c. Upon termination, the Golf Professional will promptly remove all personal property of the Golf Professional from the clubhouse and course at Duck Creek Golf Course. Any property or belongings of the Golf Professional remaining in the clubhouse or on Duck Creek Golf Course more than thirty (30) days after the date of termination shall be deemed abandoned by the Golf Professional and shall become the property of the City.

11. NOTICE. Any notice, request, approval, or consent required under this agreement shall be given in writing and shall be delivered in person to the City through the Director of the Parks & Recreation Department, or designee and to Matthew Hasley, respectively.

12. LAW. This agreement is made under and shall be governed by the laws of the State of Iowa.

13. This agreement and any exhibits/addenda listed herein set forth the entire agreement between the parties hereto. This agreement cannot be changed or amended other than in writing, signed, and executed by both parties.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 20____.

BY: _____

Matthew Hasley, Golf Pro

Attest : _____

Troy A Evans, Witness

BY: _____

Mayor

ATTEST: _____

Deputy City Clerk

AGREEMENT BETWEEN
CITY OF DAVENPORT AND GOLF PROFESSIONAL

This agreement, made and executed this ____th day of _____ 2026, between the City of Davenport, Iowa, (hereinafter referred to as "City") and Ronnie W.Thrapp, (hereinafter referred to as "Golf Professional.")

WHEREAS, the City of Davenport, Iowa, operates a public golf course and desires to establish a relationship with a Professional Golfers' Association (PGA) certified golf professional in order to offer golfers a wide range of services including group lessons, individual instruction, video taping, handicapping and a complete line of golf equipment and attire; and

WHEREAS, Ronnie Thrapp is a competent golf professional willing and able to provide those services to the City of Davenport who desires an exclusive right to provide such services at the Emeis golf course in cooperation with the City of Davenport; and

WHEREAS, the public welfare, comfort and convenience of the residents of the City of Davenport will be served and the public facilities of the golf course will be enhanced by the establishment of an agreement between the parties to provide the services of a golf professional in conjunction with the operation of the City's public golf course.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

1. TERM. The City hereby agrees to retain the services of the Golf Professional for a three (3) year period beginning when executed and ending on the 31st day of December 2028.

2. RENEWAL. This agreement shall automatically renew for an additional term of one (1) year unless written notice of termination is given by either party to the other at least thirty (30) days before the end of the TERM.

3. CONTRACT FEE.
    a. Professional Services Fee. The City shall pay the Golf Professional ("Contractor") a fixed professional services fee of $82,300.77 per Contract Year (the "Services Fee") for the services described in this Agreement. The Services Fee is a contract fee for services and not wages or salary.
    b. Bi-Weekly Payment Schedule (Administrative Convenience). For administrative convenience, the City shall pay the Services Fee in twenty-six (26) equal installments during each Contract Year (each, an "Installment Payment"), payable bi-weekly. Each Installment Payment shall equal 1/26th of the Services Fee, subject to prorations under subsection 3(e). The parties agree that the timing and frequency of Installment Payments is not intended to and shall not be construed to create an employment relationship.
    c. Contract Price Adjustment. Beginning July 1, 2026, and each July 1 thereafter during the Term, the Professional Services Fee shall be adjusted by a cost-of-living adjustment ("COLA") equal to the general wage increase (GWI) received by non-bargaining exempt City employees.

i. The adjusted Professional Services Fee shall be the basis for the bi-weekly Installments in each year of the TERM.

d. No Withholding; Tax Responsibility; Reporting. Golf Professional shall provide the City with a completed IRS Form W-9. The City will not withhold or pay on Golf Professional's behalf any federal, state, or local income taxes, Social Security/Medicare, unemployment taxes, or other payroll taxes. Golf Professional is solely responsible for all taxes arising from payments under this Agreement, and the City shall report payments as required by law (including Form 1099, if applicable).

e. If this Agreement begins or ends other than on the first or last day of a Contract Year, the Services Fee and Installment Payments shall be prorated based on the portion of the Contract Year during which Golf Professional is obligated to perform services. The City may offset or reconcile overpayments/underpayments in the final payment(s), consistent with applicable law.

4. ANNUAL DUES. During the Term, the City shall pay or reimburse the Golf Professional for Golf Professional's annual PGA membership dues (the "Annual Dues"), provided Golf Professional submits documentation reasonably acceptable to the City evidencing the amount due. Payment or reimbursement of Annual Dues under this Section is a contractual expense item and not wages, salary, or an employee benefit, and shall not be construed to create an employment relationship or eligibility for any City employee benefits.

5. REVENUE; CITY POS PROCESSING; MONTHLY RECONCILATION AND REMITTANCE.

a. Pro-Entitled Sales. The Golf Professional shall be entitled to the proceeds from the following transactions conducted at Emeis Golf Course (collectively, "Pro-Entitled Sales"): (i) golf lessons and instruction; (ii) rental of pull carts; (iii) rental of golf clubs; (iv) club repair sales; (v) handicap service; and (vi) sales of merchandise through the pro shop (as further limited by any gift card policy identified in an attached addendum, if applicable). This Section 5 addresses only Pro-Entitled Sales and does not include greens fees, motorized cart fees, range balls, or other City revenues.

b. City POS Required; Deposit of Receipts. The parties acknowledge that, for internal control and reporting purposes, all Pro-Entitled Sales shall be processed through the City's point-of-sale system ("City POS") using City-approved departments/item codes. All cash, credit card, and other receipts from Pro-Entitled Sales processed through City POS shall be included in the City's daily deposits.

c. Monthly Statement. Within ten (10) business days after the end of each calendar month, the Golf Professional shall provide the City a monthly statement from City POS showing, at a minimum, (i) gross Pro-Entitled Sales by category; (ii) taxes collected; (iii) refunds/voids; (iv) chargebacks; (v) discounts/comps (if any); and (vi) the net amount due under subsection 5(d). The Golf Professional shall have fifteen (15) days after receipt to dispute the statement in writing; otherwise, it will be deemed accepted.

d. Remittance / Revenue Payment to Golf Professional. Within fifteen (15) business days after month-end (or within five (5) business days after delivery of the monthly statement under 5(c), whichever is later), the City shall pay the Golf Professional an amount (the "Revenue Payment") equal to Gross Pro-Entitled Sales processed through City POS for the month, LESS the following (collectively, "Allowed Deductions"):
    i. Sales tax and other governmental taxes/fees collected at the time of sale and required to be remitted;
    ii. Refunds, voids, and returns actually issued through City POS for Pro-Entitled Sales;
    iii. Credit card chargebacks and related fees attributable to Pro-Entitled Sales; and
    iv. Actual credit card processing fees allocable to Pro-Entitled Sales, as shown on the City's merchant statement and reasonably allocated by the City.

e. Timing Adjustments / Offsets. If a refund, return, or chargeback is processed after the month in which the original sale occurred, the City may deduct the amount from a future Revenue Payment, with supporting documentation.

f. Records; Audit. The City shall maintain City POS records for Pro-Entitled Sales in accordance with its normal retention schedule. Upon reasonable notice, the Golf Professional may review City POS reports and support documentation reasonably related to the calculation of the Revenue Payment.

g. Taxes. The Golf Professional is responsible for any income taxes arising from amounts paid under this Agreement. Sales tax collection and remittance for transactions processed through City POS shall be handled as required by law; to the extent the City remits sales tax collected through City POS, such taxes are an Allowed Deduction under subsection 5(d).

6. DUTIES OF GOLF PROFESSIONAL. The Golf Professional shall provide the following services at Emeis Golf Course:

a. Oversees the collection of all greens and cart fees, and the daily deposits. Oversees the operation of the driving range. Golf Professional shall ensure that all Pro-Entitled Sales are accurately entered into the City POS using City-approved departments/item codes so that monthly reconciliation and payment under Section 5 can be properly calculated;

b. Oversees golf course play, develops operational procedures in order to ensure that course starting times are effectively scheduled and that the pro shop and driving range facilities are staffed and operational. Ensures security and prevents unauthorized use of golf course;

c. Offer and provide golf instruction, lessons and teaching to the general public on the premises of Emeis Golf Course for compensation by those receiving the instruction, lessons, and teaching;

d. Provide and offer for sale typical pro shop merchandise and operate the pro shop at Emeis Golf Course on a daily basis; the Golf Professional shall not make purchases with nor pledge the credit of the City in order to make purchases;

e. Oversees operation of clubhouse concessions and beverage cart. Responsible for sales, ordering, tracking, and management of concession product inventory.

f. Organize and conduct an annual city tournament at predetermined date, including leagues, outings and a junior golf program in cooperation with the Parks and Recreation department;

g. Provide a monthly written report on activities and revenues to the Senior Golf Manager;

h. Assist in the planning and operation of special events at Emeis Golf Course, including but not limited to planning and implementing Cosmic Golf events and assisting with annual Chili Open;

i. Assists in development of goals and long-range golf course plans. Recommends changes in policies and procedures to Senior Golf Manager;

j. Devote adequate time and attention to the duties set forth in this agreement, and use his best efforts to promote the interests and welfare of the City and will not engage in any business not contemplated by or within the scope of this agreement;

k. Conduct themselves at all times and in all matters in accordance with the standards accepted for golf professionals as established by the Professional Golfers' Association;

l. Render such professional advice, opinions, assistance and services when requested by the City;

m. Have and maintain a Class "A" Head Professional PGA certification and maintain his membership in good standing with the PGA during this agreement;

n. Cooperate with the Parks and Recreation Department of the City to promote the enjoyable use and operation of the City's golf courses by regularly attending meetings, some of which may include department-wide meetings;

o. Ensure that renters of motorized golf cars are qualified and knowledgeable in the operation of such cars and shall enforce all rules and regulations regarding the safe operation of said cars;

p. Assist with the daily cleaning and maintenance of the motorized golf car rental fleet;

q. Pay any and all sales or other taxes that may be levied on any services provided under this agreement, except taxes related to greens fees and range balls which are payable by the City;

r. Not construct, remodel or reconstruct any part of the buildings and fixtures located on the City's golf courses without receiving prior written permission from the Director of the Parks and Recreation Department;

s. The Golf Professional does not have express authority to contract on behalf of the City to any third party and shall not enter into any contract or otherwise bind the City in any way without the express written authorization from the City. Any contracts that the Golf Professional enters into without the City's authority will not be binding on the City, and the Golf Professional shall defend, indemnify and hold the City harmless against any claims or loss alleged as a result of a breach of this provision;

t. Execute site leadership, in the absence of Golf Supervisor and Senior Golf Manager, to resolve all issues, including, but not limited to, effective facility functioning and customer experience; and

u. Handle and make every possible attempt to solve customer complaints and problems to provide the best customer service.

v. Maintain and ensure all Cashiering staff receive and complete IPACT training

w. Shall prepare biweekly golf course staff work schedules and shall submit each schedule to the City for review and approval no later than seven (7) calendar days before the first day covered by that schedule.

7. DUTIES OF CITY. The City shall:

a. Allow space within the clubhouse at Emeis Golf Course in which the Golf Professional shall operate a pro shop adequate and customary for the season. Such space shall include the provision of built-in fixtures, shelves, utilities and local telephone service;

b. Secure and provide a sufficient number of motorized golf cars for rental by the Golf Professional to patrons of the golf courses to meet the needs of the public;

c. Operate and maintain the golf courses in a manner that will encourage maximum availability and utilization by the public;

d. Cooperate with the Golf Professional to promote the most efficient and enjoyable use of the golf courses; and

e. The City shall collect revenues through the City POS and related deposit processes for golf course operations. The City shall retain all City revenues (including greens fees, motorized cart fees, and range ball revenues) and shall remit the Revenue Payment to the Golf Professional for Pro-Entitled Sales in accordance with Section 5.

8. OTHER TERMS.

a. The golf season at the City's golf courses shall be determined by the Director of the Parks and Recreation Department, in consultation with the Senior Golf Manager and the Golf Professional, but the Director shall make the final determination;

b. In the event the Golf Professional is permanently disabled from being a Golf Professional during the term of this agreement due to physical or mental disability, then

and in that event this agreement shall terminate and the Golf Professional shall only be entitled to be paid for amounts due and owing to the date of termination due to his disability;

c. The Golf Professional is an independent contractor as contemplated in Iowa Code §85.61(13) and will not be covered by the City's workers' compensation insurance benefits, or any other benefits received by city employees. The parties agree that the bi-weekly Installment payment schedule and any COLA under Section 3 are contractual payment terms only and shall not be construed as wages, salary, or evidence of an employment relationship.

d. The Golf Professional shall comply with all provisions of the Child Labor Deterrence Act.

e. The Golf Professional covenants and warrants that he has no personal or financial interest, direct or indirect, which would in any manner conflict with the performance of services covered by this agreement and he will not engage in any business not contemplated by or within the scope of this agreement; and

f. The Golf Professional shall have the exclusive right and privilege to provide the services covered by this agreement on the City's Emeis golf course.

g. BACKGROUND CHECKS; DISCLOSURE; REMOVAL.

i. Initial and Annual Checks. Contractor shall complete and pass a background check prior to commencement of services and each twelve (12) months thereafter for the duration of the Agreement. The City may require the same for the Golf Professional's personnel who will be on City premises or involved in operations.

ii. Disqualifying Conduct. The City may disqualify or require removal of Golf Professional or any Golf Professional personnel based on offenses or pending charges that, in the City's reasonable judgment, present risk related to the services (including but not limited to theft/fraud, violence, sex offenses, drug distribution, or crimes involving minors).

iii. Duty to Notify. Golf Professional shall notify the City in writing within five (5) business days of any arrest, charge, or conviction occurring during the TERM that relates to the services or poses a safety, trust, or financial risk.

iv. Remedy. If Golf Professional or Golf Professional personnel fail a required background check, fail to cooperate, or are removed under this Section, the City may require immediate replacement of personnel, suspend access to City facilities, withhold approval for scheduling/access, and/or terminate for cause.

9. INDEMNIFICATION; INSURANCE; CERTIFICATES

a. The Golf Professional shall secure and maintain such primary insurance policies as will protect the Golf Professional and any subcontractors from claims for bodily injury, death, or property damage which may arise from operations under this Agreement whether such operations be by the Golf Professional, any subcontractor, or anyone employed by the Golf Professional.

b. Unless other limits are specified in writing by the City, the following insurance policies are required. The City of Davenport must be listed as an additional insured under General Liability. Additionally, the insurance shall be primary and on a non-contributory basis with respect to any insurance or self-insurance maintained by the City.
    i. Commercial General Liability (Occurrence Form)
        1. Each Occurrence: $1,000,000
        2. General Aggregate: $2,000,000
        3. Products/Completed Operations Aggregate: $1,000,000
    ii. Commercial Automobile Liability (Any Auto, Hired & Non-Owned), Combined Single Limit: $1,000,000
    iii. Excess Liability (Umbrella): $1,000,000
    iv. Statutory Workers' Compensation. As required by law, with waiver of subrogation in favor of the City of Davenport. If Golf Professional has no employees, Golf Professional shall provide documentation reasonably acceptable to the City evidencing lawful exemption (if applicable) and remain responsible for claims by any persons performing services under Golf Professional's direction/control, not employed by the City.

c. The Commercial General Liability insurance shall include independent contractors' protective liability, products, and completed operations broad form property damage coverage. The completed operations and products liability shall be maintained for two (2) years after expiration or termination of this Agreement. Property damage coverage shall include explosion, collapse, and underground damage.

d. Certificates of Insurance showing the required insurance is in force shall be submitted to the City of Davenport before approval/effectiveness of this Agreement and before commencement of services. The Golf Professional shall ensure that the coverage afforded will not be cancelled or materially reduced until at least thirty (30) days' prior written notice has been given to the City. The Golf Professional will accept responsibility for damages and the City's defense if no insurance is in place and the City has not been notified.

e. Golf Professional is solely responsible for loss of, theft of, or damage to Golf Professional's merchandise, inventory, equipment, supplies, and other personal property used or stored in connection with Golf Professional's operations under this Agreement, and Golf Professional shall obtain any insurance it deems necessary to cover such risks. The City shall have no responsibility for such loss or damage, except to the extent caused by the City's gross negligence or willful misconduct.

f. To the fullest extent permitted by law, Golf Professional shall defend, indemnify, and hold harmless the City, its officials, and its agents and employees from and against all

claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of services under this Agreement, provided that any such claim, damage, loss, or expense:

i. is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the services themselves), including loss of use resulting therefrom; and

ii. is caused in whole or in part by a negligent act or omission of the Golf Professional, any subcontractors, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable.

g. Nothing in this Agreement shall be construed as a waiver of any governmental immunity, limitation, defense, or protection available to the City under applicable law.

10. TERMINATION

a. Either party may terminate this agreement through non-renewal of the agreement by giving written notice to the other party at least thirty (30) days prior to the expiration of the term outlined in Section 1;

b. If the Golf Professional violates any of the provisions of this agreement, the City may immediately terminate this agreement for cause, by giving written notice to the Golf Professional, without further obligation except to pay the Golf Professional for compensation and net income earned prior to the date of the termination of this contract; and

c. Upon termination, the Golf Professional will promptly remove all personal property of the Golf Professional from the clubhouse and course at Emeis Golf Course. Any property or belongings of the Golf Professional remaining in the clubhouse or on Emeis Golf Course more than thirty (30) days after the date of termination shall be deemed abandoned by the Golf Professional and shall become the property of the City.

11. NOTICE. Any notice, request, approval, or consent required under this agreement shall be given in writing and shall be delivered in person to the City through the Director of the Parks & Recreation Department, or designee and to Ronnie Thrapp, respectively.

12. LAW. This agreement is made under and shall be governed by the laws of the State of Iowa.

13. This agreement and any exhibits/addenda listed herein set forth the entire agreement between the parties hereto. This agreement cannot be changed or amended other than in writing, signed, and executed by both parties.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 20____.

BY: _____

Ronnie Thrapp, Golf Pro

Attest : _____

Troy A Evans, Witness

BY: _____

Mayor

ATTEST: _____

Deputy City Clerk

City of Davenport

Department: Parks and Recreation **Action / Date**
Contact Info: Chad Dyson | 563-328-7275 **3/25/2026**

Subject:
Motion awarding a one-year agreement, with four optional one-year renewals, to Atlantic Bottling Company, LLC of Des Moines, Iowa, for Davenport Parks & Recreation Exclusive Soft Drink Pouring and Vending Rights. [All Wards]

Recommendation:
Pass the Motion.

Background:
A Request for Proposals (RFP) for Davenport Parks & Recreation - Exclusive Soft Drink Pouring and Vending Rights Agreement was issued and sent to vendors on January 28, 2026. On February 19, 2026, the Purchasing Division opened two (2) proposals.

A selection committee evaluated the proposals on the following criteria set forth in the RFP:

- Cost of products | 20%
- Variety of products offered | 25%
- Exclusivity fee | 30%
- Delivery: destination points, schedule and time requirements | 15%
- Responsiveness to requirements of RFP | 10%

Atlantic Bottling Company, LLC of Des Moines, Iowa, was ranked the highest by the evaluating committee.

Funding for this contract is from the operating budget of parks and recreation facilities.

Attachments:
1. RFP Tab

CITY OF DAVENPORT, IOWA
RFP TABULATION

DESCRIPTION: Davenport Parks & Recreation – Exclusive Soft Drink Pouring and Vending Rights Agreement

BID NUMBER: 26-42

OPENING DATE: February 19, 2026

FUNDING: Operating budgets from each facility location

RECOMMENDATION: Award the contract to Atlantic Bottling Company of Des Moines, Iowa.

VENDOR NAME	LOCATION
Atlantic Bottling Company	**Des Moines, Iowa**
Pepsi-Cola Bottling Company of Davenport	Davenport, Iowa

Approved By [redacted]
Purchasing Date

Approved By [redacted]
Department Director Date

Approved By [redacted]
Budget/CIP Date

Approved By [redacted]
Chief Financial Officer Date

City of Davenport

Department: Information Technology **Action / Date**
Contact Info: Mick Boddicker | **3/25/2026**

Subject:
Motion approving a payment to CDW-G of Chicago, Illinois, in the amount of $54,280 for a one-year subscription of Veeam software. [All Wards]

Recommendation:
Pass the Motion.

Background:
This purchase utilizes Sourcewell contract #121923-CDW. Sourcewell is a cooperative purchasing program that provides access to group purchasing contracts with leading national suppliers, allowing for a streamlined procurement process for thousands of products and services. CDW-G was awarded Sourcewell contract #121923-CDW for technology products and services via the sealed procurement RFP#121923.

Veeam is the software used to back up the City's Windows server data to disk and the cloud.

Funding for this purchase is from account 50450530-560530 | IT Software Costs.

Attachments:
None

City of Davenport

Department: Legal **Action / Date**
Contact Info: Sam Huff | **3/25/2026**

Subject:
Motion approving a payment to Lane & Waterman, LLP of Davenport, Iowa, in the amount of $53,890.52 for litigation services. [All Wards]

Recommendation:
Pass the Motion.

Background:
This invoice reflects substantial litigation work performed during an active and compressed phase of the case, including preparation and response to written discovery, management and review of a large volume of electronically stored information, analysis of materials produced by other parties, and preparation for upcoming depositions. The amount billed was driven by the volume and complexity of the discovery process, the number of parties involved, and the level of review necessary to ensure that the City's document production and litigation preparation were accurate and defensible. While significant, a portion of this work is foundational and will continue to support later stages of the litigation.

Attachments:
1. Invoice

LANE & WATERMAN LLP
ATTORNEYS AT LAW SINCE 1854

220 North Main Street - Suite 600
Davenport, IA 52801
PH: 563.324.3246
www.l-wlaw.com

City of Davenport
226 W. 4th Street
Davenport, IA 52801
Attention: Legal Department

February 6, 2026
Invoice No. 349986
Tax ID No.: [redacted]

Client No: 011454 City of Davenport
Matter No.: 000087 [redacted]
Responsible Attorney: Jason J. O'Rourke
RE: [redacted]

For Professional Services Rendered Through January 31, 2026

PROFESSIONAL SERVICES

DATE	TKPR	DESCRIPTION	HOURS	TOTAL
1/2/2026	ACB	[redacted]	0.30	$96.00
1/2/2026	JLJ		0.30	$87.00
1/5/2026	ACB		2.90	$928.00
1/5/2026	ACB		3.20	$1,024.00
1/5/2026	JJO		2.10	$808.50
1/5/2026	KDH		2.70	$513.00
1/6/2026	ACB		0.30	$96.00
1/6/2026	ACB		1.00	$320.00
1/6/2026	JJO		2.40	$924.00
1/8/2026	ACB		0.90	$288.00

PROFESSIONAL SERVICES

DATE	TKPR	DESCRIPTION	HOURS	TOTAL
1/8/2026	ACB	[redacted]	1.30	$416.00
1/8/2026	ACB		3.60	$1,152.00
1/8/2026	KDH		0.30	$57.00
1/9/2026	ACB		2.80	$896.00
1/9/2026	ACB		0.40	$128.00
1/9/2026	JLJ		1.40	$406.00
1/9/2026	JLJ		1.30	$377.00
1/9/2026	KDH		1.70	$323.00
1/12/2026	ACB		0.30	$96.00
1/12/2026	ACB		0.40	$128.00
1/12/2026	JJO		1.80	$693.00
1/12/2026	JLJ		0.20	$58.00
1/13/2026	ACB		0.20	$64.00
1/13/2026	ACB		3.70	$1,184.00
1/13/2026	ACB		4.90	$1,568.00
1/13/2026	ACB		1.20	$384.00
1/13/2026	ACB		0.20	$64.00
1/13/2026	JJO		2.60	$1,001.00
1/13/2026	JJO		0.70	$276.50
1/13/2026	JLJ		0.20	$58.00
1/13/2026	JLJ		0.60	$174.00

PROFESSIONAL SERVICES

DATE	TKPR	DESCRIPTION	HOURS	TOTAL
1/14/2026	ACB	[redacted]	0.90	$288.00
1/14/2026	ACB		0.70	$224.00
1/14/2026	ACB		0.30	$96.00
1/14/2026	KDH		1.70	$323.00
1/15/2026	ACB		0.20	$64.00
1/15/2026	JJO		0.10	$39.50
1/15/2026	JLJ		0.20	$58.00
1/15/2026	KDH		2.70	$513.00
1/16/2026	ACB		3.60	$1,152.00
1/16/2026	ACB		0.70	$224.00
1/16/2026	ACB		0.60	$192.00
1/16/2026	ACB		2.40	$768.00
1/16/2026	JLJ		0.90	$261.00
1/16/2026	KDH		4.10	$779.00
1/17/2026	KDH		0.90	$171.00
1/19/2026	ACB		0.80	$256.00
1/19/2026	ACB		0.80	$256.00
1/19/2026	ACB		0.30	$96.00

PROFESSIONAL SERVICES

DATE	TKPR	DESCRIPTION	HOURS	TOTAL
1/19/2026	KDH	[redacted]	7.40	$1,406.00
1/20/2026	ACB		0.40	$128.00
1/20/2026	JJO		0.50	$197.50
1/20/2026	KDH		5.30	$1,007.00
1/21/2026	ACB		1.80	$576.00
1/21/2026	JJO		1.00	$395.00
1/21/2026	JLJ		0.30	$87.00
1/21/2026	KDH		5.10	$969.00
1/22/2026	ACB		0.20	$64.00
1/22/2026	ACB		0.70	$224.00
1/22/2026	JJO		0.70	$276.50
1/22/2026	KDH		3.10	$589.00
1/23/2026	ACB		1.30	$416.00
1/23/2026	ACB		0.30	$96.00
1/23/2026	ACB		0.40	$128.00
1/23/2026	KDH		3.40	$646.00

PROFESSIONAL SERVICES

DATE	TKPR	DESCRIPTION	HOURS	TOTAL
1/24/2026	KDH	[redacted]	3.80	$722.00
1/25/2026	KDH		9.30	$1,767.00
1/26/2026	ACB		0.70	$224.00
1/26/2026	ACB		0.20	$64.00
1/26/2026	ACB		0.30	$96.00
1/26/2026	ACB		0.60	$192.00
1/26/2026	JJO		0.20	$79.00
1/26/2026	JLJ		1.40	$406.00
1/26/2026	KDH		6.60	$1,254.00
1/27/2026	ACB		0.30	$96.00
1/27/2026	ACB		0.20	$64.00
1/27/2026	ACB		0.50	$160.00
1/27/2026	KDH		7.80	$1,482.00
1/28/2026	ACB		1.60	$512.00
1/28/2026	ACB		4.10	$1,312.00
1/28/2026	ACB		0.20	$64.00
1/28/2026	ACB		0.30	$96.00
1/28/2026	ACB		0.30	$96.00
1/28/2026	JJO		0.50	$197.50
1/28/2026	ALT		4.90	$1,176.00
1/28/2026	KBV		0.30	$51.00
1/28/2026	KBV		2.50	$425.00

PROFESSIONAL SERVICES

DATE	TKPR	DESCRIPTION	HOURS	TOTAL
1/28/2026	SMJ	[redacted]	0.50	$115.00
1/28/2026	SMJ		3.40	$782.00
1/28/2026	KDH		5.10	$969.00
1/29/2026	ACB		3.50	$1,120.00
1/29/2026	ACB		3.80	$1,216.00
1/29/2026	ACB		0.80	$256.00
1/29/2026	JJO		0.40	$158.00
1/29/2026	ALT		3.50	$840.00
1/29/2026	KBV		3.50	$805.00
1/29/2026	REL		2.90	$696.00
1/29/2026	SMJ		0.20	$46.00
1/29/2026	KDH		11.30	$2,147.00
1/30/2026	ACB		3.90	$1,248.00
1/30/2026	JJO		3.20	$1,264.00
1/30/2026	ALT		4.10	$984.00
1/30/2026	KDH		8.30	$1,577.00
1/31/2026	JJO		1.60	$632.00
1/31/2026	JLJ		2.90	$841.00

PROFESSIONAL SERVICES

DATE	TKPR	DESCRIPTION	HOURS	TOTAL
1/31/2026	KDH	[redacted]	0.50	$95.00

Total Professional Services	$53,880.00
Total Professional Services Due	**$53,880.00**

TIMEKEEPER RECAP

TIMEKEEPER		POSITION	HOURS	RATE	AMOUNT
ACB	Alexander C. Barnett	Partner	65.30	$320.00	$20,896.00
JLJ	Jenny J. Juehring	Partner	9.70	$290.00	$2,813.00
JJO	Jason J. O'Rourke	Partner	8.90	$395.00	$3,515.50
JJO	Jason J. O'Rourke	Partner	8.90	$385.00	$3,426.50
SMJ	Sean M. Jarvis	Associate	4.10	$230.00	$943.00
REL	Rhianna E Lightle	Associate	2.90	$240.00	$696.00
ALT	Andrew L Thompson	Associate	12.50	$240.00	$3,000.00
KBV	Kyle B. Vancil	Associate	3.50	$230.00	$805.00
KBV	Kyle B. Vancil	Associate	2.80	$170.00	$476.00
KDH	Kristina D. Healey	Paralegal	91.10	$190.00	$17,309.00

DISBURSEMENTS

DATE	DESCRIPTION	AMOUNT
1/31/2026		$10.52

Total Disbursements	$10.52
Total Legal Services	$53,880.00
Total Disbursements	$10.52
Total Current Charges	$53,890.52

Thank you for selecting Lane & Waterman LLP.

Payment due upon receipt.

Check Payable To:

Lane & Waterman LLP
220 N. Main Street, Suite 600
Davenport, IA 52801

Wire Transfer and ACH:

Available Upon Request, please contact
Bookkeepers@l-wlaw.com

Credit Card:

We accept VISA, MasterCard, Discover and American Express. A convenience fee of 3% will be added.
To make a secure payment online, please click here
Visit our website payment portal: https://l-wlaw.com