COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, April 1, 2026; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

AMENDED MARCH 30, 2026

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for Case REZ26-02 being the request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R -1 Single-Family Residential District. [Ward 1]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Matt Lienen, Chair; Mark Holloway, Vice Chair

IX. COMMUNITY DEVELOPMENT

1. Third 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]

2. Third 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]

3. Third 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]

4. Third 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]

5. First Consideration: Ordinance for Case REZ26-02 being the request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R -1 Single-Family Residential District. [Ward 1]

6. Resolution approving Case F26-02 being the request of MGNS LLC for a final plat of Resale Estates, a 2-lot subdivision on 14 acres located on Lot 3 of the Jersey Farms Commercial Park 2nd Addition (Parcel Y0549A03). [Ward 6]

X. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

XI. PUBLIC SAFETY

1. Resolution accepting the annual Edward Byrne Justice Assistance Grant (JAG) from the U.S. Department of Justice for FY 2025 in the amount of $88,349. [All Wards]

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

   Nubs Bar & Microwave; Bike Nights and Last Saturdays; 2202 West 3rd Street; various dates and times May 2026 through September 2026 (see attached schedule); Outdoor music, over 50 dBA. [Ward 3]

3. Motion approving beer and liquor license applications.

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

   Ward 3

   Together on 2nd (M Squared Investments, LLC) – 832 West 2nd Street – New License/Owners with Outdoor Area – License Type: Class C Liquor (On-Premises)

   Greyhound Lounge (Greyhound Lounge, LLC) – 310 Main Street – New License/Owners - License Type: Class C Liquor (On-Premises)

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

Ward 3

Boozie's Bar and Grill (BZE Holdings, Inc) - 421 West River Drive - License Type: Class C Liquor (On-Premises)

Daiquiri Factory (Daq Fac, LLC) - 303 West 3rd Street - License Type: Class C Liquor (On-Premises)

Half Nelson (Bucktown Restaurant Company, LLC) - 321 East 2nd Street #100 - Outdoor Area - License Type: Class C Liquor (On-Premises)

Micky's Irish Pub Davenport (MIPQC, LLC) - 429 East 3rd Street #2 - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 6

Biaggi's Ristorante Italiano, LLC (Biaggi's Ristorante Italiano, LLC) - 5195 Utica Ridge Road - License Type: Class C Liquor (On-Premises)

Fresh Thyme Farmers Market (Lakes Venture, LLC) - 2130 East Kimberly Road - License Type: Class B Beer/Wine (Carry-Out)

Pints (Pub @ Utica, LLC) - 5268 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 7

Mo Brady's (DRC Ventures, Inc) - 4830 North Brady Street - License Type: Class C Liquor (On-Premises)

Sanchos (Lorbil Enterprises Inc) - 307 East George Washington Boulevard - License Type: Class C Liquor (On-Premises)

Ward 8

Big 10 Mart #24 (Molo Oil Company) - 5310 North Brady Street - License Type: Class B Beer/Wine (Carry-Out)

XII. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Paul Vasquez Vice Chair

XIII. PUBLIC WORKS

1. Resolution awarding a contract for the PROTECT | Rockingham Road (Highway 61 to South Fairmount Street) Resurfacing project to Manatt's, Inc of Camanche, Iowa, in the amount of $974,997.58, subject to Iowa Department of Transportation concurrence, CIP #35067. [Ward 1]

2. Preliminary Resolution for the FY 2026 Streambank Stabilization Cost-Share Program project at 1030 Meadowview Lane. [Ward 8]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; John Blunk, Vice Chair

XV. FINANCE

1. First Consideration: Ordinance providing for the sale and issuance of $27,920,000 General Obligation Corporate Bonds, Series 2026, and for the levy of taxes to pay the same. [All Wards]

STAFF REQUESTS SUSPENSION OF THE RULES AND PASSAGE OF SECOND AND THIRD CONSIDERATIONS AT NEXT WEEK'S CITY COUNCIL MEETING

2. Resolution setting a Public Hearing on amending the FY 2026 Operating and Capital Improvement Budgets. [All Wards]

3. Resolution setting a Public Hearing on the FY 2027 Operating Budget, FY 2027 Capital Improvement Budget, and the FY 2027 - FY 2032 Capital Improvement Program. [All Wards]

STAFF REQUESTS SUSPENSION OF THE RULES TO VOTE LATER ON THIS AGENDA

XVI. Motion recommending discussion or consent for Finance items

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

1. Scott County Sheriff | February booking fees | Amount: $10,150
2. Kelly Construction Co of Davenport Inc | installation of bus shelter pad | Amount: $11,575
3. Superior Seawalls, Inc | spring boathouse move | Amount: $13,500
4. Mid-American Glazing Systems, Inc | louver removal at PD | Amount: $16,885
5. MetroLINK | Village of East Davenport ferry docks | Amount: $19,574.48
6. HJ Dane Law Office | rights-of-way/temporary construction easements parcel F0054-03 | Amount: $21,313
7. Ahlers & Cooney PC | consulting services | Amount: $24,237

8. Dahl Ford Davenport Inc | used 2025 Ford Explorer | Amount: $41,500
9. J Reed Constructors, Inc | Fire training facility repairs | Amount: $47,700

XVIII. Other Ordinances, Resolutions and Motions

1. Resolution ratifying the emergency purchase of FortiGate 901G firewall equipment, software, licenses, and related support services from GuidePoint Security of Reston, Virginia, in the amount of $186,197.40. [All Wards]

2. Motion for suspension of the rules to vote on the item listed below.

3. Resolution setting a Public Hearing on the FY 2027 Operating Budget, FY 2027 Capital Improvement Budget, and the FY 2027 - FY 2032 Capital Improvement Program. [All Wards]

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

XX. 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.

XXI. Final Comments from Council Members and the Mayor

XXII. Adjourn

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/1/2026**

Subject:
Public Hearing for Case REZ26-02 being the request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R -1 Single-Family Residential District. [Ward 1]

Recommendation:
Hold the Hearing.

Background:
The Petitioner is requesting a rezoning from AG Agricultural District to R-1 Single-Family Residential District. The purpose of the rezoning request is to create a new single-family lot. The site is currently being used for farming. The land contains wooded areas and steep topography changes along the creek, making the eastern portion of the property difficult to navigate. The most developable area is the ground adjacent to South Utah Avenue. The property consists of one parcel encompassing approximately 10 acres. The owner intends to subdivide the land into one new single-family lot along South Utah Avenue. The remainder of the property will remain undeveloped and zoned AG Agricultural District. A survey of the property has been provided by the applicant delineating the land to be rezoned. Following the rezoning, the applicant intends to subdivide the land to separate the R-1 and AG property.

Plan and Zoning Commission Recommendation

At its March 17, 2026, meeting, the Plan and Zoning Commission unanimously voted to forward Case REZ26-02 to the City Council with a recommendation for approval subject to the listed findings.

Findings

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Agricultural Reserve.
2. The proposed zoning map amendment to R-1 Single Family Residential District is compatible with the zoning of nearby developed property.
3. The zoning map amendment will enable the vacant site to be developed in a manner consistent with the surrounding area.
4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single Family Residential District does not create any nonconformities.

Why is a Zoning Map Amendment Required?

The Zoning Ordinance does not permit a principal use of single-family dwelling in an agricultural district, which are under 38 acres in area. A rezoning to R-1 Single-Family Residential District is the least intensive zoning classification and is consistent with similar land uses on South Utah Avenue.

Comprehensive Plan

Within Existing Urban Service Area: No
Urban Service Area 2035: Yes

Future Land Use Designations: The property is designated Agricultural Reserve (AR) in the Davenport +2035 Land Use Plan. Agricultural Reserve (AR) — Areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.

Zoning: The property is currently zoned AG Agricultural District. This district is intended to address existing agricultural land uses. The standards of the AG District promote the continuation of farming and protect agricultural land uses from the encroachment of incompatible developments. The applicant is requesting a rezoning of the property to R-1 Single-Family Residential District. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

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.

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
Staff Response: The property is designated Agricultural Reserve (AR) in the Davenport +2035 Land Use Plan. This land use category is designated for areas located outside of the Urban Service Boundary, which are unlikely to develop in the foreseeable future. Uses should be restricted to agriculture and open space, with only limited residential development needing minimal urban services.

b. The compatibility with the zoning of nearby property.
Staff Response: South Utah Avenue, north of West River Drive and South of Telegraph Road, consists of a mix of properties zoned either R-1 Single-Family Residential District or AG Agricultural District. Rezoning 2.7 acres to residential is compatible with the existing zoning districts along the South Utah Avenue corridor. The petitioner's remaining 7.3 acres of land will remain under the AG zoning, thereby retaining the low density housing, farming, and open space character of the neighborhood. It is staff’s opinion that the proposed amendment is compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.
Staff Response: There are fifteen continuous lots along the east side of Utah Avenue, south of the subject property, containing single-family dwellings. Rezoning the site for the establishment of two new single-family lots is consistent with the development of the surrounding area. The low density creates a balance between residential and agriculturally zoned property. It is staff's opinion that the proposed amendment is compatible with the established neighborhood character.

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.
Staff Response: Rezoning the property to R-1 Single-Family Residential District will not be detrimental to the surrounding area, which is predominantly single-family dwellings, agriculture, and open space. It is staff's opinion that owners of agriculturally zoned property will not be negatively impacted if the rezoning request is approved. In addition, the R-1 District is the most comparable zoning district to the AG Agricultural District in terms of dimensional standards and principal uses. The use restrictions imposed on the surrounding neighborhood will remain consistent should the property be rezoned to R-1. It is staff's opinion that the proposed zoning map amendment will develop in a manner that promotes the public health, safety, and welfare of the City.

e. 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: A residence on an agricultural site may be established if the property is a minimum of 38 acres. Given the petitioner owns 10 acres, no single-family home may currently be developed on the property. Based on the plat of subdivision submitted by the applicant, a total of one home can be constructed on the proposed 2.7 acre property. It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding neighborhood.

f. The extent to which the proposed amendment creates nonconformities.
Staff Response: The proposed single-family lot, which has necessitated the zoning map amendment, far exceeds the minimum standards of the R-1 Residential Single-Family Zoning District. The minimum lot area in the R-1 District is 20,000 square feet (0.46 acres) while the proposed lot is 118,22
square feet (2.7 acres). It is staff's opinion that the proposed zoning map amendment will not create any nonconformities.

Public Input

Letters were sent to property owners within 200 feet of the proposed request notifying them of the March 3, 2026, Plan and Zoning Commission Public Hearing. To date, staff has not received any responses from adjacent property owners.

Following the Plan and Zoning Commission's recommendation of approval, letters were sent to property owners within 200 feet of the proposed request notifying them of the April 1, 2026. Public Hearing at the Committee of the Whole Meeting.

Attachments:

1. Ordinance
2. Maps
3. Plat of Subdivision
4. Application
5. Public Hearing Notice - P&Z Commission
6. Public Hearing Notice - Committee of the Wole

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ26-02 BEING THE REQUEST OF PATRICK FENNELLY TO REZONE APPROXIMATELY 2.71 ACRES OF PROPERTY LOCATED SOUTH OF TELEGRAPH ROAD AND EAST OF SOUTH UTAH AVENUE (PARCEL #S3117-05) FROM AG AGRICULTURAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL 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 "R-1 Single-Family Residential District":

> Part of the northwest quarter of section 31, township 78 north, range 3 east of the 5th principal meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:
>
> Commencing at the west quarter corner of said section 31, per corner certificate 01803-96; thence north 01°30'35" west, along the west line of the northwest quarter of said section 31, a distance of 1129.84 feet; thence north 88°03'42" east, a distance of 52.42 feet to the easterly right of way of South Utah Avenue; thence north 02°57'58" east along said easterly right of way, a distance of 150.06 feet to a point that is south 50 feet and perpendicular to the north line of the south half of the northwest quarter of said section 31; thence north 87°57'50" east along a line running parallel with the said north line, a distance of 780.45 feet; thence south 01°39'49" east, a distance of 150.85 feet; thence south 88°03'42" west, a distance of 792.56 feet to the point of beginning. Said real estate contains an area of 118,113 square feet, 2.712 acres, more or less. For the purpose of the above description, the west line of the northwest quarter of section 31, has an observed bearing of north 01°30'35" west.

Section 2. At its March 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26- 02 to the City Council with a recommendation for approval subject to the listed findings.

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 property as Agricultural Reserve.
2. The proposed zoning map amendment to R-1 Single Family Residential District is compatible with the zoning of nearby developed property.

3. The zoning map amendment will enable the vacant site to be developed in a manner consistent with the surrounding area.

4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.

5. Rezoning the property to R-1 Single Family Residential District does not create any nonconformities.

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:

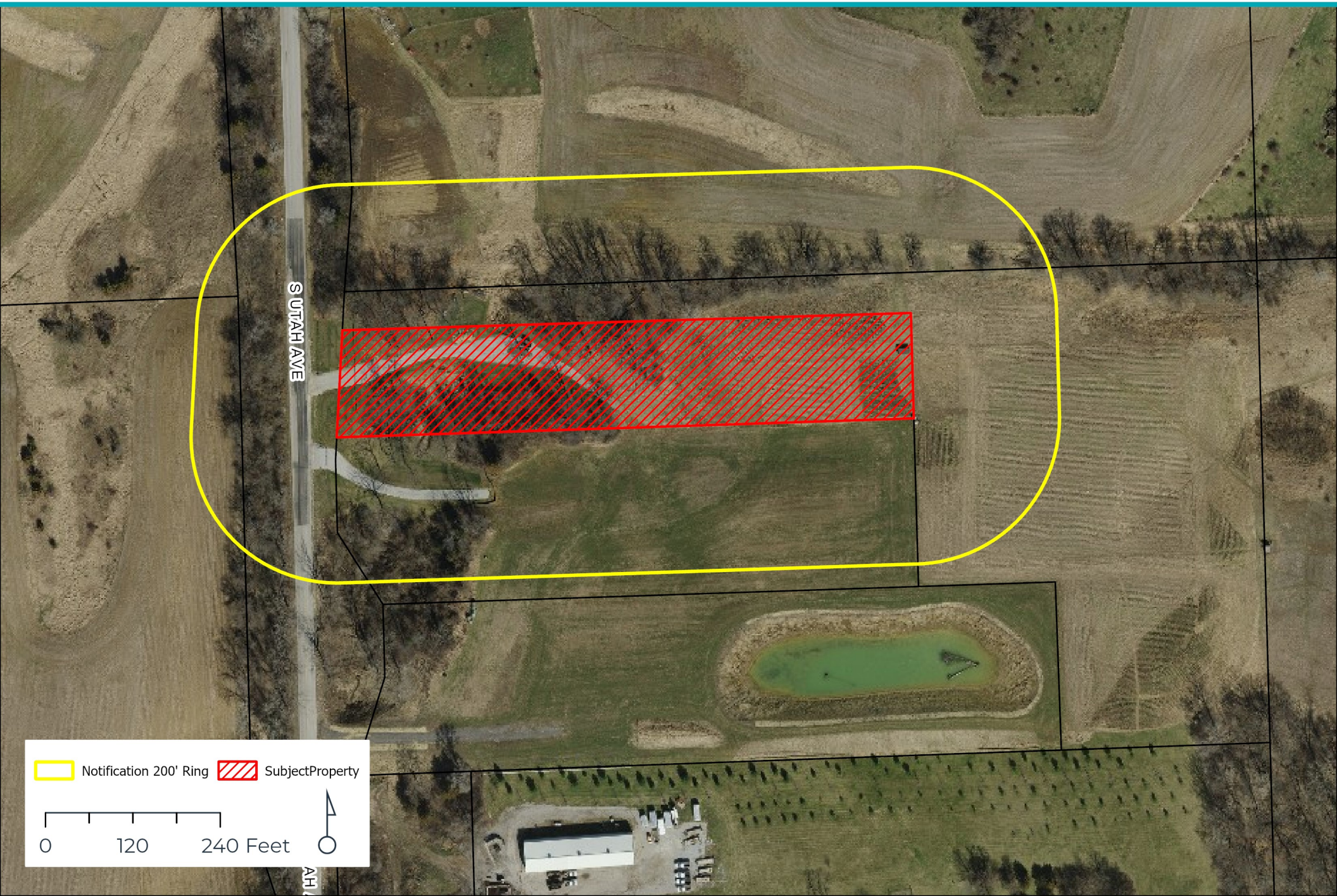
_____
Jason Gordon
Mayor

_____
Brian Krup
Deputy City Clerk

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Vicinity Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

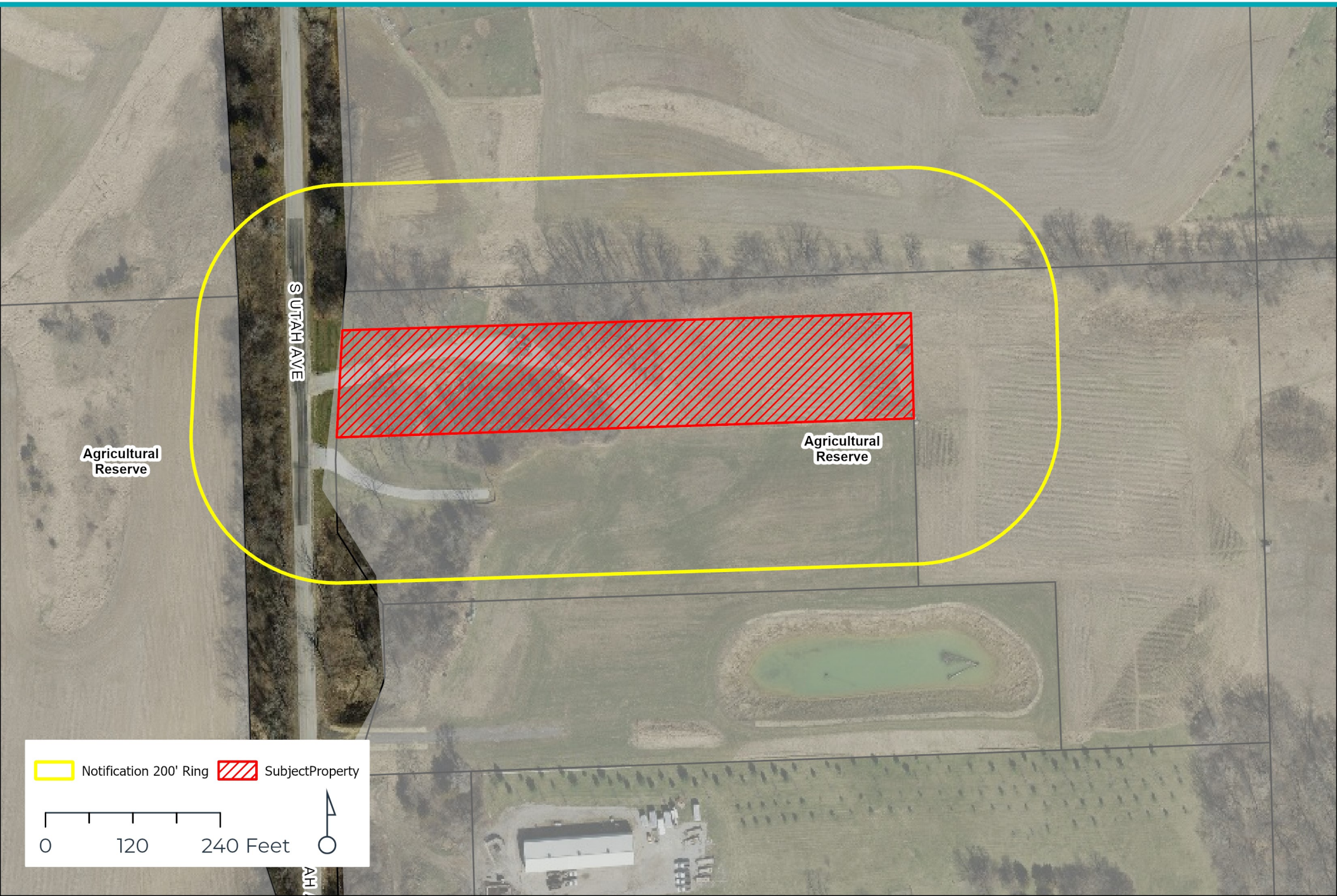
Zoning Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Future Land Use Map | Case REZ26-02

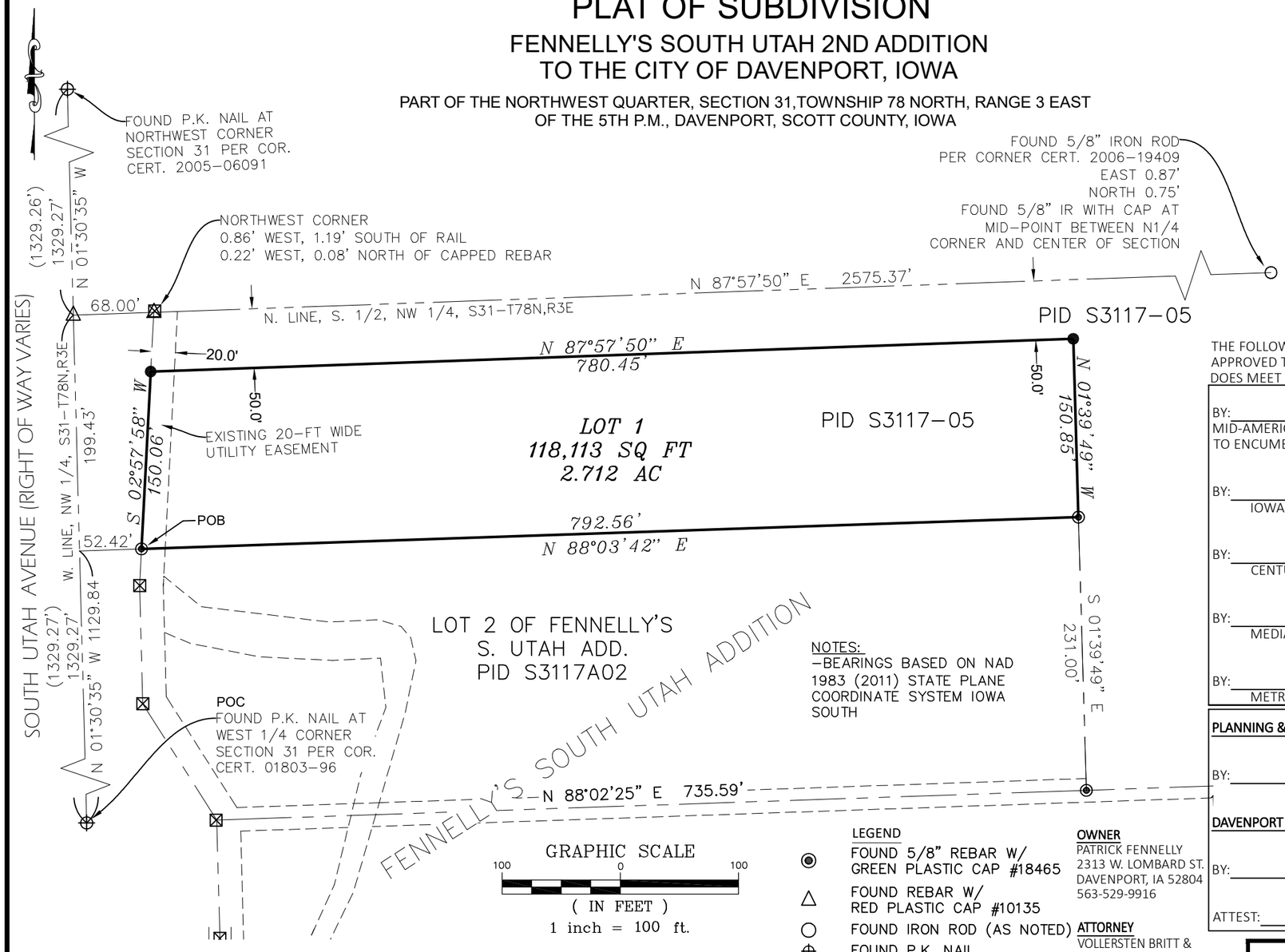
Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



PLAT OF SUBDIVISION

FENNELLY'S SOUTH UTAH 2ND ADDITION TO THE CITY OF DAVENPORT, IOWA

PART OF THE NORTHWEST QUARTER, SECTION 31,TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., DAVENPORT, SCOTT COUNTY, IOWA



NOTES:
-BEARINGS BASED ON NAD 1983 (2011) STATE PLANE COORDINATE SYSTEM IOWA SOUTH

GRAPHIC SCALE
100 0 100
(IN FEET)
1 inch = 100 ft.

LEGEND
- FOUND 5/8" REBAR W/ GREEN PLASTIC CAP #18465
- FOUND REBAR W/ RED PLASTIC CAP #10135
- FOUND IRON ROD (AS NOTED)
- FOUND P.K. NAIL
- FOUND ROW RAIL
- SET 5/8" REBAR W/ GREEN PLASTIC CAP #18465
- BOUNDARY LINE
- LOT OR ROW LINE
- SECTION LINE
- EASEMENT LINE
- (100') DEED OR PLATTED
- 100' MEASURED

INDEX LEGEND
LOCATION: PART OF THE NW 1/4, S31-78N-3E, DAVENPORT, IA
REQUESTOR: PAT FENNELLY
PROPRIETOR: PAT FENNELLY
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
826 16TH AVE
EAST MOLINE, IL 61244
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

ZONING & LOT INFORMATION:
CURRENT ZONING: AR
PROPOSED ZONING: RESIDENTIAL, R-1
TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE OF LOTS: 2.71
TOTAL R.O.W. ACREAGE: 0.00
TOTAL SITE ACREAGE: 2.71
FRONT YARD BUILDING SETBACK: 30'

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

BY: _____ DATE: _____
MID-AMERICAN ENERGY COMPANY APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

BY: _____ DATE: _____
IOWA AMERICAN WATER CO.

BY: _____ DATE: _____
CENTURYLINK

BY: _____ DATE: _____
MEDIACOM

BY: _____ DATE: _____
METRONET

PLANNING & ZONING COMMISSION

BY: _____ DATE: _____

DAVENPORT CITY COUNCIL

BY: _____ DATE: _____

ATTEST: _____ DATE: _____

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31, PER CORNER CERTIFICATE 01803-96;
THENCE NORTH 01°30'35" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1129.84 FEET;
THENCE NORTH 88°03'42" EAST, A DISTANCE OF 52.42 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH UTAH AVENUE;
THENCE NORTH 02°57'58" EAST ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 150.06 FEET TO A POINT THAT IS SOUTH 50 FEET AND PERPENDICULAR TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31;
THENCE NORTH 87°57'50" EAST ALONG A LINE RUNNING PARALLEL WITH THE SAID NORTH LINE, A DISTANCE OF 780.45 FEET;
THENCE SOUTH 01°39'49" EAST, A DISTANCE OF 150.85 FEET;
THENCE SOUTH 88°03'42" WEST, A DISTANCE OF 792.56 FEET TO THE POINT OF BEGINNING.

SAID REAL ESTATE CONTAINS AN AREA OF 118,113 SQUARE FEET, 2.712 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THE ABOVE DESCRIPTION, THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, HAS AN OBSERVED BEARING OF NORTH 01°30'35" WEST

OWNER
PATRICK FENNELLY
2313 W. LOMBARD ST.
DAVENPORT, IA 52804
563-529-9916

ATTORNEY
VOLLERSTEN BRITT & GORSLINE
MIKE GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807
563-324-0441

LAND SURVEYOR
ABBITT SURVEY & DEVELOPMENT, PLLC
CONTACT: JIM ABBITT
826 16TH AVENUE
EAST MOLINE, ILLINOIS 61244
309-755-9003

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

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

JAMES W. ABBITT, JR. DATE

REG. NO. 18465
MY LICENSE EXPIRES DECEMBER 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

Abbitt Survey & Development, PLLC

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

DATE: 01-15-2026	SCALE: 1" = 100'	DRAWN BY: JADB	CHECKED BY: JWA

PREPARED FOR: PATRICK FENNELLY
2313 W. LOMBARD STREET
DAVENPORT, IA 52804

PAGE: 1 OF 1

PROJECT No.: 26-034-IADA-B-FENNELLY

DRAWING TITLE: PLAT OF SUBDIVISION

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
FENNELLY'S SOUTH UTAH 2ND ADDITION

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
PART OF THE NW 1/4, S31T78NR3E

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	AR	R-1	2712

APPLICANT INFORMATION

Applicant Name | Company Name
PATRICK FENNELLY

Address
[redacted]

City | State | Zip
DAVENPORT, IA 52804

Phone
[redacted]

Secondary Phone

E-Mail Address
[redacted]

Acceptance of Applicant

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

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

PATRICK FENNELLY
Type Applicant's Name

[redacted]
Applicant's Signature

02/03/2026
Date

DEVELOPMENT TEAM

Property Owner
PATRICK FENNELLY

Address
[redacted]

Phone
[redacted]

Secondary Phone

E-Mail Address
[redacted]

Project Manager/Other

Address

Phone

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)

$825 REZONING APPLICATION FEE

PLAT IS SUBMITTED FOR DIMENSIONED SKETCH

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.

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located south of Telegraph Road and east of South Utah Avenue (Parcel # S3117-05).

Plan & Zoning Commission Public Hearing Meeting
Date: 3/3/2026 | 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 public hearing will be held for a Rezoning Request. The purpose of the Rezoning Request is to create one new single-family residential parcel.

Request/Case Description
Case REZ26-02: Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on March 3, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on March 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 case planner below.

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

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

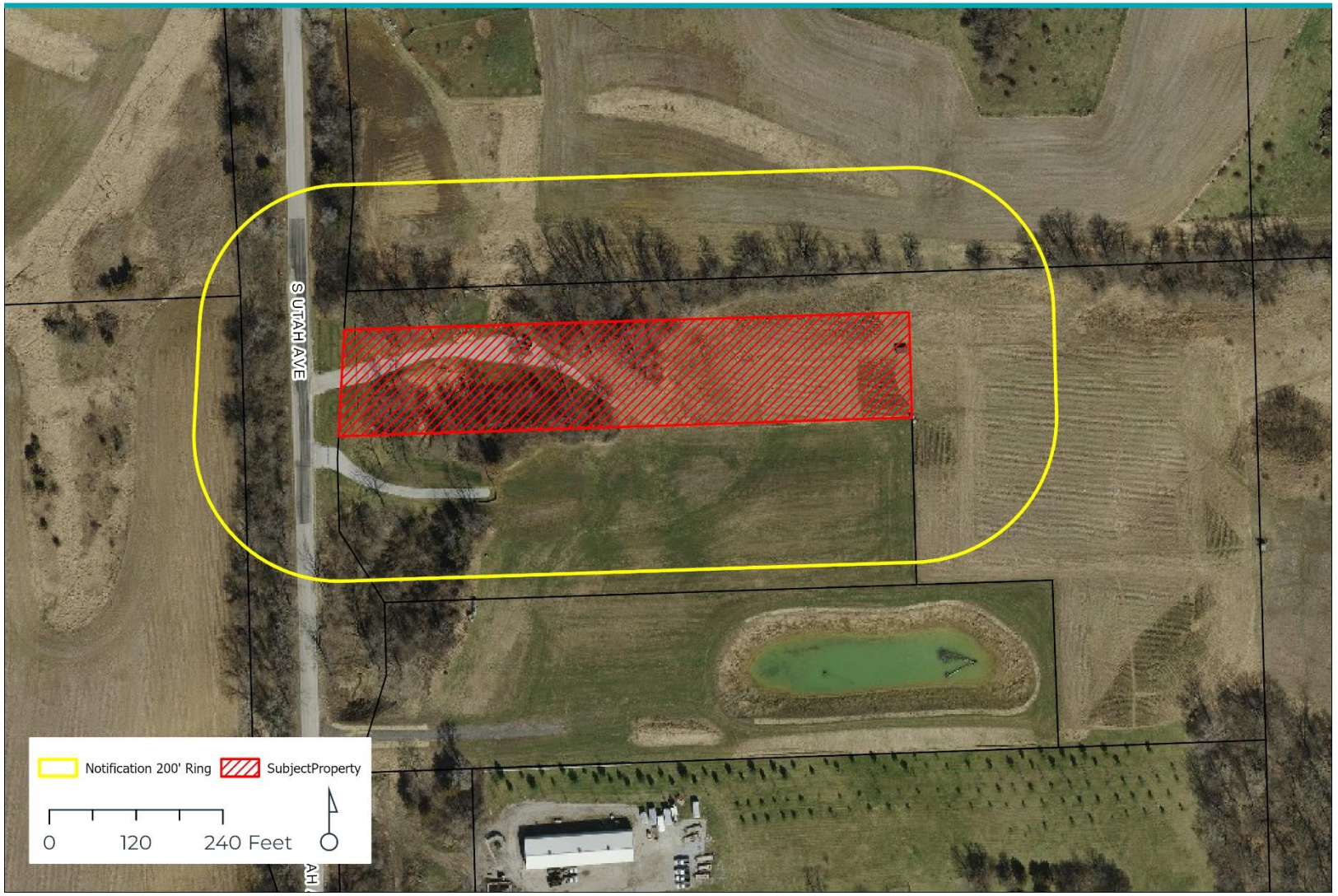
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Reu) at matt.werderitch@davenportiowa.com or 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres 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.

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Vicinity Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | planning@davenportiowa.com
davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Zoning Map | Case REZ26-02

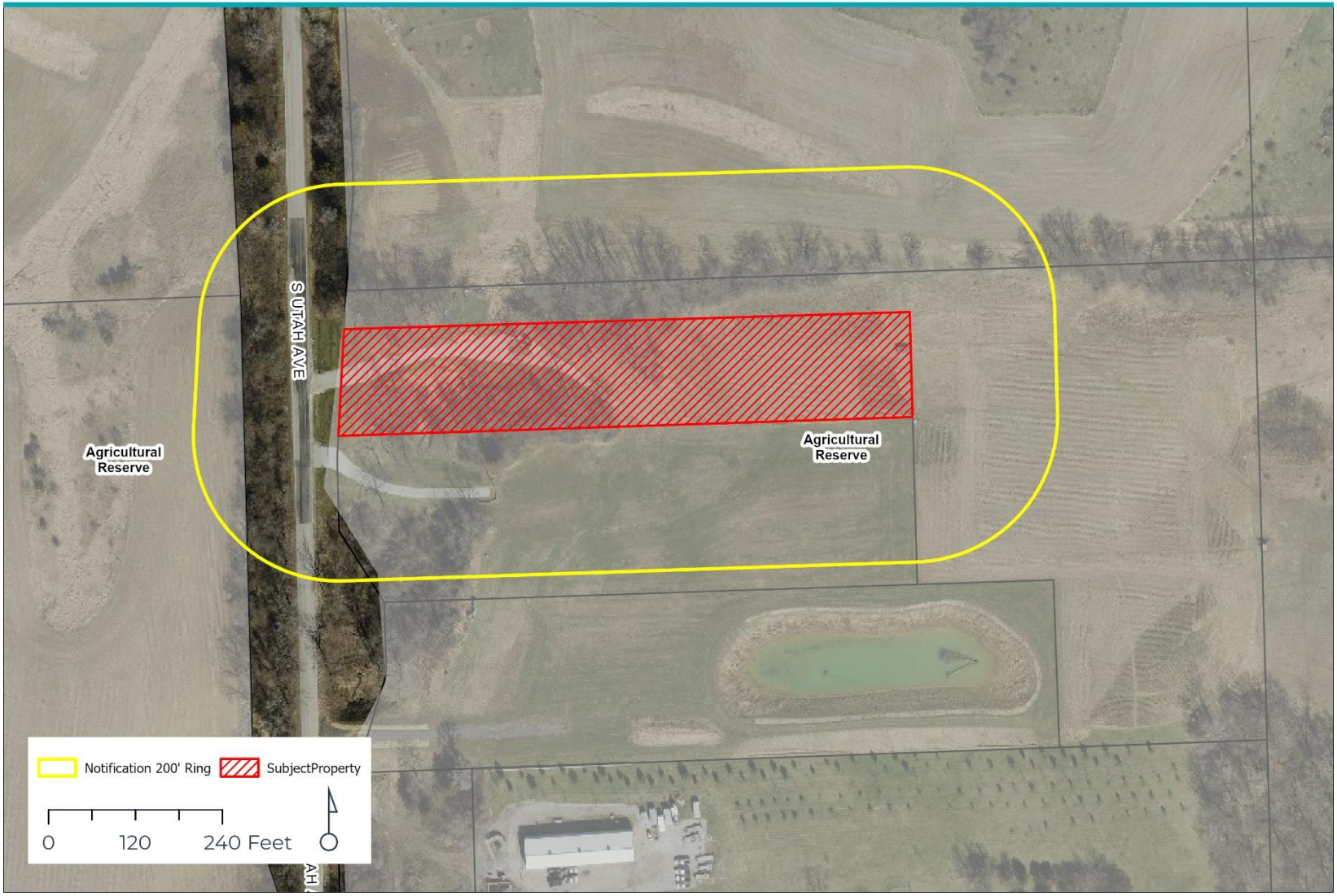
Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | planning@davenportiowa.com
davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Future Land Use Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | planning@davenportiowa.com
davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject property located south of Telegraph Road and east of South Utah Avenue (Parcel # S3117-05).

Committee of the Whole Public Hearing Meeting
Date: 4/1/2026 | Time: 5:30 PM
Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?
This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The purpose of the Rezoning Request is to create one new single-family residential parcel.

Request/Case Description
Case REZ26-02: Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

At its March 17, 2026 meeting, the Plan and Zoning Commission recommended Case REZ26-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:
1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with the zoning and uses of nearby property.
3. The zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment does not create nonconformities.

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

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

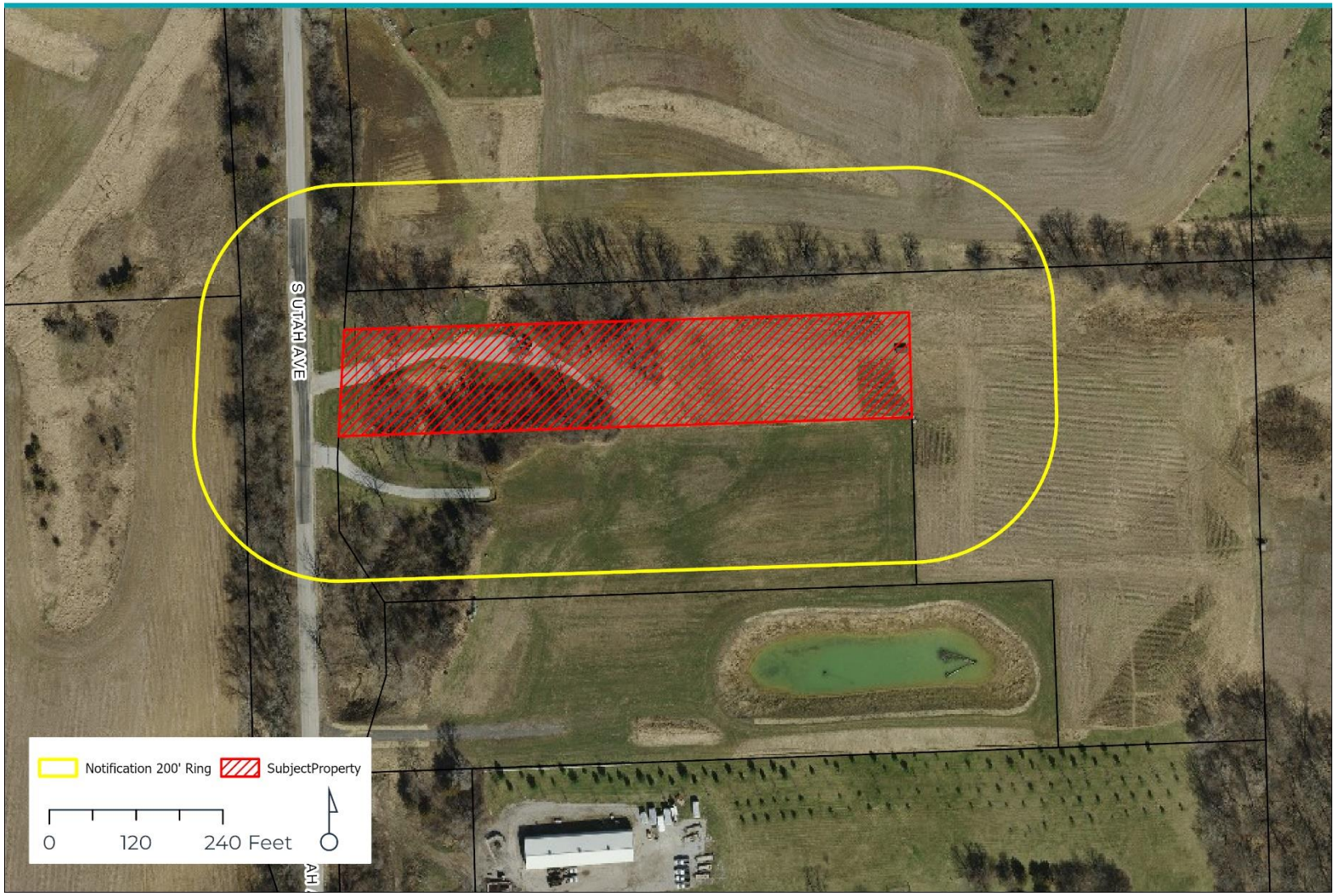
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Reu) at matthew.reu@davenportiowa.com or 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres estan 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 by City Council. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Vicinity Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | planning@davenportiowa.com
davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Zoning Map | Case REZ26-02

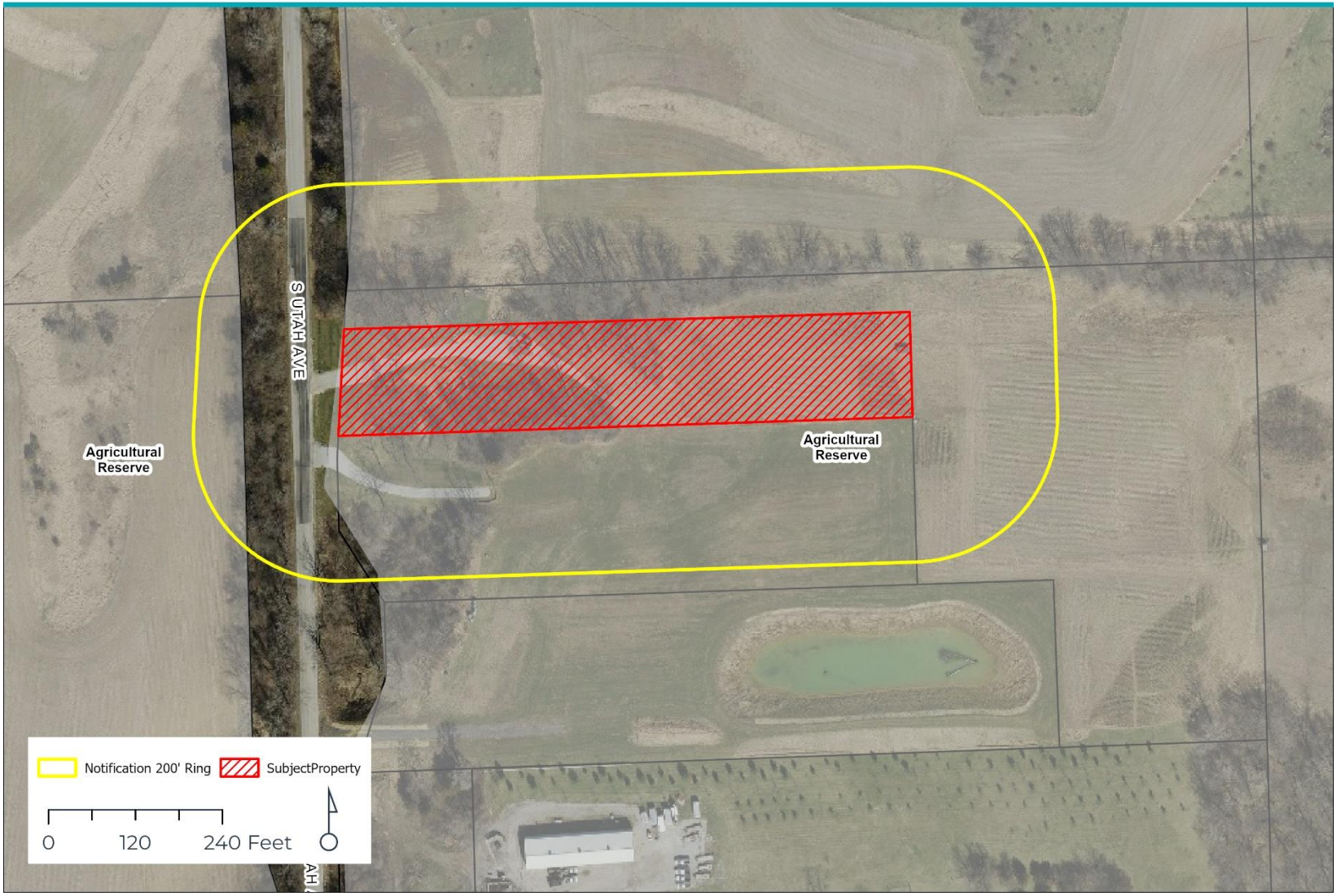
Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | planning@davenportiowa.com
davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Future Land Use Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



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: Laura Berkley | 563-888-3553 **4/1/2026**

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

Recommendation:
Consider the Ordinance.

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

2026 Campus Master Plan Amendments

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

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

Zoning

Palmer College of Chiropractic is zoned **IC Institutional Campus District**, which is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:

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

development being proposed, their likely impacts and appropriate mitigation measures.

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

Why is a land use plan required?

An approved land use plan is effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review.

Palmer College of Chiropractic's previous Campus Master Plan was approved in 2021. Since that time, the college has engaged in a comprehensive planning process to assess future growth and development opportunities. As a result of this effort, an updated Campus Master Plan has been prepared and formally submitted to the City for review and approval.

Plan and Zoning Commission Recommendation

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

Findings

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

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

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

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

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ORD26-01 BEING THE REQUEST OF PALMER COLLEGE OF CHIROPRACTIC TO AMEND THE CAMPUS LAND USE PLAN, GENERALLY BOUNDED BY WEST 12TH STREET, HARRISON STREET, 6TH STREET, AND PERSHING AVENUE.

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

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

> Part of the Northwest Quarter of Section 25, Township 78 North, Range 3 East and the Northeast and Southeast Quarter Section 26, Township 28 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:
>
> Beginning at the intersection of the centerlines of Main Street and Palmer Drive; thence east along said centerline of Palmer Drive to the centerline of Brady Street; thence North along said centerline of Brady Street to the north property line of 1129 Brady Street extended westerly to the centerline of Brady Street; thence East along said north property line and its extensions westerly and easterly to the centerline of a public alley; thence North along said centerline of said public alley to the centerline of East 12th Street; thence East along said centerline of East 12 Street to the centerline of Pershing Avenue; thence South along said centerline of Pershing Avenue to the south property line of 822 Pershing Avenue extended easterly to the centerline of Pershing Avenue; thence West along said south property line and its extensions easterly and westerly to the centerline of a public alley; thence South along said centerline of a public alley to the south property line of 725 Perry Street extended easterly; thence west along the south line of 725 Perry Street and its extension westerly to the centerline of Perry Street; thence South along said centerline of Perry Street to the south property line of 711 Brady Street extended easterly to the centerline of Perry Street; thence west along said south property line and its easterly extension to the east property line of 707 Brady Street; thence south along said east property line and its northernly extension to the north property line of 705 Brady Street; thence south along said east property line of 705 Brady Street and its northernly extension to the north property line of 701 Brady Street; thence south along said east property line and its northernly extension to the centerline of East 7th Street; thence West along said centerline of East 7th Street to the centerline of Brady Street; thence South along said centerline of Brady Street to the centerline of a public alley extended easterly to centerline of Brady Street; thence West along said centerline of a public alley and its westerly extension to the centerline of Main Street; thence North along said centerline of Main Street to the south property line of 704 Main Street extended easterly to the centerline of Main Street; thence west along said south property line and its extensions easterly and westerly to the centerline of a public alley; thence North along said centerline of a public alley to the south

property line of 705 Harrison Street extended easterly to the centerline of a public alley; thence West along said south property line and its extensions easterly and westerly to the centerline of Harrison Street; thence North along said centerline of Harrison Street to the centerline of West 8th Street extended westerly to centerline of Harrison Street; thence East along said centerline of West 8th Street to the centerline of Main Street; thence North along said centerline of Main Street to the Point of Beginning at the intersection of the centerlines of Main Street and Palmer Drive.

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

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

Findings

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

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

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____
Jason Gordon
Mayor

_____
Brian Krup
Deputy City Clerk

City of Davenport

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

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

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

Findings:

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

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

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

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

Zoning:
Palmer College of Chiropractic is zoned **IC Institutional Campus District**, which is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:

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

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

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

Why is a land use plan required?
An approved land use plan is effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review.

Palmer College of Chiropractic's previous Campus Master Plan was approved in 2021. Since that time, the college has engaged in a comprehensive planning process to assess future growth and development opportunities. As a result of this effort, an updated Campus Master Plan has been prepared and formally submitted to the City for review and approval.

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

Future Land Use Designations:
The college campus spans the following land use categories identified in the Davenport +2035 Future Land Use Map.

1. **Civic and Institutional**: Reserved for major developments for government, education,

religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

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

Approval Standards for Map Amendments (Chapter 17.14.040)

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

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

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

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

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

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

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

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

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

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

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

Public Input:
The IC Institutional Campus District requires organizations to make a good faith effort to notify all City recognized neighborhoods located within 500 feet of the campus at least 60 days prior to submission of a formal application. Palmer College held this meeting on December 9, 2025

for the purpose of sharing the details of the petition, answering questions, and receiving feedback. A representative of the Hilltop Campus Village was in attendance to learn more about the project.

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

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

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

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

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

Attachments:

1. Application
2. Maps
3. Public Notice
4. Applicant Presentation at Neighborhood Meeting
5. Palmer Community Organization Communication Timeline
6. Public Comment in Opposition-1129 Brady Street
7. Palmer Drive-Truck Turning Movement Exhibit

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

REZONING

(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

PROJECT TITLE
Palmer College of Chiropractic Institutional Campus

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

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	IC	IC	38.3 AC

APPLICANT INFORMATION

Applicant Name | Company Name
Palmer College of Chiropractic

Address
1000 N Brady Street

City | State | Zip
Davenport, IA 52803

Phone
[redacted]

Secondary Phone

E-Mail Address

Acceptance of Applicant

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

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

Jennifer Randazzo
Type Applicant's Name

[redacted]
Applicant's Signature

12/26/2025
Date

DEVELOPMENT TEAM

Property Owner
Palmer College of Chiropractic
Address
1000 N Brady Street , Davenport, IA, 52803
Phone
(563) 884-5294
Secondary Phone
E-Mail Address

Project Manager/Other
Alex Krist
Address
1717 State Street, Suite 201
Phone
[redacted]
Secondary Phone
E-Mail Address

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

Rezoning Fee Schedule

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

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

PROJECT NARRATIVE: (submit separate sheet if needed)

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

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

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

Reason for Major Modification to IC

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

The major amendments included in this submittal are:

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

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

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

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

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

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

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

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

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

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

Outline of Submittals and Narrative

Section G - Land Use Plan

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

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

2.) **Boundary Survey**

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

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

a. *Proposed Name or Title of the project*

Palmer College of Chiropractic - Institutional Campus

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

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

c. Tabulated Site Data

i.) Number of Gross Acres

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

ii.) *Existing and proposed lot coverage*

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

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

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

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

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

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

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

v.) *Parking ratio determined*

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

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

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

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

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

f. *Site constraints*

i.) Slopes in excess of 10%

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

m. *Storm water management plan.*

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

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

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

4.) **Traffic Impact Study**

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

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

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

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

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

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

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

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

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

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

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

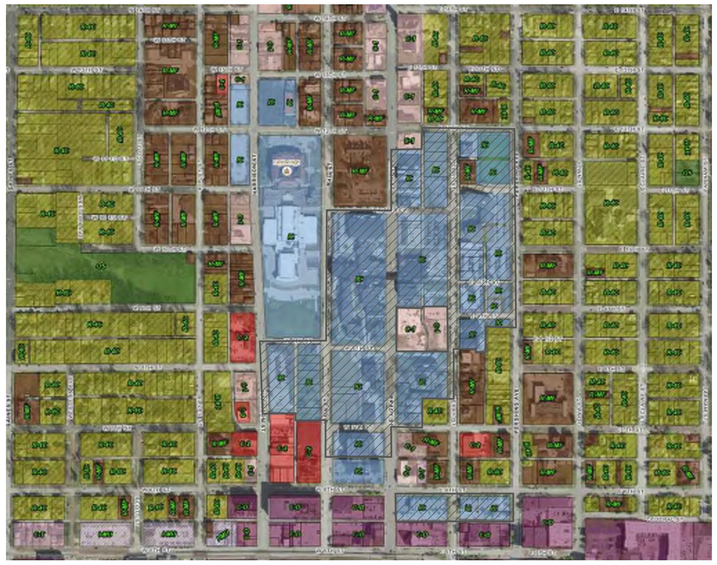
The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.

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

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

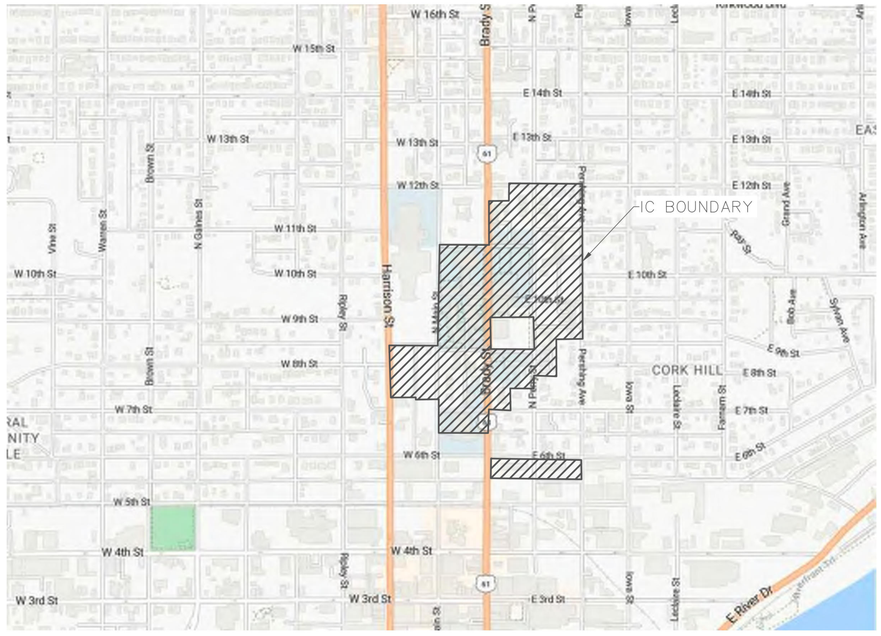
PALMER COLLEGE OF CHIROPRACTIC
INSTITUTIONAL CAMPUS

DAVENPORT, IOWA



EXISTING ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition



VICINITY MAP
NOT TO SCALE

MAP PROVIDED BY GOOGLE

DAVENPORT 2035 ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition

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

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

UTILITY NOTE

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

Know what's below. Call before you dig.

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA
COVER SHEET

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

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

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

REFERENCE SCALE IN INCHES
0 1 2 3

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

80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES:

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

ITEM	SQUARE FOOTAGE	ACRES	RUNOFF COEFFICIENT
EXISTING:			
Buildings / Structures	319,295	7.33	0.95
Parking/Driveways	649,044	14.90	0.95
Total Existing Impervious	968,339	22.23	
Total Existing Pervious	652,964	14.99	
Total	**1,621,303**	**37.22**	

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

OVERALL EXISTING CONDITIONS

IMEG Project No: 25003972.01

File Name: 25003972.01-EXISTING CONDITIONS.dwg

© COPYRIGHT 2025
ALL RIGHTS RESERVED

Field Book No:####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-1

Sheet 2 of 15

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

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

PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

EXISTING CONDITIONS - NORTH

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

REVISIONS

No.	DESCRIPTION	DATE

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

C-2

Sheet 3 of 15

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

GENERAL NOTES:

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

SCALE: 1" = 50'

50 25 0 50 100

(L) LOADING AREA
(R) RECEIVING AREA
(W) WASTE COLLECTION POINT

PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

EXISTING CONDITIONS - SOUTH

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

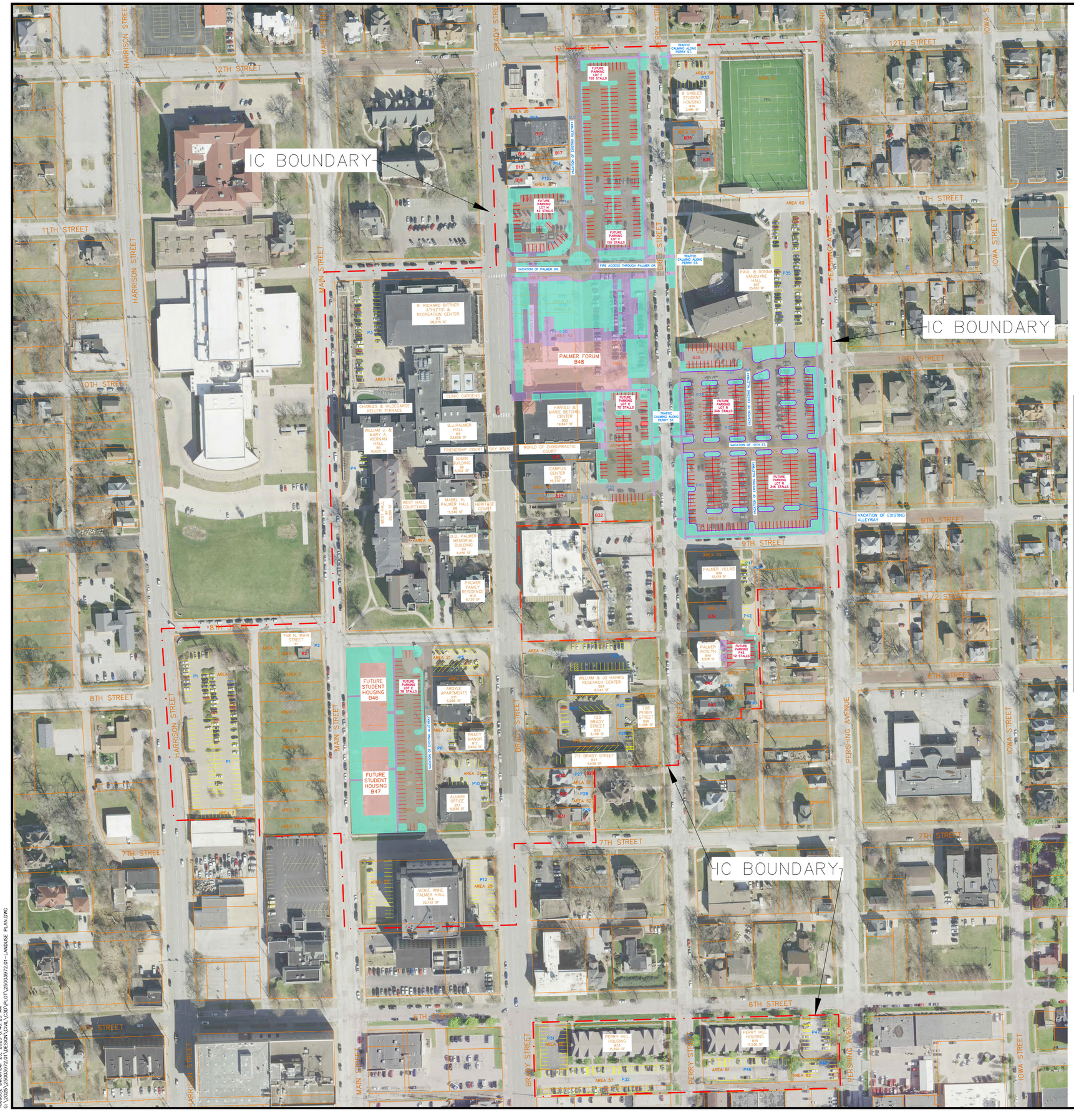
REVISIONS

No.	DESCRIPTION	DATE

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

C-3

Sheet 4 of 15



80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

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

LEGEND

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

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

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

OVERALL LAND USE PLAN

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

C-4

Sheet 5 of 15

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

50 25 0 50 100

SCALE: 1" = 50'

GENERAL NOTES

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

LEGEND

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

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

LAND USE PLAN NORTH

IMEG Project No: 25003972.01

File Name: 25003972.01-Landuse Plan.dwg

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No: ####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-5

Sheet 6 of 15

Tuesday, December 23, 2025 8:41:11 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-LANDUSE PLAN.DWG

50 25 0 50 100

SCALE: 1" = 50'

GENERAL NOTES

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

LEGEND

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

No.	REVISIONS DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

LAND USE PLAN SOUTH

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

© COPYRIGHT 2025 ALL RIGHTS RESERVED

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

C-6

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

LOT A	
TOTAL STALLS	36
AM	2
PM	1

LOT B	
TOTAL STALLS	87
AM	86
PM	83

LOT C	
TOTAL STALLS	43
AM	19
PM	14

LOT D	
TOTAL STALLS	36
AM	31
PM	28

LOT E	
TOTAL STALLS	8
AM	5
PM	5

LOT F	
TOTAL STALLS	60
AM	19
PM	23

LOT G	
TOTAL STALLS	128
AM	108
PM	107

LOT H	
TOTAL STALLS	25
AM	22
PM	19

LOT I	
TOTAL STALLS	16
AM	8
PM	9

LOT K	
TOTAL STALLS	61
AM	54
PM	54

LOT M	
TOTAL STALLS	133
AM	31
PM	32

LOT N	
TOTAL STALLS	31
AM	21
PM	18

LOT O	
TOTAL STALLS	37
AM	13
PM	15

LOT P	
TOTAL STALLS	30
AM	1
PM	2

LOT Q	
TOTAL STALLS	23
AM	0
PM	0

LOT R	
TOTAL STALLS	64
AM	59
PM	58

LOT T	
TOTAL STALLS	24
AM	10
PM	8

P4	
TOTAL STALLS	4
AM	4
PM	4

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

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

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

P6	
TOTAL STALLS	6
UTILIZED	3

P13
9

P14
4

P15
6

P16
4

P27
3

P28
4

P29
2

P30	
TOTAL STALLS	5
UTILIZED	4

P36
9

P41	
TOTAL STALLS	6
UTILIZED	6

P42	
TOTAL STALLS	4
UTILIZED	2

P43
6

P44
4

P45
2

MAIN ST	
TOTAL STALLS	70
UTILIZED	70

BRADY ST
21

PERRY ST	
TOTAL STALLS	95
UTILIZED	92

PERSHING AVE	
TOTAL STALLS	49
UTILIZED	12

6TH ST	
TOTAL STALLS	23
UTILIZED	7

7TH ST	
TOTAL STALLS	24
UTILIZED	4

8TH ST	
TOTAL STALLS	11
UTILIZED	9

9TH ST	
TOTAL STALLS	12
UTILIZED	8

PALMER DR	
TOTAL STALLS	23
UTILIZED	23

12TH ST	
TOTAL STALLS	19
UTILIZED	6

TOTAL STALLS
1436

80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

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

LEGEND

EXISTING PARKING

EXISTING PARKING

No.	DESCRIPTION	DATE

REVISIONS

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

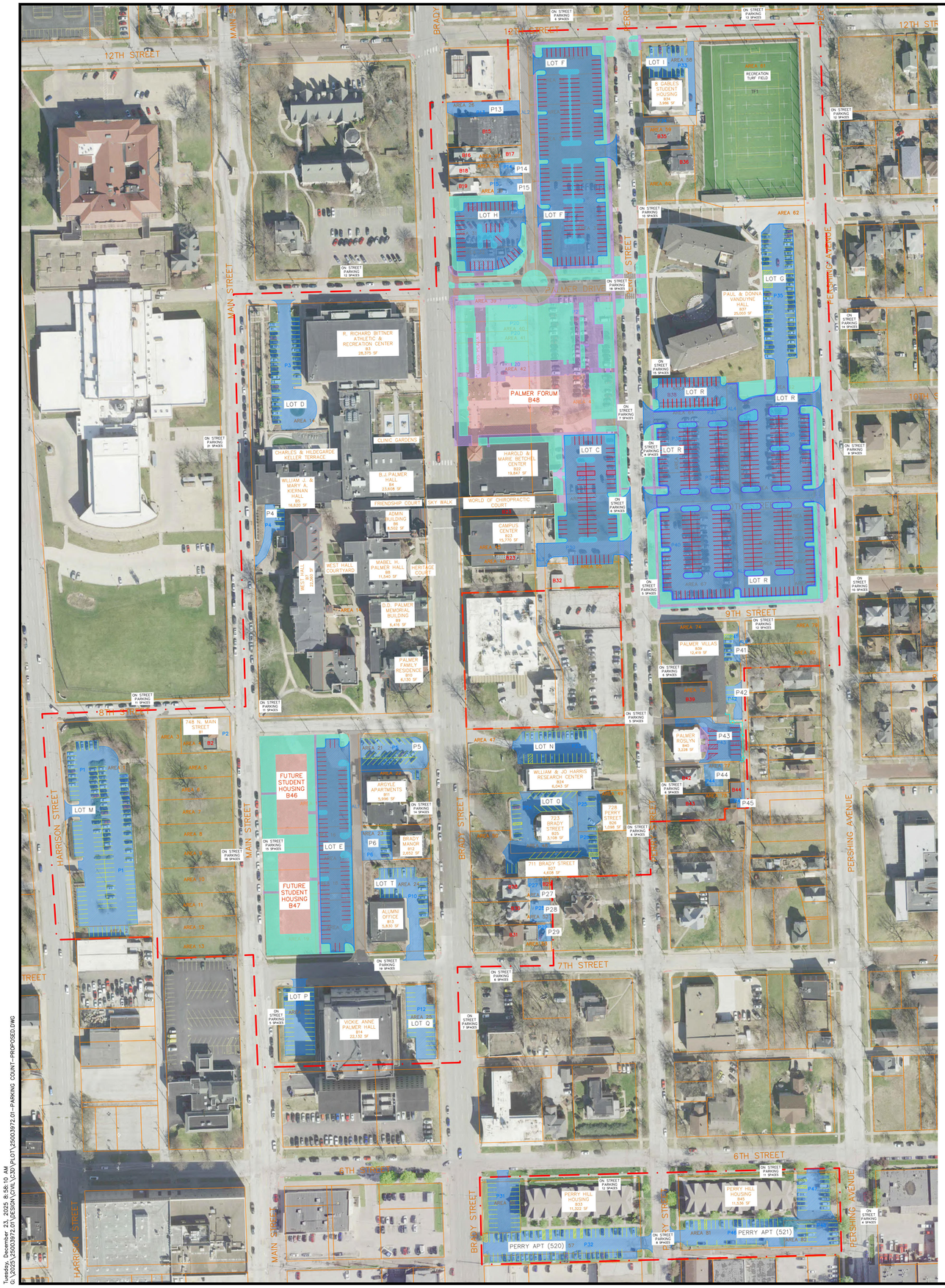
EXISTING CAMPUS PARKING DATA

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

C-7

Sheet 8 of 15

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



LOT C	
TOTAL STALLS	70
AM	
PM	

LOT D	
TOTAL STALLS	36
AM	31
PM	28

LOT E	
TOTAL STALLS	78
AM	
PM	

LOT F	
TOTAL STALLS	155
AM	
PM	

LOT H	
TOTAL STALLS	42
AM	
PM	

LOT I	
TOTAL STALLS	16
AM	8
PM	9

LOT G	
TOTAL STALLS	50
AM	48
PM	47

LOT M	
TOTAL STALLS	133
AM	31
PM	32

LOT N	
TOTAL STALLS	31
AM	21
PM	18

LOT O	
TOTAL STALLS	37
AM	13
PM	15

LOT P	
TOTAL STALLS	30
AM	1
PM	2

LOT Q	
TOTAL STALLS	23
AM	0
PM	0

LOT R	
TOTAL STALLS	346
AM	
PM	

LOT T	
TOTAL STALLS	24
AM	10
PM	6

P4	
TOTAL STALLS	4
AM	4
PM	4

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

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

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

P6	
TOTAL STALLS	6
UTILIZED	3

P13
9

P14
4

P15
6

P27
3

P28
4

P29
2

P36
9

P41	
TOTAL STALLS	6
UTILIZED	6

P42	
TOTAL STALLS	4
UTILIZED	2

P43
12

P44
4

P45
2

MAIN ST	
TOTAL STALLS	70
UTILIZED	70

BRADY ST
21

PERRY ST	
TOTAL STALLS	95
UTILIZED	92

PERSHING AVE	
TOTAL STALLS	49
UTILIZED	12

6TH ST	
TOTAL STALLS	23
UTILIZED	7

7TH ST	
TOTAL STALLS	24
UTILIZED	4

8TH ST	
TOTAL STALLS	11
UTILIZED	9

9TH ST	
TOTAL STALLS	12
UTILIZED	8

PALMER DR
0

12TH ST	
TOTAL STALLS	19
UTILIZED	6

TOTAL STALLS
1630

80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

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

LEGEND

PROPOSED PARKING

EXISTING PARKING

PROPOSED PARKING

No.	DATE
REVISIONS	
DESCRIPTION	

IMEG
PH: 928.256.0410
www.imegcorp.com
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

PROPOSED CAMPUS PARKING DATA

IMEG Project No: 25003972.01

File Name: 25003972.01-Parking Count-Proposed.dwg

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No:####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-8

Sheet 9 of 15

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

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

80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

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

LEGEND

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

SOILS DATA

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

No.	REVISIONS DESCRIPTION	DATE

IMEG
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001
PH: 928.256.0410
www.imegcorp.com

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

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

C-9

Sheet 10 of 15

REVISIONS		
NO.	DESCRIPTION	DATE

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

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

SITE UTILITY PLAN - NORTH

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

C-10
Sheet 11 of 15

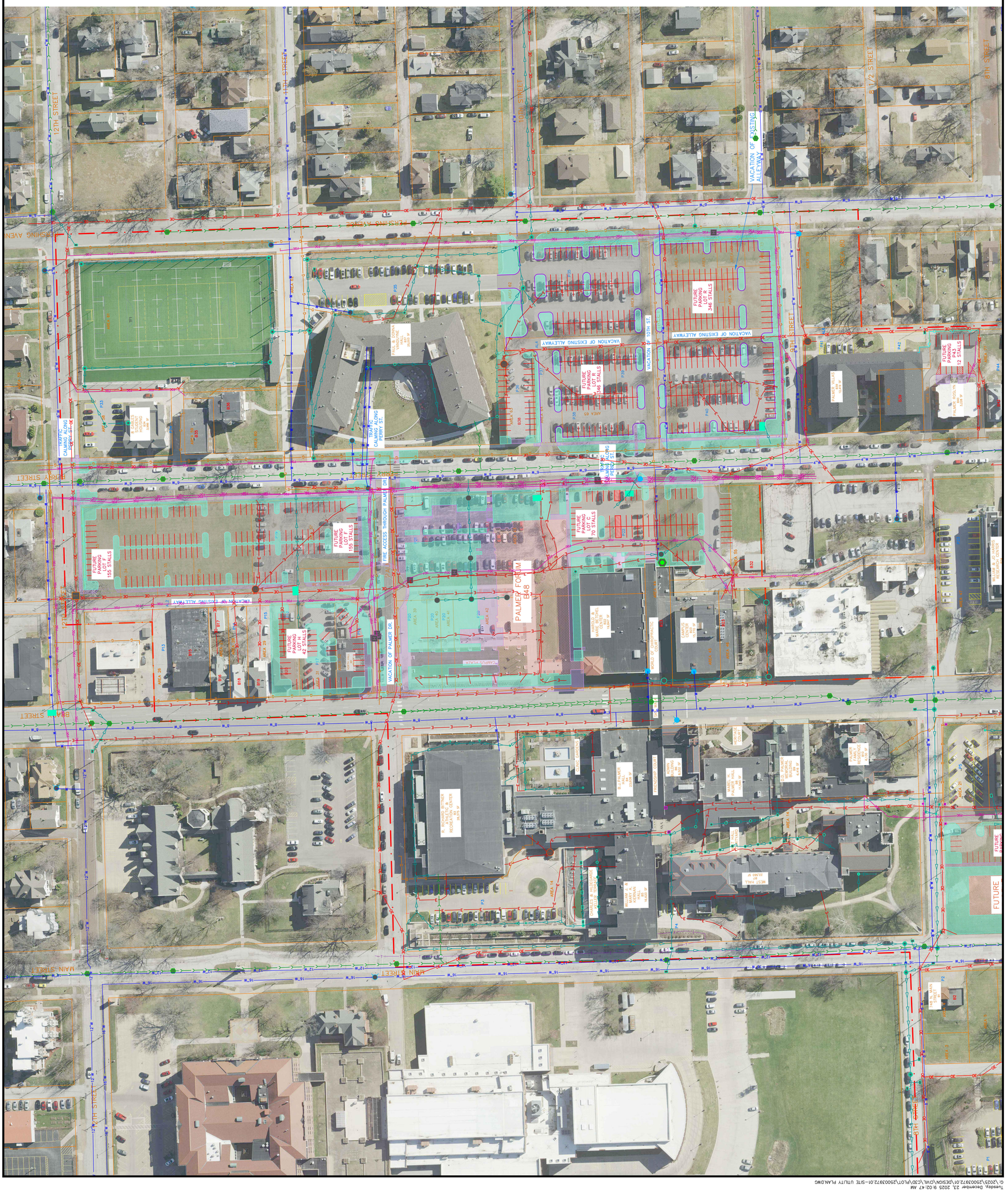
LEGEND

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

SCALE: 1" = 50'

GENERAL NOTES

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



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

REVISIONS		
NO.	DESCRIPTION	DATE

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

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

SITE UTILITY PLAN - SOUTH

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

C-11

Sheet 12 of 15

GENERAL NOTES

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

SCALE: 1" = 50'

LEGEND

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

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

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

GRADING AND DRAINAGE - NORTH

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

REVISIONS

No.	DESCRIPTION	DATE

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

C-12

Sheet 13 of 15

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

LEGEND

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

GENERAL NOTES

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

SCALE: 1" = 50'

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

GRADING AND DRAINAGE - SOUTH

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

REVISIONS

No.	DESCRIPTION	DATE

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

C-13
Sheet 14 of 15

APPROXIMATE OVERALL AREA USE DESCRIPTION

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

APPROXIMATE OVERALL AREA USE DESCRIPTION

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

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

Approximate additional impervious area from abandoned streets = 1.07 acres

Total Impervious = 26.03 acres

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

DATA SHEET

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

C-14

Sheet 15 of 15

Tuesday, December 23, 2025 9:17:44 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--COVER AND DETAILS.DWG

Addendum 4 - IC Boundary:

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

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

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

Addendum 5 - Existing and Proposed Building Data Summary:

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

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

Addendum 6 - Parking Summary:

Existing Parking Conditions:

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

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

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

Proposed Parking Conditions:

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

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

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

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

City Parking Requirements:

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

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

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

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

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

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

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

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

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

Parking Ratios:

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

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

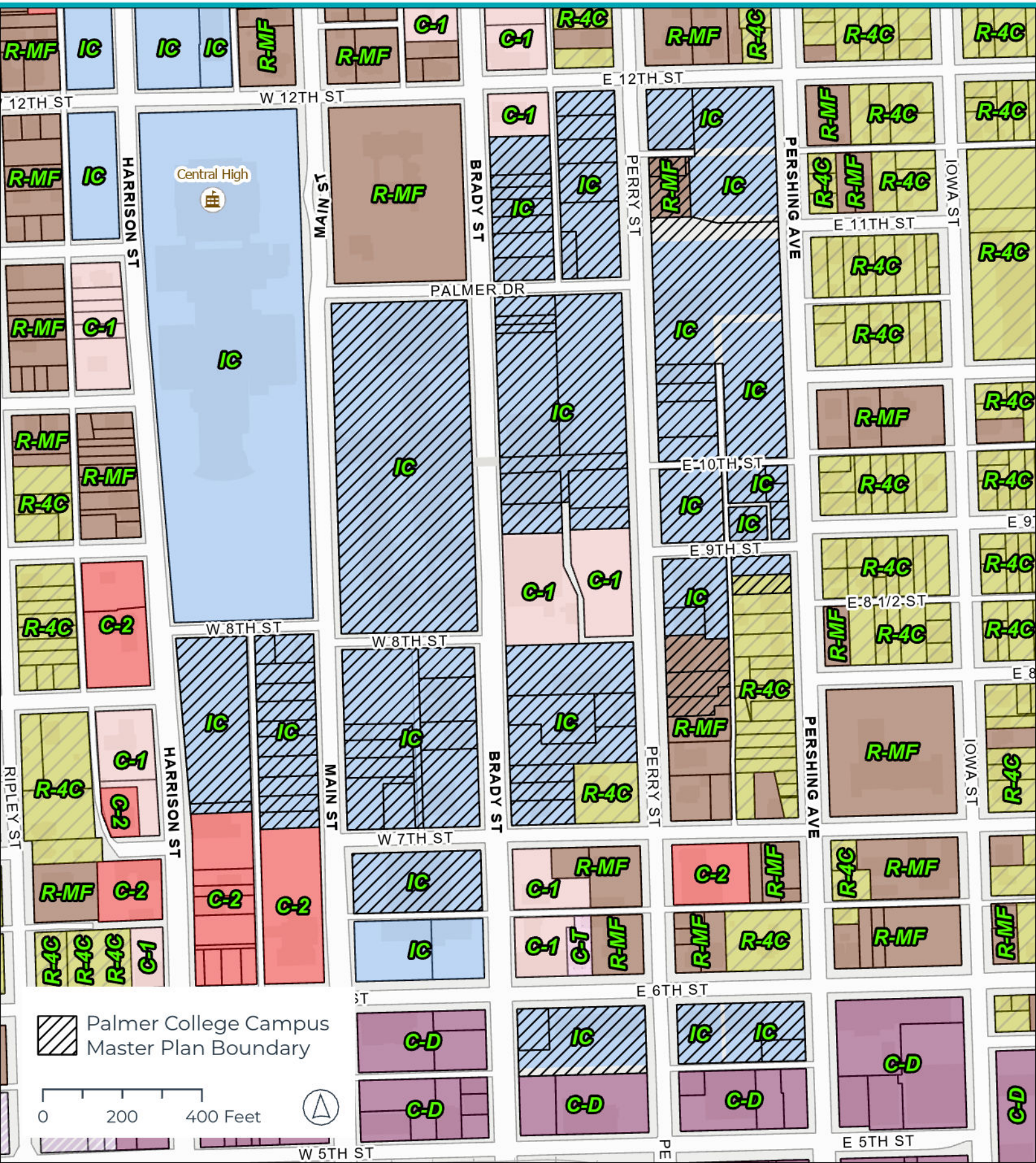
Proposed Parking Ratio - $PR_P = \frac{1630\ stalls}{359{,}370\ ft^2} \times 1000$ = 4.54 stalls/1000 ft^2

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

THE CITY OF DAVENPORT
IOWA | USA

Zoning Map | Case ORD26-01

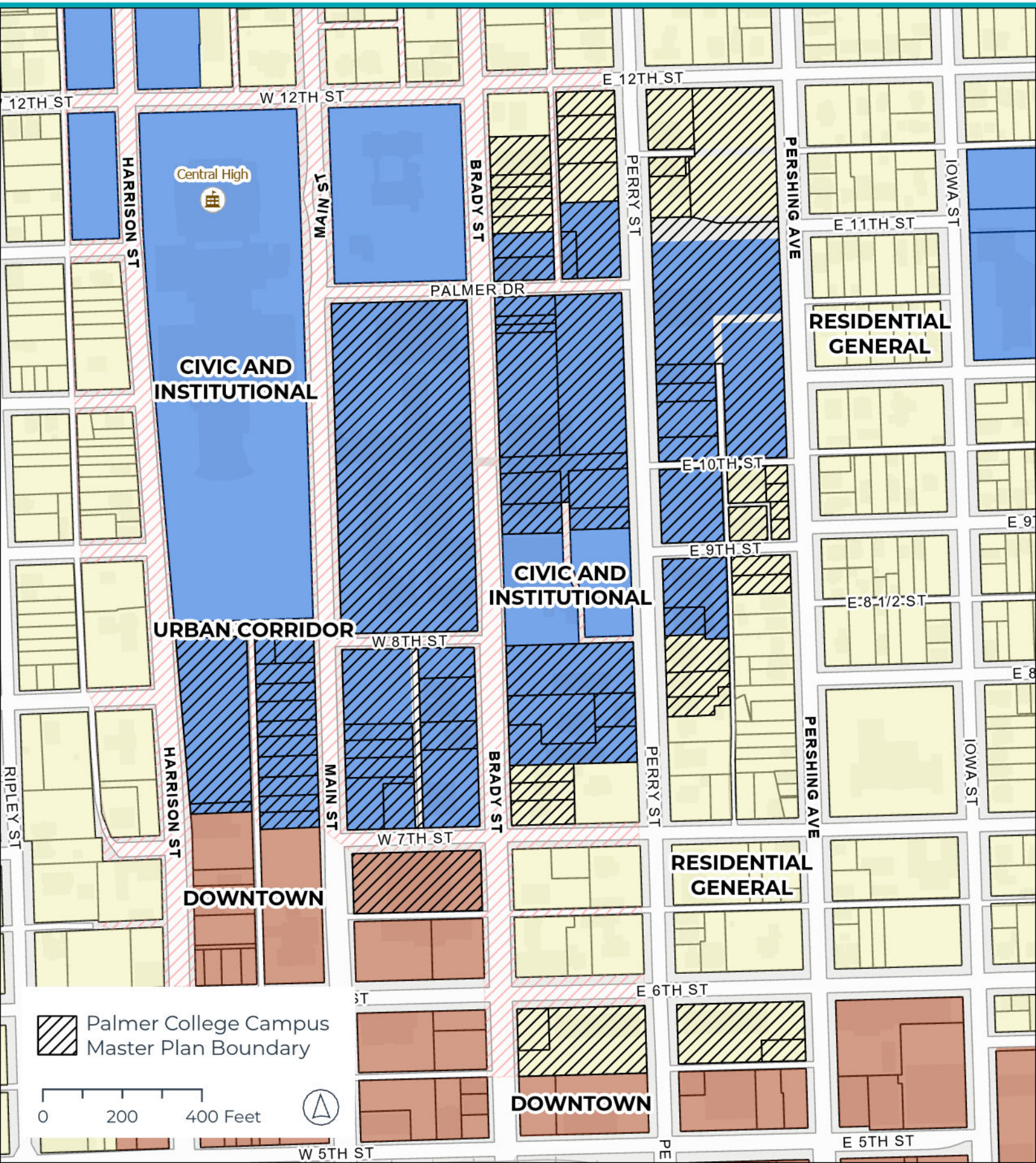
Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



THE CITY OF DAVENPORT
IOWA | USA

Future Land Use Map | Case ORD26-01

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



DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

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

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

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

Requests/Case Descriptions:

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

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

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

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

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

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

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

Findings:

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

Conditions:

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

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

Findings:

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

Conditions:

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

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

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

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

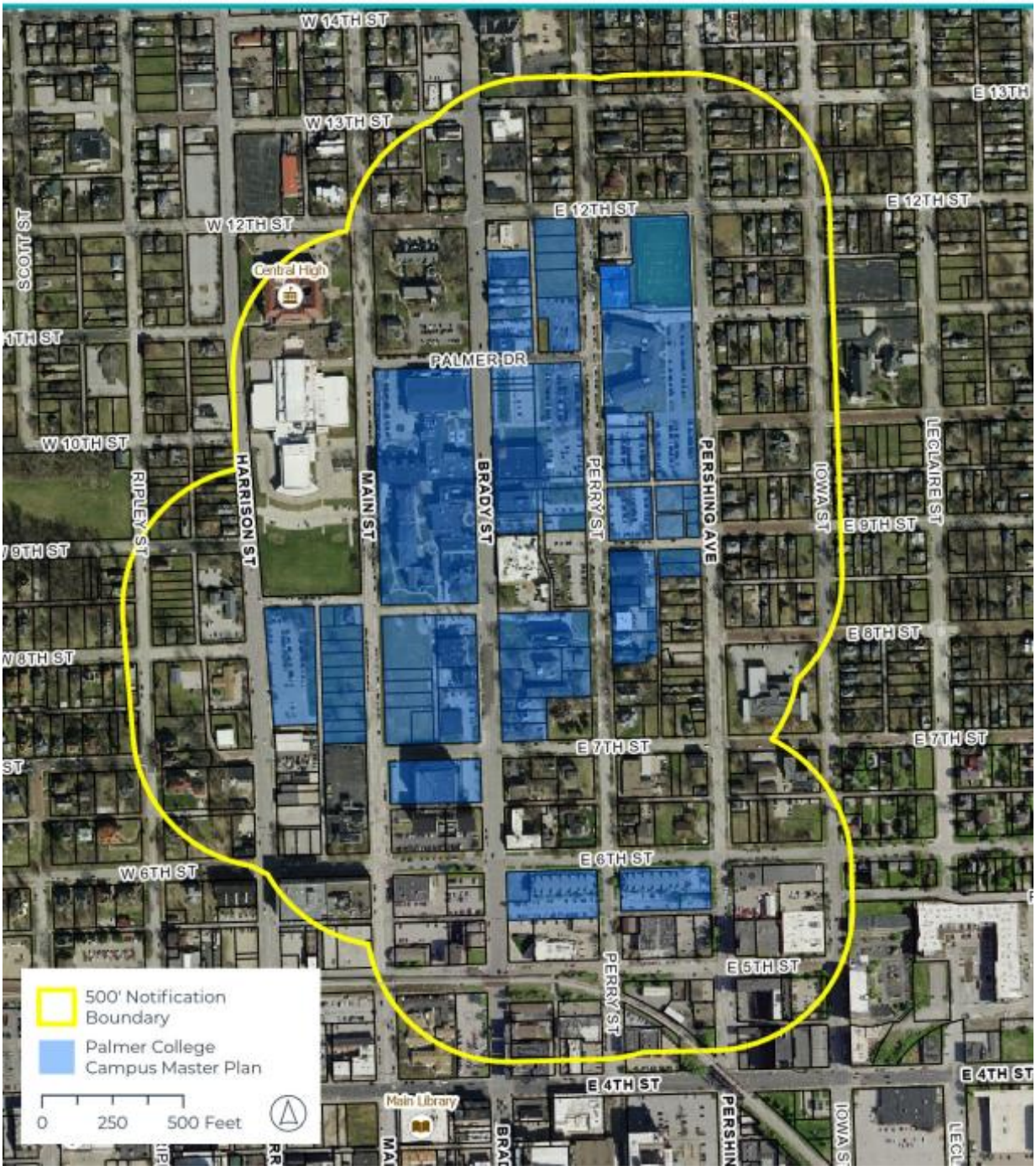
All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

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

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

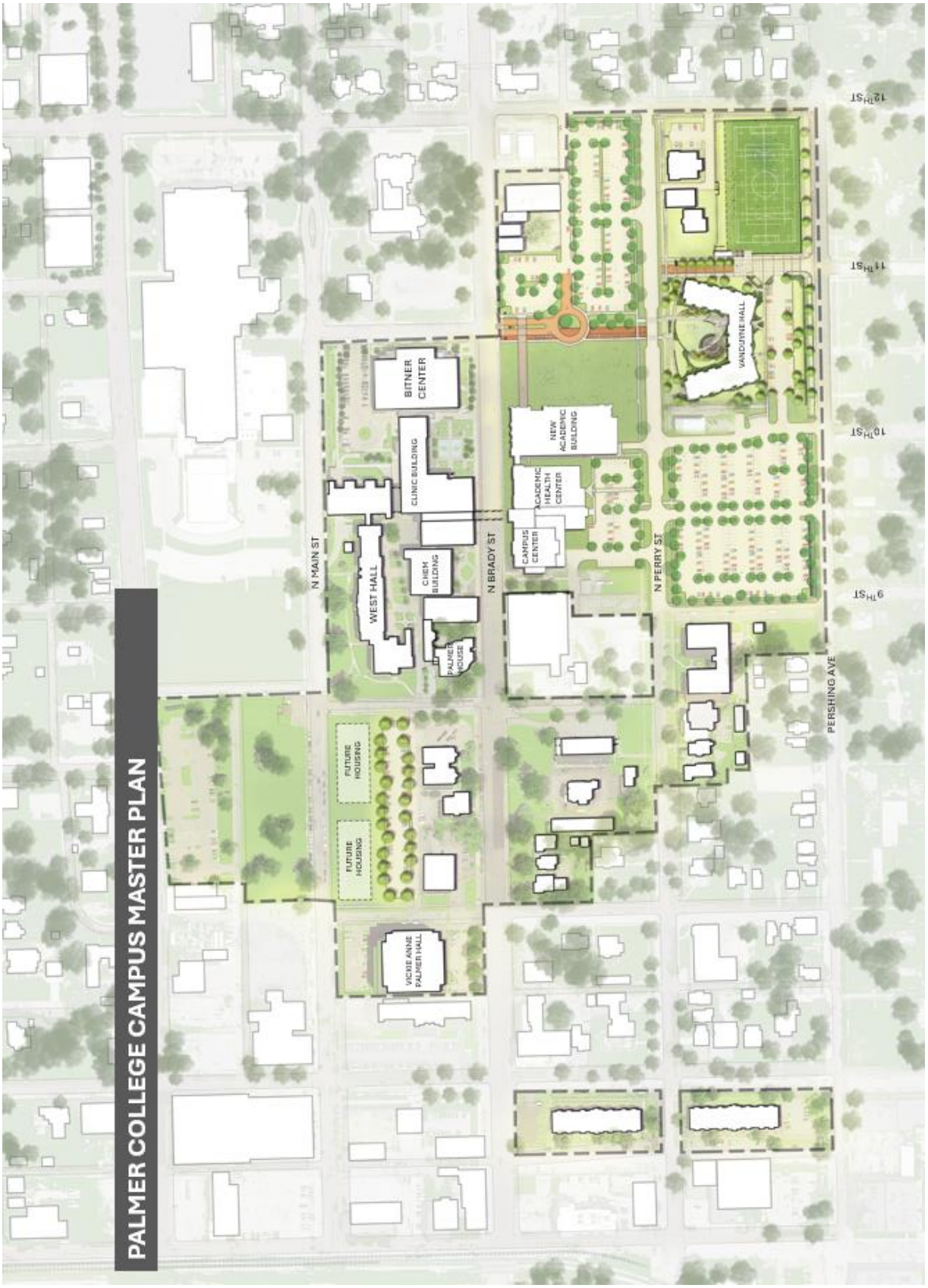
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

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

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

Plan & Zoning Commission Public Hearing Meeting
Date: 2/3/2026
Time: 5:00 PM
Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?
This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a request to amend the Campus Land Use Plan for Palmer College of Chiropractic. The proposed amendment to the Palmer College of Chiropractic Campus Master Plan updates the Institutional Campus District to reflect recent property acquisitions, revised circulation and right-of-way plans, and the addition of a new academic and gathering facility. The amendment removes previously approved street closures and a mixed-use development, enhances pedestrian safety and traffic flow—particularly along Perry Street—and identifies expanded green space and potential sites for future student housing. Overall, the changes are intended to improve campus access, safety, and functionality while supporting long-term institutional growth. See the attached Campus Master Plan for more information.

Requests/Case Descriptions:

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

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

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

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

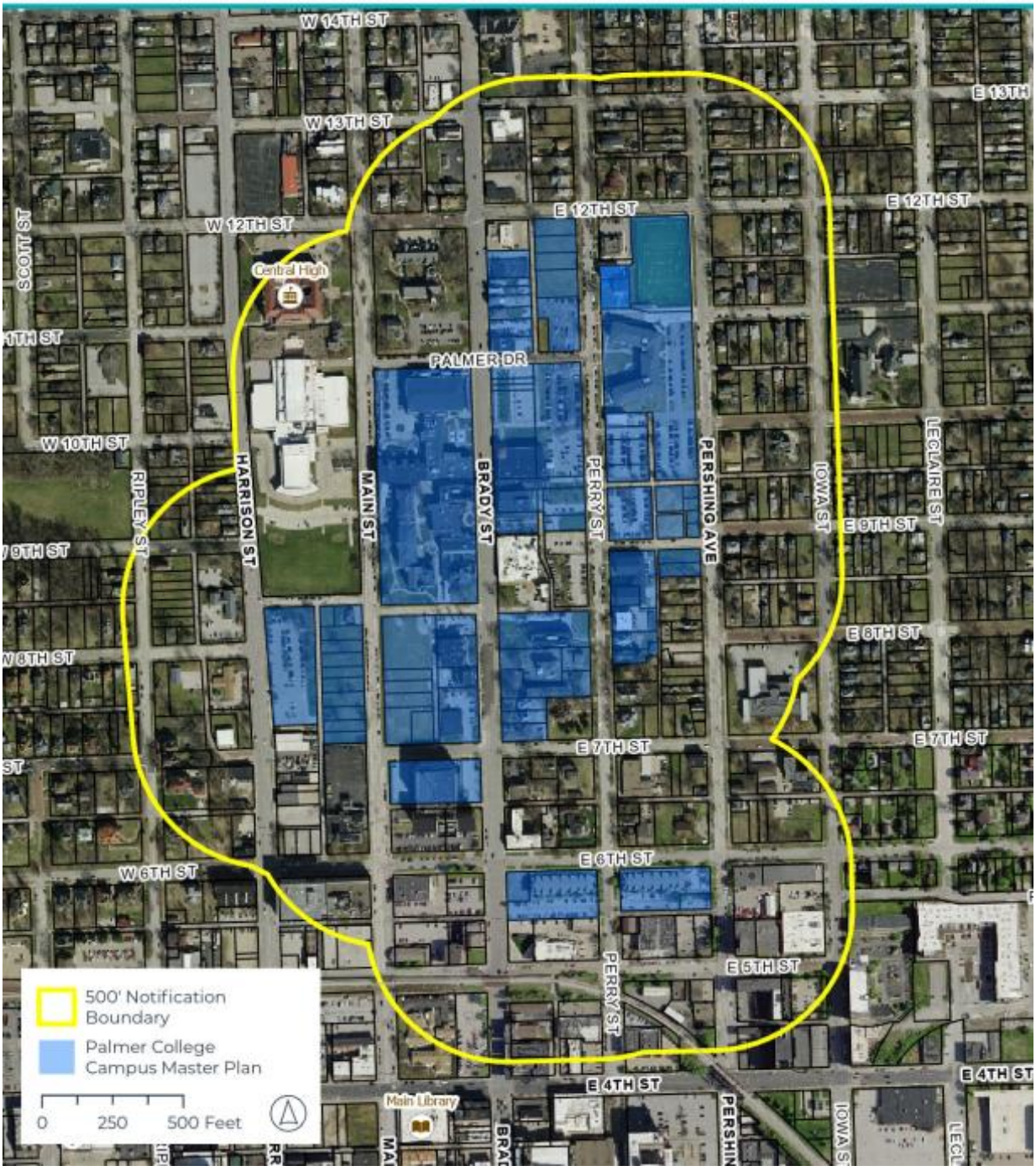
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan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

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

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

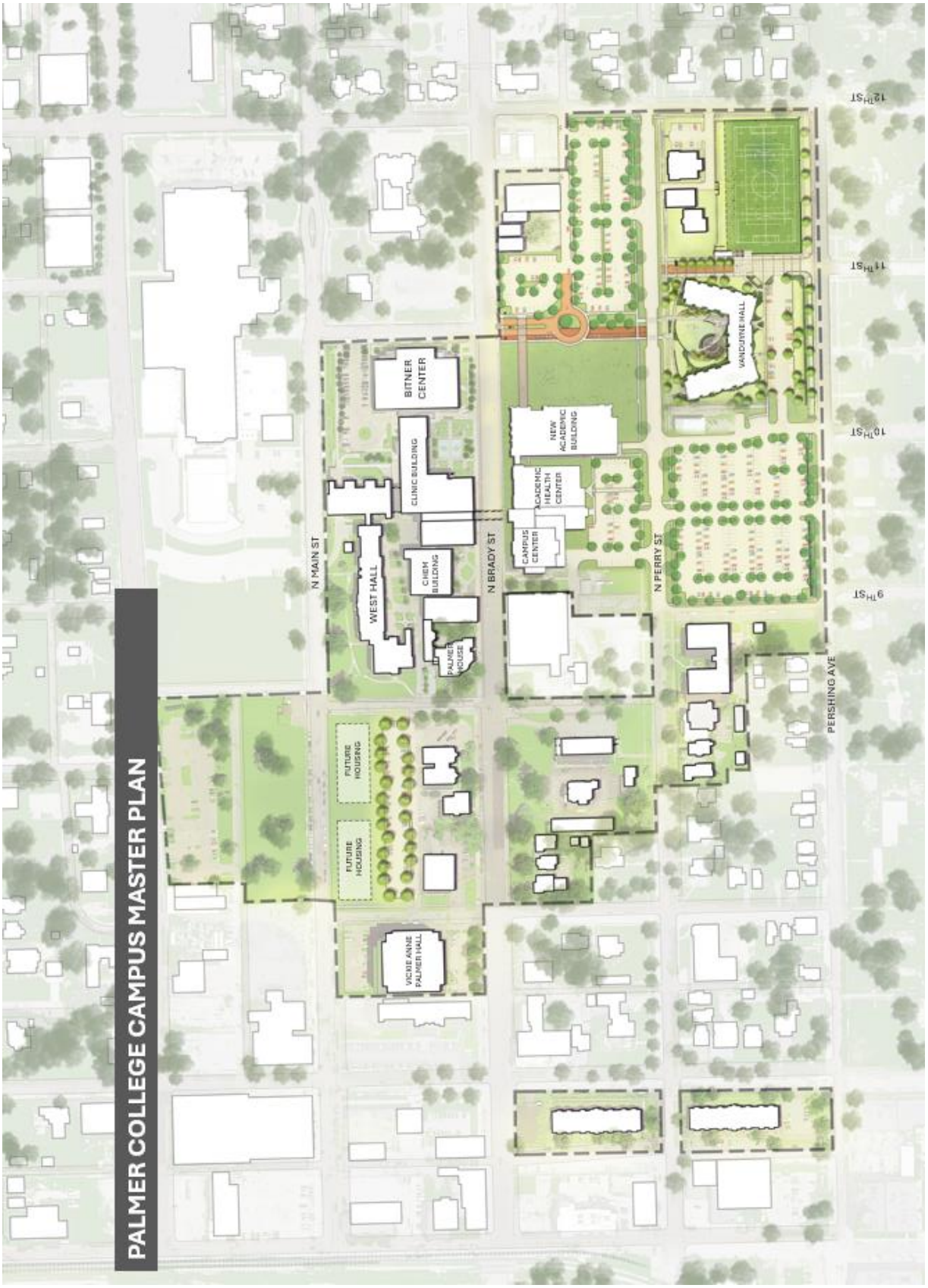
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

PALMER College of Chiropractic

The Trusted Leader in Chiropractic Education®

Welcome Neighborhood Partners

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

January 27, 2026

Members of the Planning Team

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

About Palmer College

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

PALMER COLLEGE CAMPUS MASTER PLAN

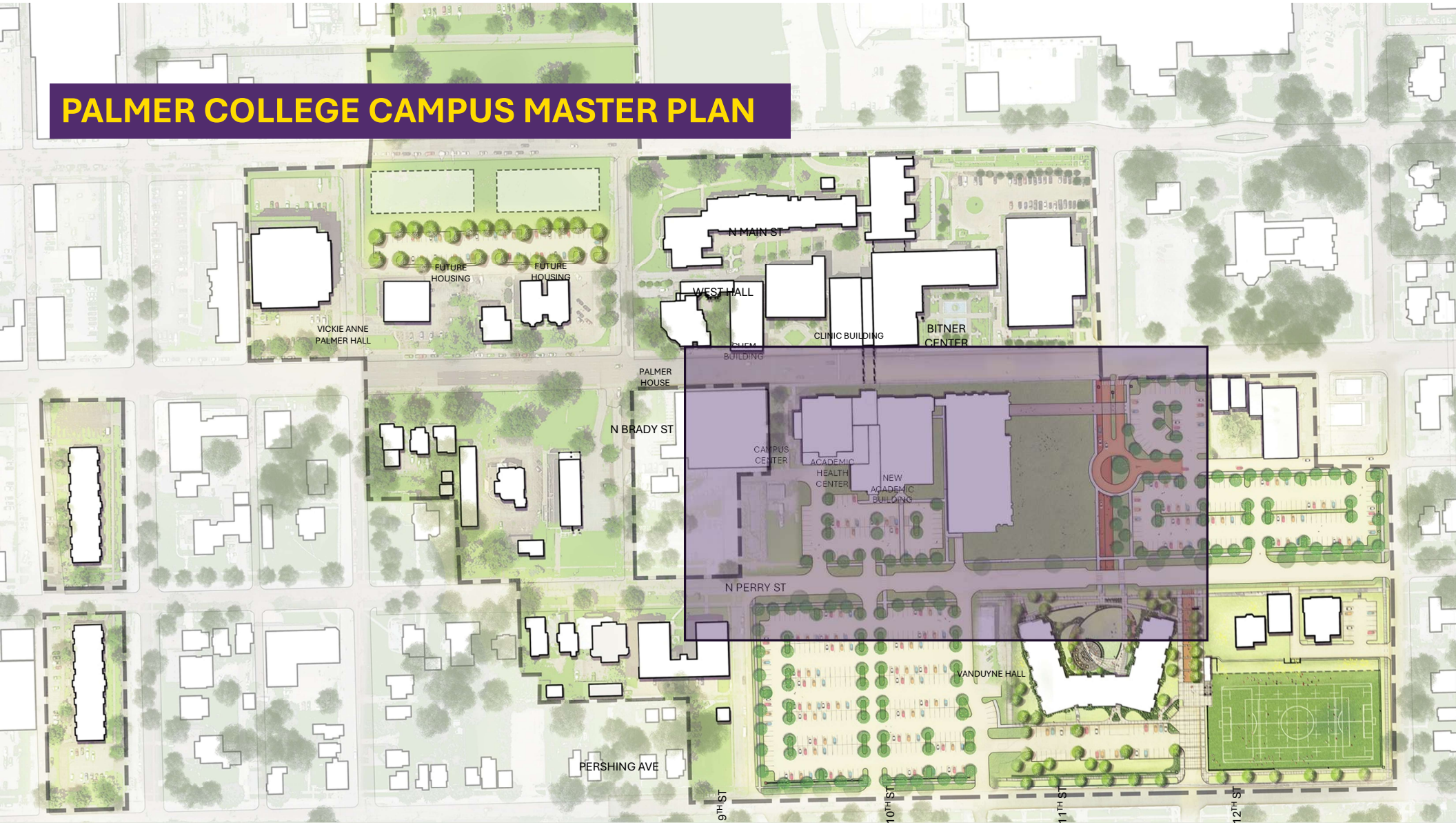
Importance of Campus Master Planning

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

Importance of Campus Master Planning

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

PALMER COLLEGE CAMPUS MASTER PLAN



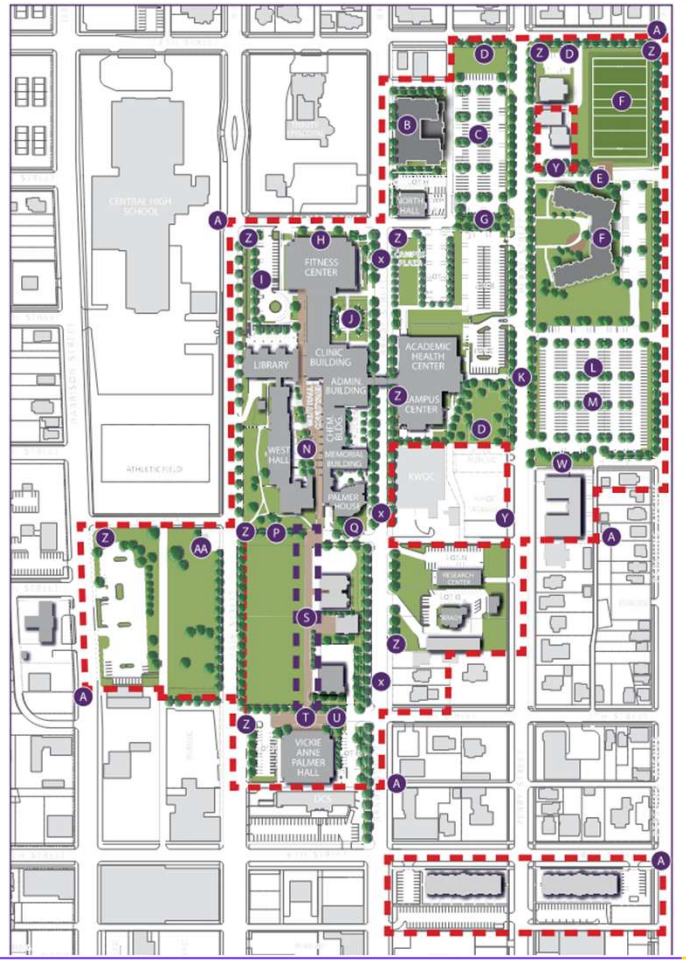
Institutional Campus (IC) Amendment

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

THE CITY OF DAVENPORT
IOWA | USA

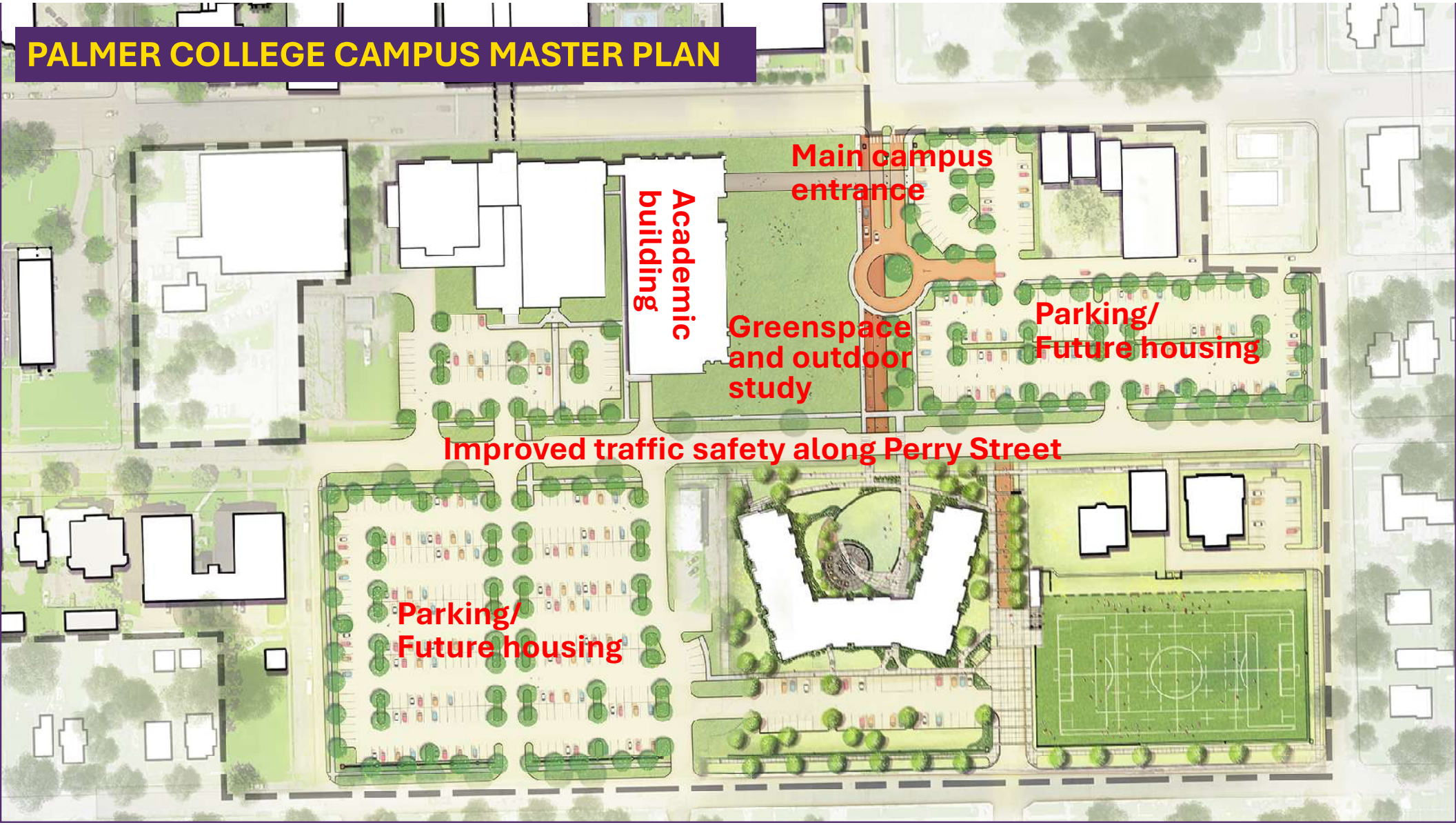
Currently Approved Campus IC

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



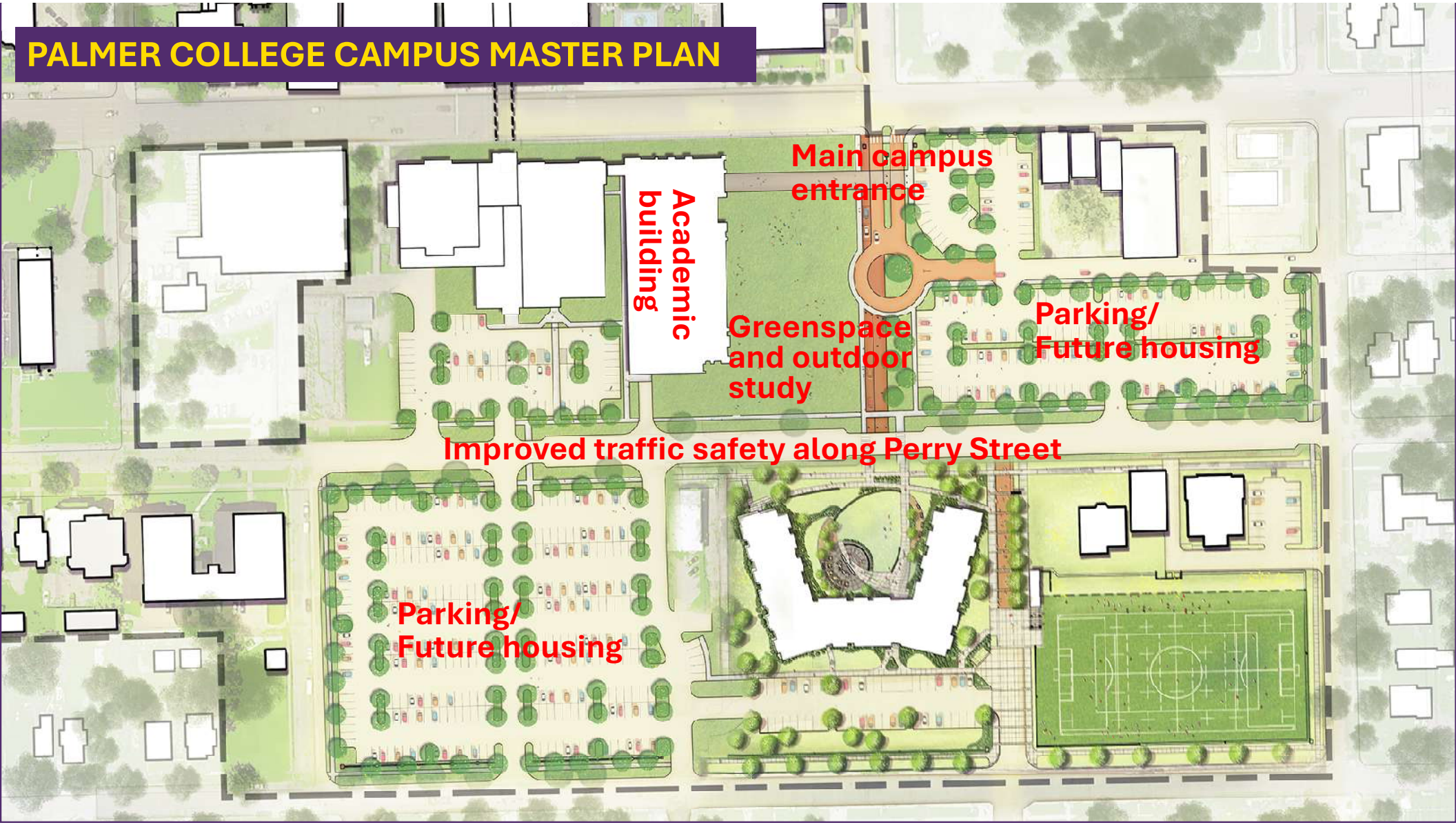
Priorities for Campus Master Planning

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


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

NEW MAIN CAMPUS ENTRY AT BRADY & PALMER DR

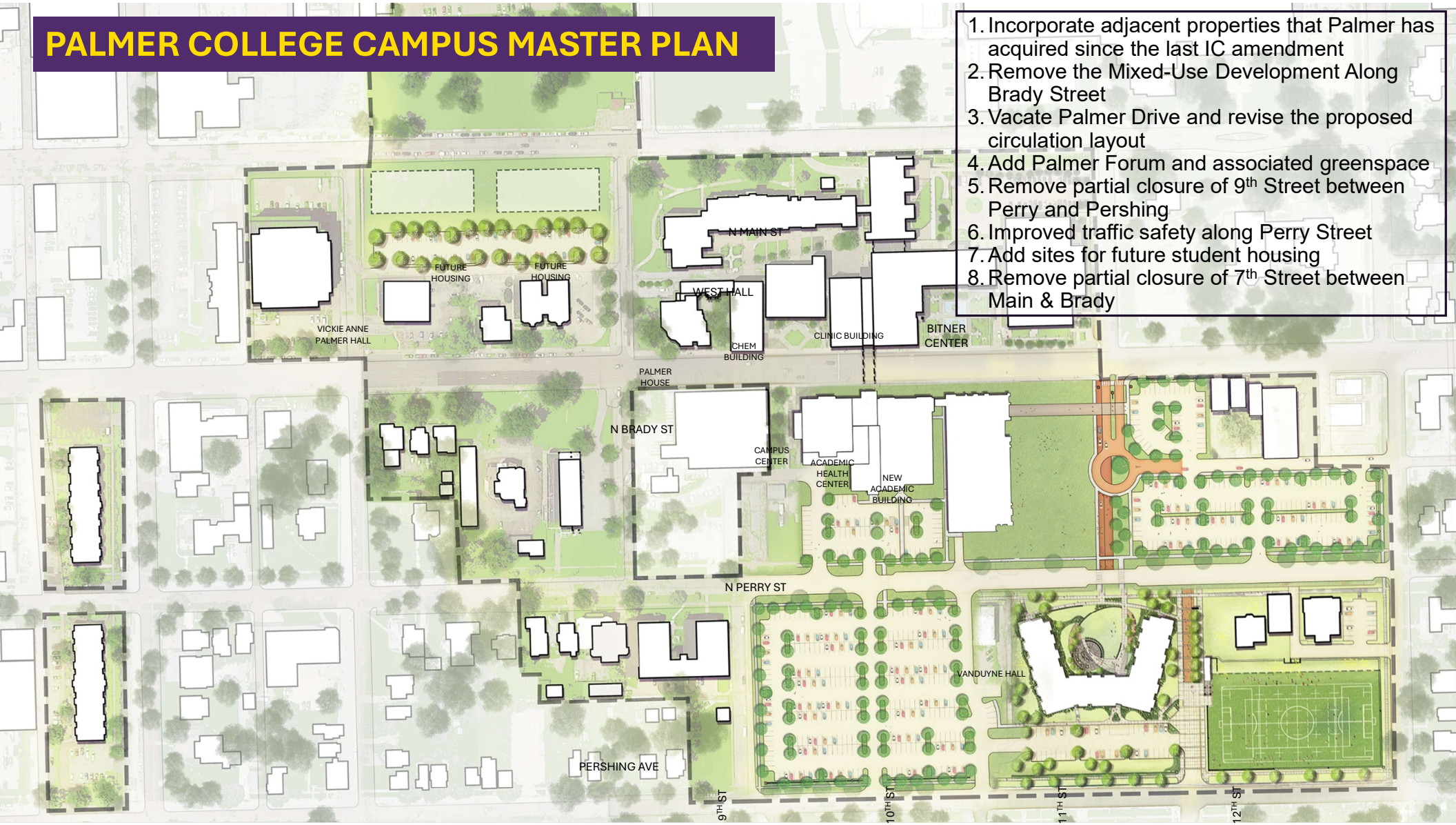
NEW MAIN CAMPUS ENTRY AT BRADY & PALMER DR
←Brady Street


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

Proposed Amendments to Campus IC

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

PALMER COLLEGE CAMPUS MASTER PLAN



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

Any Questions?

Palmer Community Organization Communication Timeline

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

Vera French - [redacted]

Tapestry Farms - [redacted]

TMBC at the Lincoln Center - [redacted]

7th Judicial District - [redacted]

Halligan Coffee Lofts - [redacted]

Livery Lots & Hibernian Hall - [redacted]

St. Anthony Catholic Church - [redacted]

Hilltop Campus Village - [redacted]

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

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

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

PALMER
College of Chiropractic

August 22, 2025

To Our Neighbors,

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

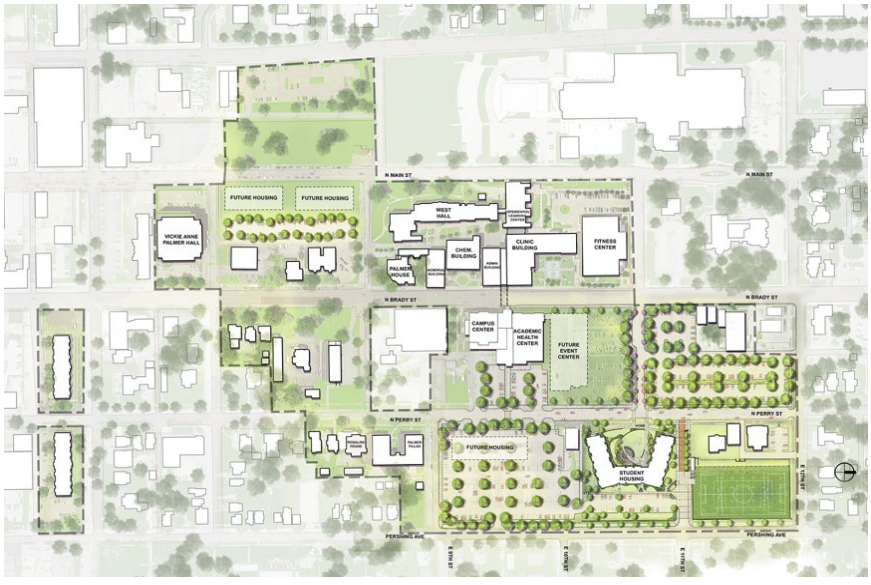
Our participation in this process reflects our commitment to responsible planning and long-term service to our students and the Davenport community. As part of this effort, we will propose updates and improvements to our campus that align with our mission and the City's goals for institutional development.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

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

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

Warm regards,

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



PALMER College of Chiropractic

October 22, 2025

To Our Neighbors,

We hope this message finds you well.

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

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

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

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

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

Sincerely,

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

PALMER College of Chiropractic

December 3, 2025

To Our Neighborhood Partners,

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

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

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

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

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

Sincerely,

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

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

Thomas A. Skorepa, P.C.
Of Counsel

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

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

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

Davenport Office
3425 E. Locust Street
Davenport, IA 52803

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

VIA EMAIL:
planning@davenportiowa.com

Our File No. 125461

February 2, 2026

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

Dear Sir or Madam:

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

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

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

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

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

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

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

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

Very truly yours,

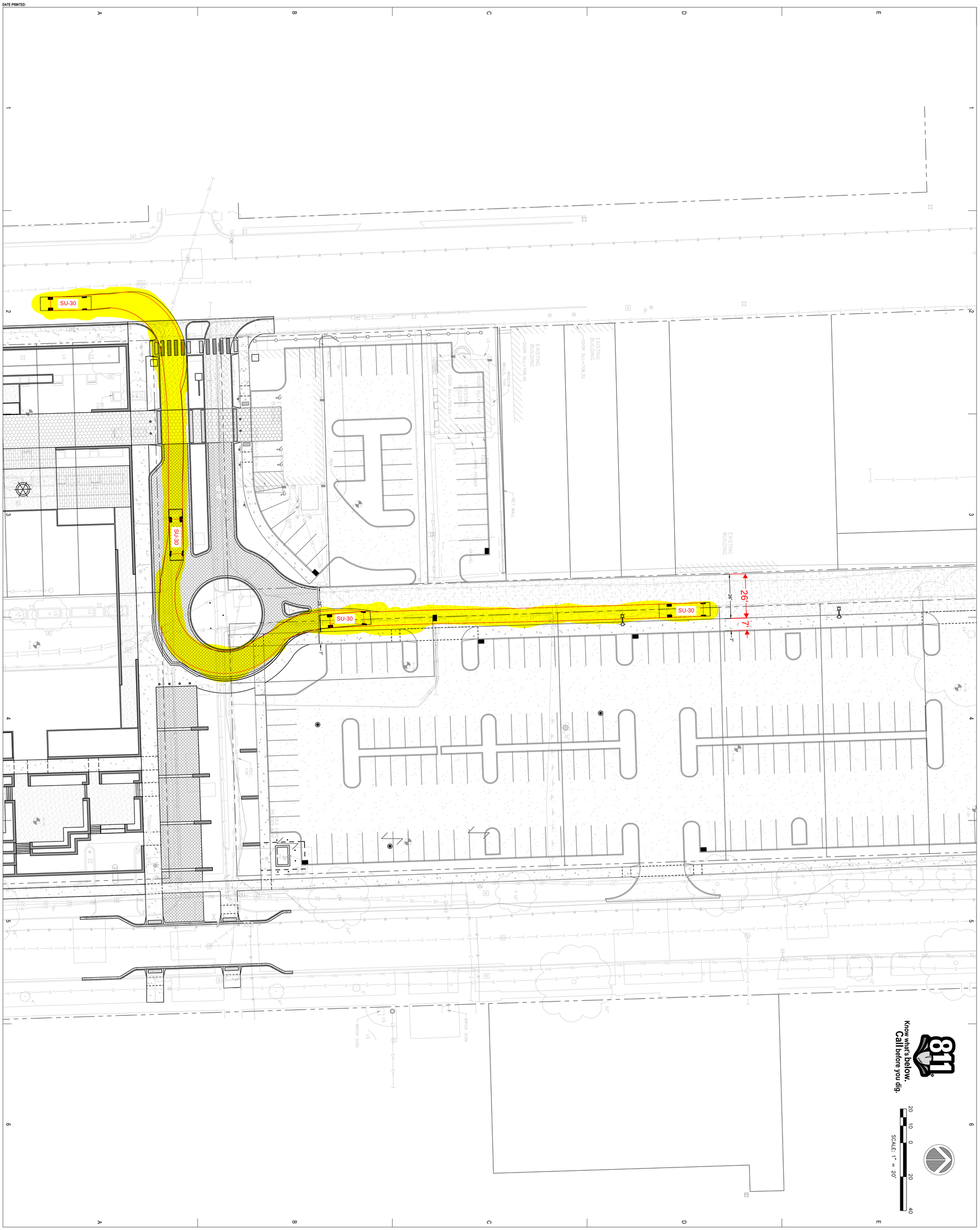
BROOKS LAW FIRM, P.C.

/s/ Nicholas J. Huffmon

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

NJH/

DATE PRINTED:



PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

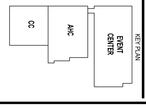
EX-1

OVERALL TRUCK CIRCULATION EXHIBIT

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

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

KEY PLAN



DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

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

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

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

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

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

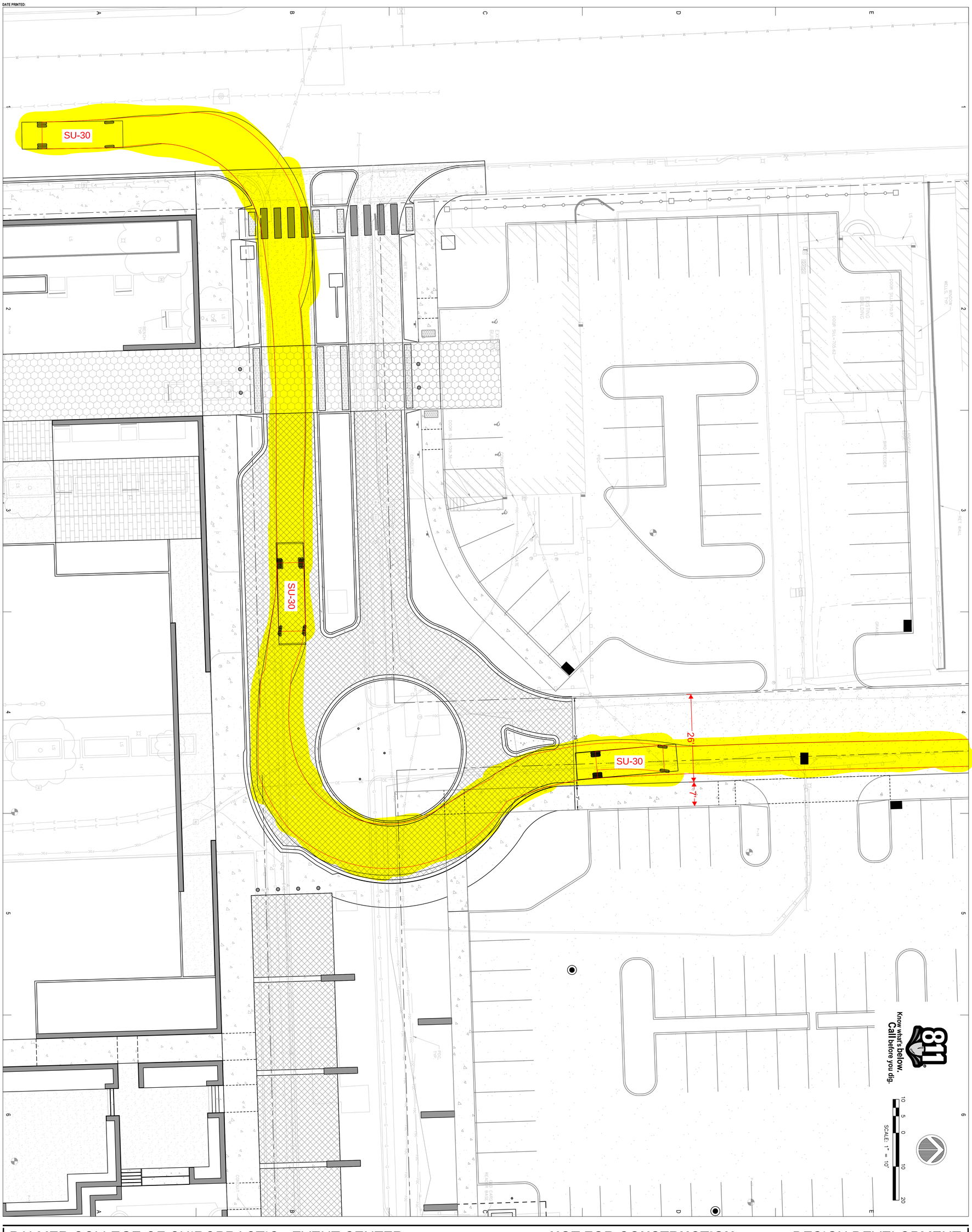
ARCHITECT
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Phone: (515) 288-3141

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

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

RDG
PLANNING ● DESIGN

DATE PRINTED:



PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

NOT FOR CONSTRUCTION

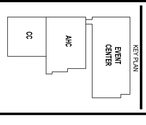
DESIGN DEVELOPMENT

EX-2

TRUCK CIRCULATION
DETAILED EXHIBIT

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

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



DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

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

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

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

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

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

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

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

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

RDG PLANNING • DESIGN

Know what's below. Call before you dig.

SCALE: 1" = 20'

12TH STREET ENTRANCE

VIA GOOGLE STREETVIEW

ALLEYWAY FACING SOUTH

VIA GOOGLE STREETVIEW

ALLEYWAY FACING NORTH

VIA GOOGLE STREETVIEW

PALMER DRIVE ENTRANCE

VIA GOOGLE STREETVIEW

PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

RDG PLANNING DESIGN

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

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

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

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

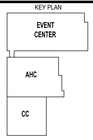
LAND. ARCHITECT
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Phone: (515) 288-3141

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

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

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

KEY PLAN



00	100% DESIGN DEVELOPMENT	01/30/2026

ISSUANCE DATE

PROJECT NO: R3004.877.05

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

EXISTING CONDITIONS EXHIBIT

EX-3

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/1/2026**

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

Recommendation:
Consider the Ordinance.

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

Why is a Zoning Map Amendment Required?

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

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

Plan & Zoning Commission Recommendation

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

Findings

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

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

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

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ26-01 BEING THE REQUEST OF PALMER COLLEGE OF CHIROPRACTIC TO REZONE 208 EAST 11TH STREET, 1111 PERRY STREET, 725 PERRY STREET, 727 PERRY STREET, 739 PERRY STREET, AND 822 PERSHING AVENUE FROM R-MF MULTI-FAMILY RESIDENTIAL DISTRICT AND R-4C SINGLEFAMILY AND TWO-FAMILY CENTRAL RESIDENTIAL DISTRICT TO IC INSTITUTIONAL CAMPUS DISTRICT.

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

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

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

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

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

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

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

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

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

Findings

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

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

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

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

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

Findings:

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

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

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

Rezoning these parcels to the IC Institutional Campus District will formally incorporate them

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

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

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

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

1. **Residential General**: Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.
2. **Civic / Institutional**: Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

Zoning:

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

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

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

Approval Standards for Map Amendments (Chapter 17.14.040)

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

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

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

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

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

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

3. The compatibility with established neighborhood character.

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

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

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

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

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

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

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

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

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

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

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

REZONING

(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

PROJECT TITLE
Palmer College of Chiropractic Institutional Campus

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

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	IC	IC	38.3 AC

APPLICANT INFORMATION

Applicant Name | Company Name
Palmer College of Chiropractic

Address
1000 N Brady Street

City | State | Zip
Davenport, IA 52803

Phone
[redacted]

Secondary Phone

E-Mail Address

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

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

Jennifer Randazzo
Type Applicant's Name

[redacted]
Applicant's Signature

12/26/2025
Date

DEVELOPMENT TEAM

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

Project Manager/Other
Alex Krist
Address
1717 State Street, Suite 201
Phone [redacted] | Secondary Phone
E-Mail Address

COMPLETE SUBMITTALS SHALL INCLUDE: *SUBMITTED*

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

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

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

PROJECT NARRATIVE: (submit separate sheet if needed)

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

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

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

Reason for Major Modification to IC

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

The major amendments included in this submittal are:

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

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

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

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

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

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

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

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

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

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

Outline of Submittals and Narrative

Section G - Land Use Plan

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

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

2.) **Boundary Survey**

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

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

a. *Proposed Name or Title of the project*

Palmer College of Chiropractic - Institutional Campus

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

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

c. Tabulated Site Data

i.) Number of Gross Acres

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

ii.) *Existing and proposed lot coverage*

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

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

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

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

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

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

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

v.) *Parking ratio determined*

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

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

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

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

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

f. *Site constraints*

i.) Slopes in excess of 10%

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

m. *Storm water management plan.*

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

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

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

4.) **Traffic Impact Study**

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

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

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

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

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

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

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

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

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

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

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

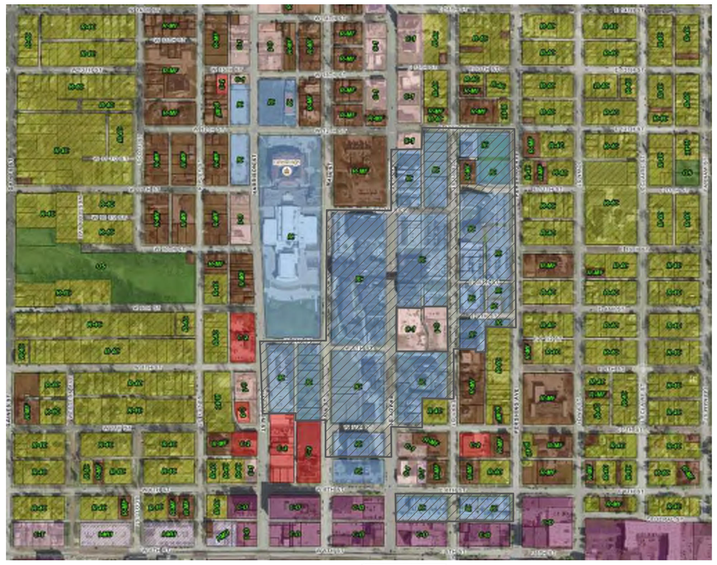
The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.

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

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

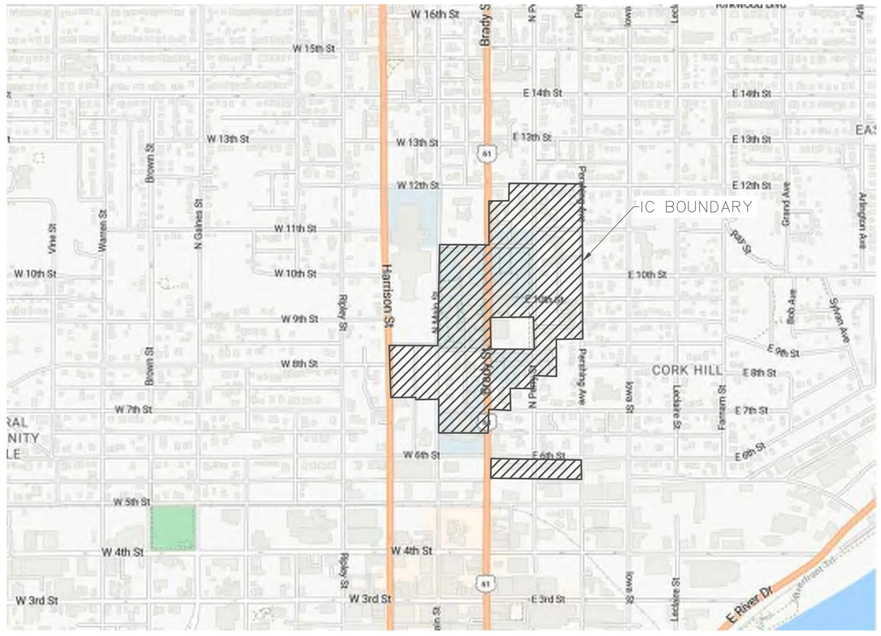
PALMER COLLEGE OF CHIROPRACTIC
INSTITUTIONAL CAMPUS

DAVENPORT, IOWA



EXISTING ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition



VICINITY MAP
NOT TO SCALE

MAP PROVIDED BY GOOGLE

DAVENPORT 2035 ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition

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

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

UTILITY NOTE

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

Know what's below. Call before you dig.

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA
COVER SHEET

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

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

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

REFERENCE SCALE IN INCHES
0 1 2 3

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

80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES:

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

ITEM	SQUARE FOOTAGE	ACRES	RUNOFF COEFFICIENT
EXISTING:			
Buildings / Structures	319,295	7.33	0.95
Parking/Driveways	649,044	14.90	0.95
Total Existing Impervious	968,339	22.23	
Total Existing Pervious	652,964	14.99	
Total	**1,621,303**	**37.22**	

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

OVERALL EXISTING CONDITIONS

IMEG Project No: 25003972.01

File Name: 25003972.01-EXISTING CONDITIONS.dwg

© COPYRIGHT 2025
ALL RIGHTS RESERVED

Field Book No:####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-1

Sheet 2 of 15

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

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

PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

EXISTING CONDITIONS - NORTH

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

REVISIONS

No.	DESCRIPTION	DATE

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

C-2

Sheet 3 of 15

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

GENERAL NOTES:

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

SCALE: 1" = 50'

50 25 0 50 100

(L) LOADING AREA
(R) RECEIVING AREA
(W) WASTE COLLECTION POINT

PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

EXISTING CONDITIONS - SOUTH

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

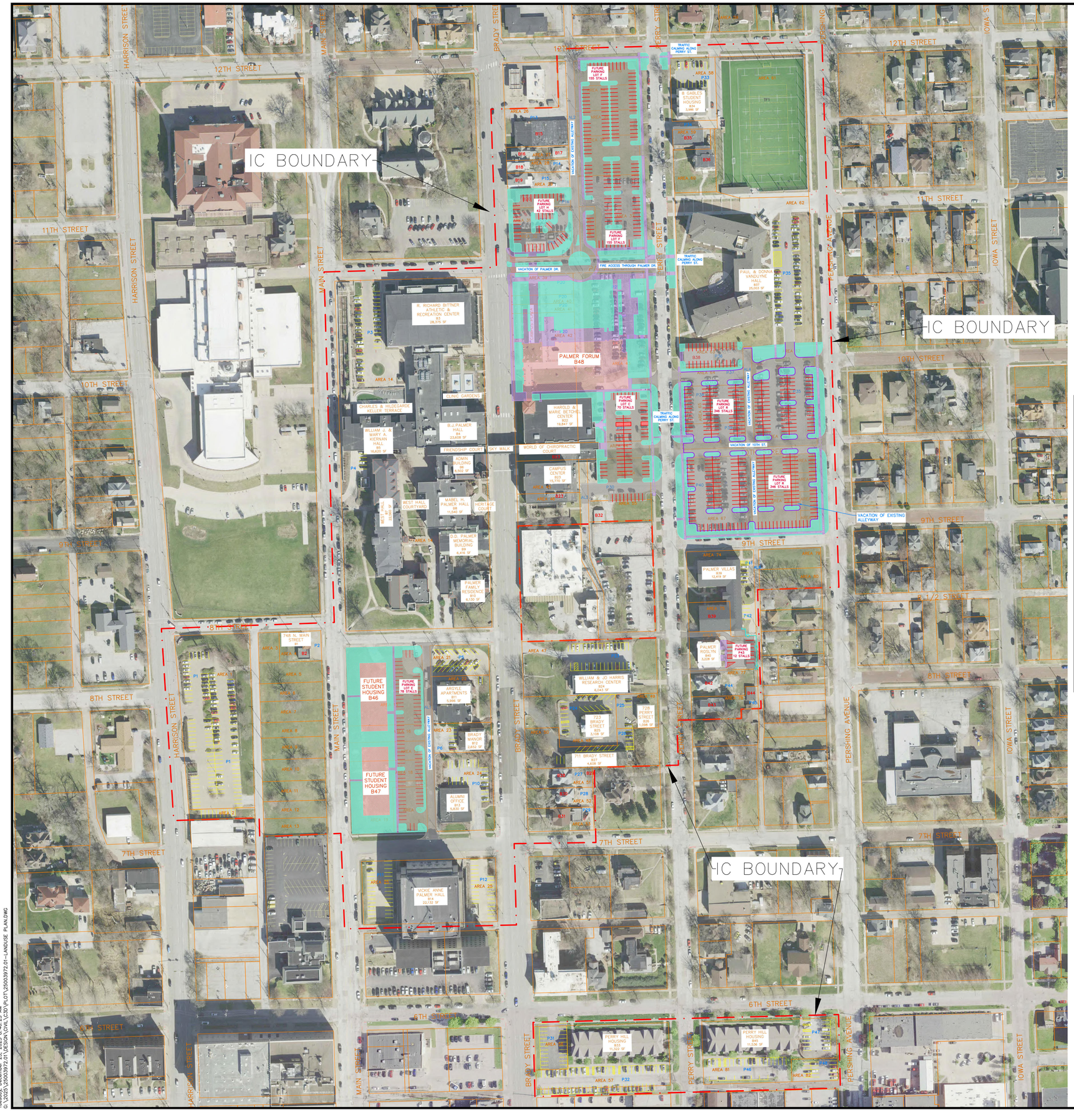
REVISIONS

No.	DESCRIPTION	DATE

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

C-3

Sheet 4 of 15



80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

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

LEGEND

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

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

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

OVERALL LAND USE PLAN

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

C-4

Sheet 5 of 15

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

50 25 0 50 100

SCALE: 1" = 50'

GENERAL NOTES

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

LEGEND

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

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

LAND USE PLAN NORTH

IMEG Project No: 25003972.01

File Name: 25003972.01-Landuse Plan.dwg

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No: ####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-5

Sheet 6 of 15

Tuesday, December 23, 2025 8:41:11 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01-LANDUSE PLAN.DWG

50 25 0 50 100

SCALE: 1" = 50'

GENERAL NOTES

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

LEGEND

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

No.	REVISIONS DESCRIPTION	DATE

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

LAND USE PLAN SOUTH

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

© COPYRIGHT 2025 ALL RIGHTS RESERVED

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

C-6

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

LOT A	
TOTAL STALLS	36
AM	2
PM	1

LOT B	
TOTAL STALLS	87
AM	86
PM	83

LOT C	
TOTAL STALLS	43
AM	19
PM	14

LOT D	
TOTAL STALLS	36
AM	31
PM	28

LOT E	
TOTAL STALLS	8
AM	5
PM	5

LOT F	
TOTAL STALLS	60
AM	19
PM	23

LOT G	
TOTAL STALLS	128
AM	108
PM	107

LOT H	
TOTAL STALLS	25
AM	22
PM	19

LOT I	
TOTAL STALLS	16
AM	8
PM	9

LOT K	
TOTAL STALLS	61
AM	54
PM	54

LOT M	
TOTAL STALLS	133
AM	31
PM	32

LOT N	
TOTAL STALLS	31
AM	21
PM	18

LOT O	
TOTAL STALLS	37
AM	13
PM	15

LOT P	
TOTAL STALLS	30
AM	1
PM	2

LOT Q	
TOTAL STALLS	23
AM	0
PM	0

LOT R	
TOTAL STALLS	64
AM	59
PM	58

LOT T	
TOTAL STALLS	24
AM	10
PM	8

P4	
TOTAL STALLS	4
AM	4
PM	4

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

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

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

P6	
TOTAL STALLS	6
UTILIZED	3

P13
9

P14
4

P15
6

P16
4

P27
3

P28
4

P29
2

P30	
TOTAL STALLS	5
UTILIZED	4

P36
9

P41	
TOTAL STALLS	6
UTILIZED	6

P42	
TOTAL STALLS	4
UTILIZED	2

P43
6

P44
4

P45
2

MAIN ST	
TOTAL STALLS	70
UTILIZED	70

BRADY ST
21

PERRY ST	
TOTAL STALLS	95
UTILIZED	92

PERSHING AVE	
TOTAL STALLS	49
UTILIZED	12

6TH ST	
TOTAL STALLS	23
UTILIZED	7

7TH ST	
TOTAL STALLS	24
UTILIZED	4

8TH ST	
TOTAL STALLS	11
UTILIZED	9

9TH ST	
TOTAL STALLS	12
UTILIZED	8

PALMER DR	
TOTAL STALLS	23
UTILIZED	23

12TH ST	
TOTAL STALLS	19
UTILIZED	6

TOTAL STALLS
1436

80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

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

LEGEND

EXISTING PARKING

EXISTING PARKING

No.	DESCRIPTION	DATE

REVISIONS

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

PALMER INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

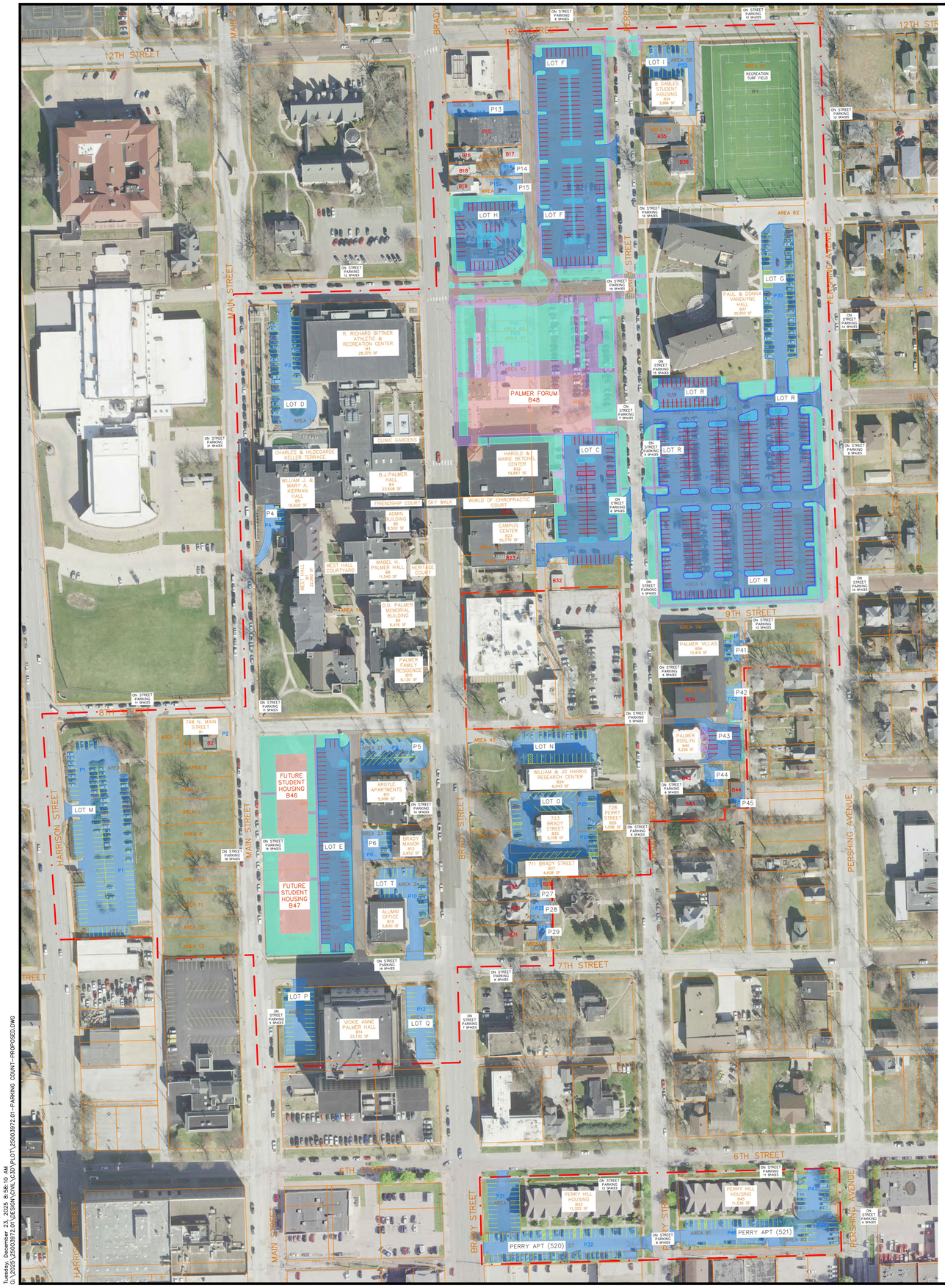
EXISTING CAMPUS PARKING DATA

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

C-7

Sheet 8 of 15

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



LOT C	
TOTAL STALLS	70
AM	
PM	

LOT D	
TOTAL STALLS	36
AM	31
PM	28

LOT E	
TOTAL STALLS	78
AM	
PM	

LOT F	
TOTAL STALLS	155
AM	
PM	

LOT H	
TOTAL STALLS	42
AM	
PM	

LOT I	
TOTAL STALLS	16
AM	8
PM	9

LOT G	
TOTAL STALLS	50
AM	48
PM	47

LOT M	
TOTAL STALLS	133
AM	31
PM	32

LOT N	
TOTAL STALLS	31
AM	21
PM	18

LOT O	
TOTAL STALLS	37
AM	13
PM	15

LOT P	
TOTAL STALLS	30
AM	1
PM	2

LOT Q	
TOTAL STALLS	23
AM	0
PM	0

LOT R	
TOTAL STALLS	346
AM	
PM	

LOT T	
TOTAL STALLS	24
AM	10
PM	6

P4	
TOTAL STALLS	4
AM	4
PM	4

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

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

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

P6	
TOTAL STALLS	6
UTILIZED	3

P13
9

P14
4

P15
6

P27
3

P28
4

P29
2

P36
9

P41	
TOTAL STALLS	6
UTILIZED	6

P42	
TOTAL STALLS	4
UTILIZED	2

P43
12

P44
4

P45
2

MAIN ST	
TOTAL STALLS	70
UTILIZED	70

BRADY ST
21

PERRY ST	
TOTAL STALLS	95
UTILIZED	92

PERSHING AVE	
TOTAL STALLS	49
UTILIZED	12

6TH ST	
TOTAL STALLS	23
UTILIZED	7

7TH ST	
TOTAL STALLS	24
UTILIZED	4

8TH ST	
TOTAL STALLS	11
UTILIZED	9

9TH ST	
TOTAL STALLS	12
UTILIZED	8

PALMER DR
0

12TH ST	
TOTAL STALLS	19
UTILIZED	6

TOTAL STALLS
1630

80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

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

LEGEND

PROPOSED PARKING

EXISTING PARKING

PROPOSED PARKING

No.	DATE
REVISIONS	
DESCRIPTION	

IMEG
PH: 928.256.0410
www.imegcorp.com
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

PROPOSED CAMPUS PARKING DATA

IMEG Project No: 25003972.01

File Name: 25003972.01-Parking Count-Proposed.dwg

© COPYRIGHT 2025 ALL RIGHTS RESERVED

Field Book No:####

Drawn By: WRC

Checked By: AEK

Date: 12/23/2025

C-8

Sheet 9 of 15

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

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

80 40 0 80 160

SCALE: 1" = 80'

GENERAL NOTES

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

LEGEND

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

SOILS DATA

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

No.	REVISIONS DESCRIPTION	DATE

IMEG
323 N. LEROUX STREET
SUITE 201
FLAGSTAFF, AZ 86001
PH: 928.256.0410
www.imegcorp.com

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

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

C-9

Sheet 10 of 15

REVISIONS		
NO.	DESCRIPTION	DATE

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

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

SITE UTILITY PLAN - NORTH

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

C-10
Sheet 11 of 15

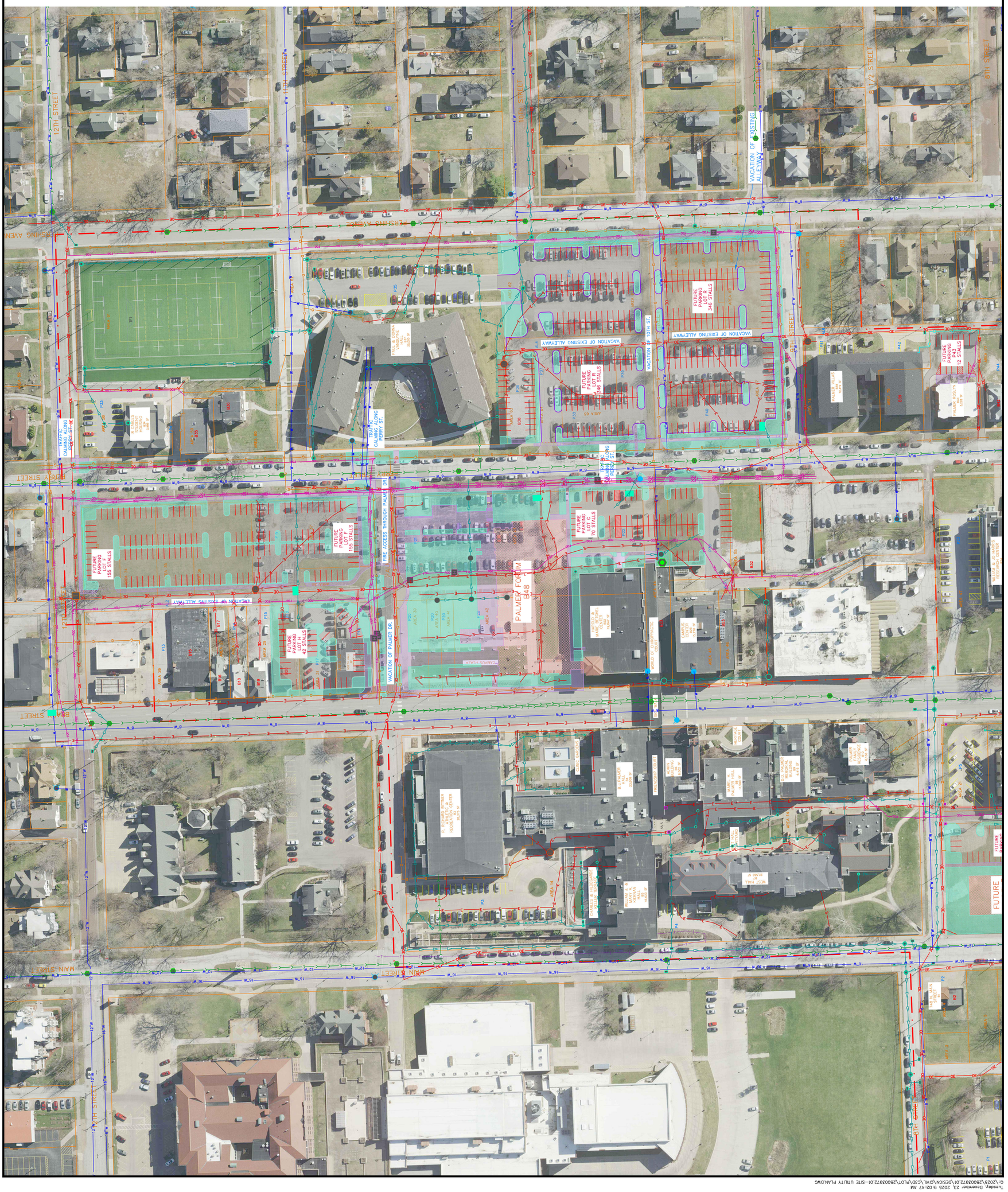
LEGEND

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

SCALE: 1" = 50'

GENERAL NOTES

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



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

REVISIONS		
NO.	DESCRIPTION	DATE

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

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

SITE UTILITY PLAN - SOUTH

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

C-11

Sheet 12 of 15

GENERAL NOTES

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

SCALE: 1" = 50'

LEGEND

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

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

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

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

GRADING AND DRAINAGE - NORTH

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

REVISIONS

No.	DESCRIPTION	DATE

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

C-12

Sheet 13 of 15

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

LEGEND

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

GENERAL NOTES

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

SCALE: 1" = 50'

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS

DAVENPORT, IOWA

GRADING AND DRAINAGE - SOUTH

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

REVISIONS

No.	DESCRIPTION	DATE

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

C-13
Sheet 14 of 15

APPROXIMATE OVERALL AREA USE DESCRIPTION

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

APPROXIMATE OVERALL AREA USE DESCRIPTION

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

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

Approximate additional impervious area from abandoned streets = 1.07 acres

Total Impervious = 26.03 acres

REVISIONS

No.	DESCRIPTION	DATE

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

PALMER COLLEGE OF CHIROPRACTIC INSTITUTIONAL CAMPUS
DAVENPORT, IOWA

DATA SHEET

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

C-14

Sheet 15 of 15

Tuesday, December 23, 2025 9:17:44 AM
G:\2025\25003972.01\DESIGN\CIVIL\C3D\PLOT\25003972.01--COVER AND DETAILS.DWG

Addendum 4 - IC Boundary:

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

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

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

Addendum 5 - Existing and Proposed Building Data Summary:

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

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

Addendum 6 - Parking Summary:

Existing Parking Conditions:

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

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

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

Proposed Parking Conditions:

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

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

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

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

City Parking Requirements:

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

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

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

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

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

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

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

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

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

Parking Ratios:

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

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

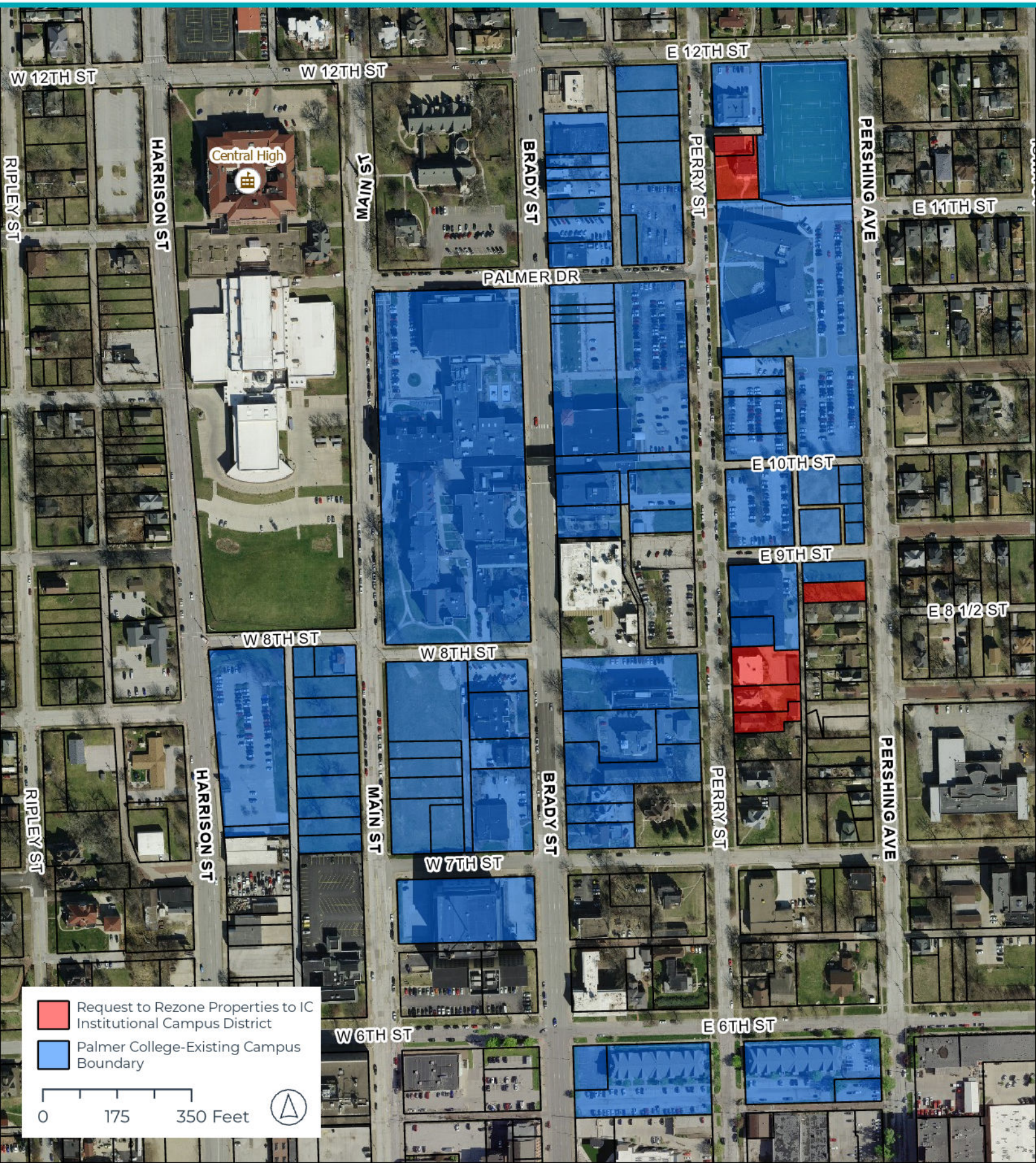
Proposed Parking Ratio - $PR_P = \frac{1630\ stalls}{359{,}370\ ft^2} \times 1000$ = 4.54 stalls/1000 ft^2

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

THE CITY OF DAVENPORT
IOWA | USA

Campus Map | Case REZ26-01

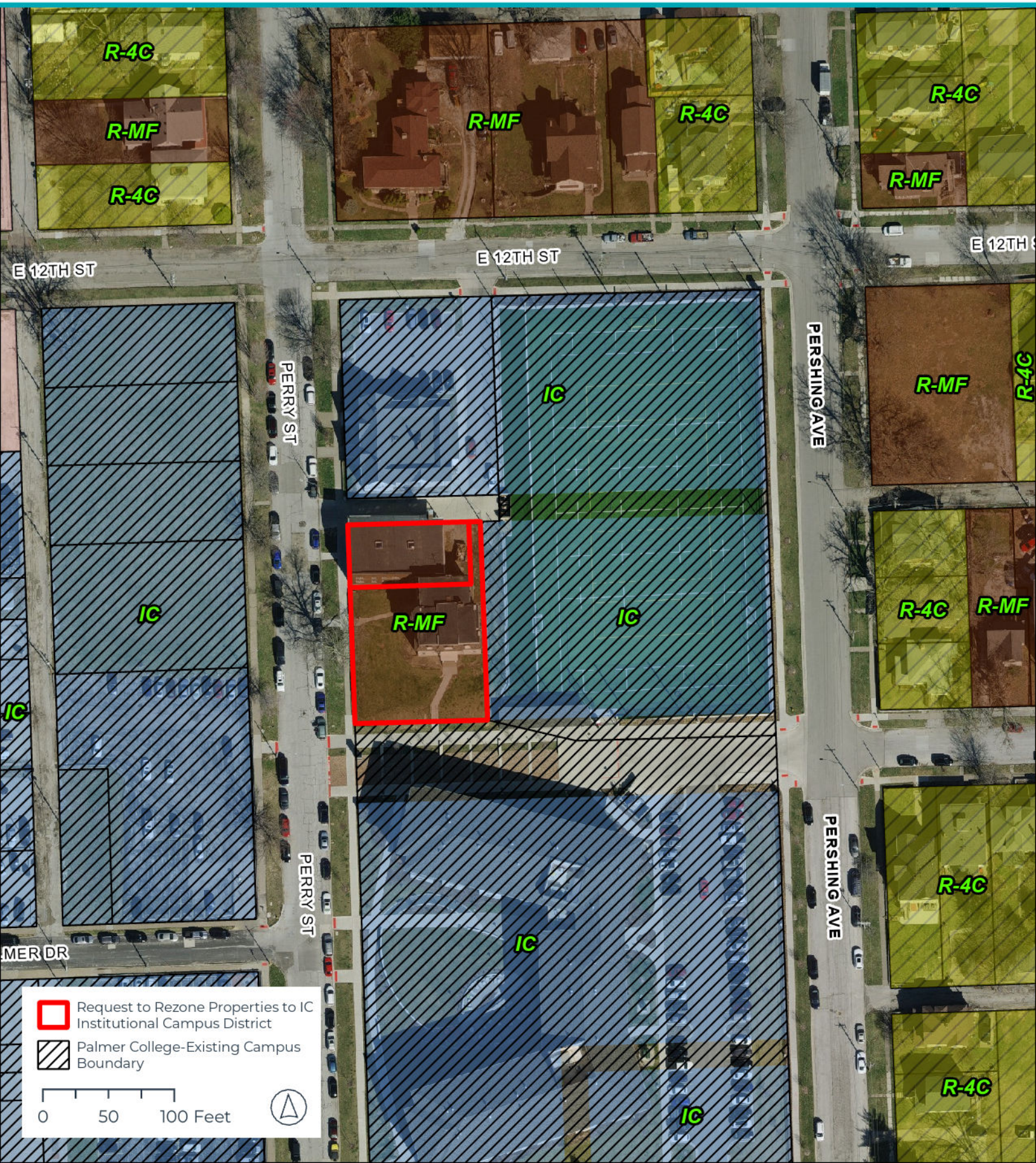
Request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional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



THE CITY OF DAVENPORT
IOWA | USA

Rezoning Map | Case REZ26-01

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



THE CITY OF DAVENPORT
IOWA | USA

Rezoning Map | Case REZ26-01

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

THE CITY OF DAVENPORT
IOWA | USA

Future Land Use Map | Case REZ26-01

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

THE CITY OF DAVENPORT
IOWA | USA

Future Land Use Map | Case REZ26-01

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

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

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

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

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

Requests/Case Descriptions:

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

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

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

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

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

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

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

Findings:

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

Conditions:

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

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

Findings:

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

Conditions:

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

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

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

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

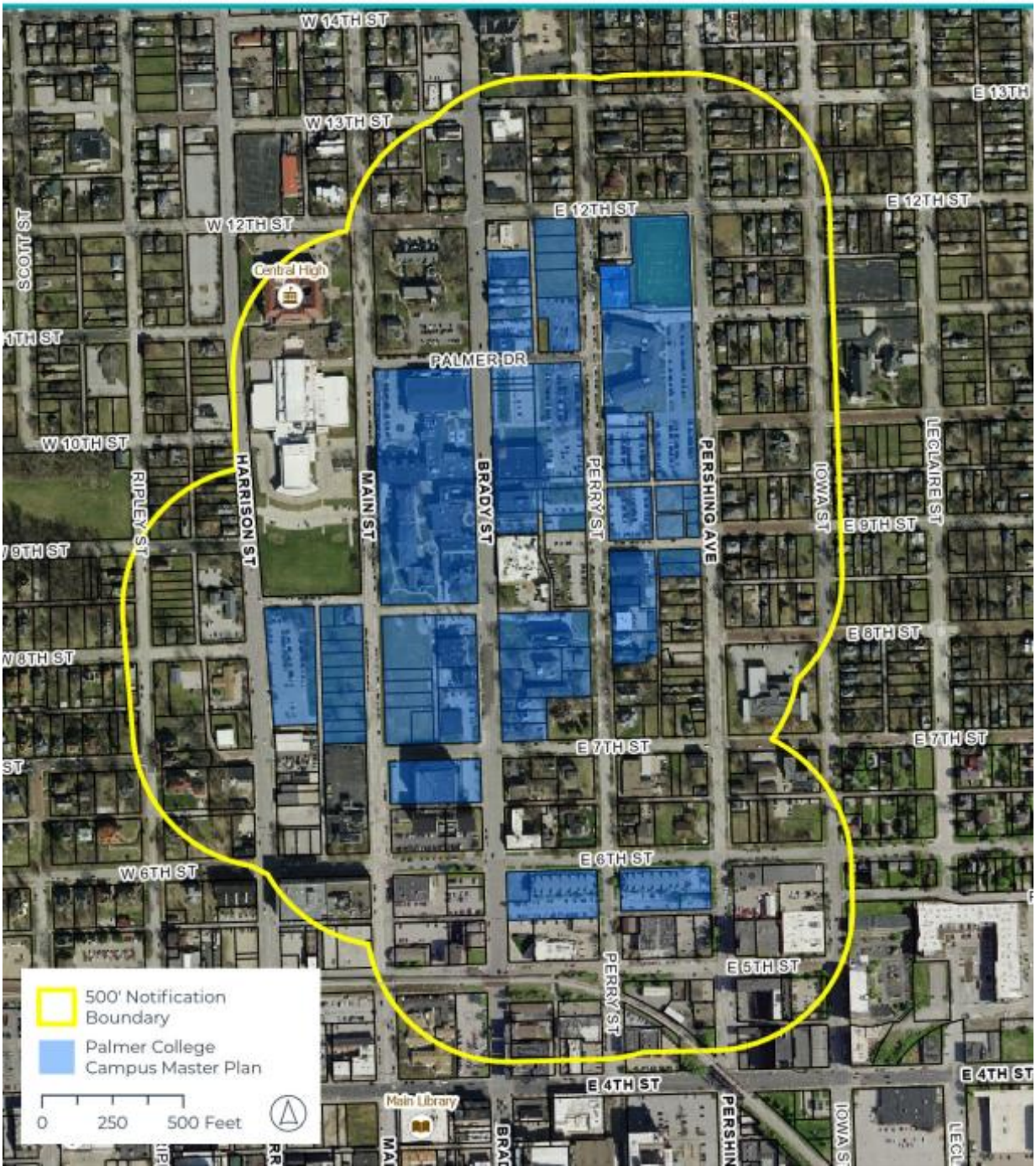
All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

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

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

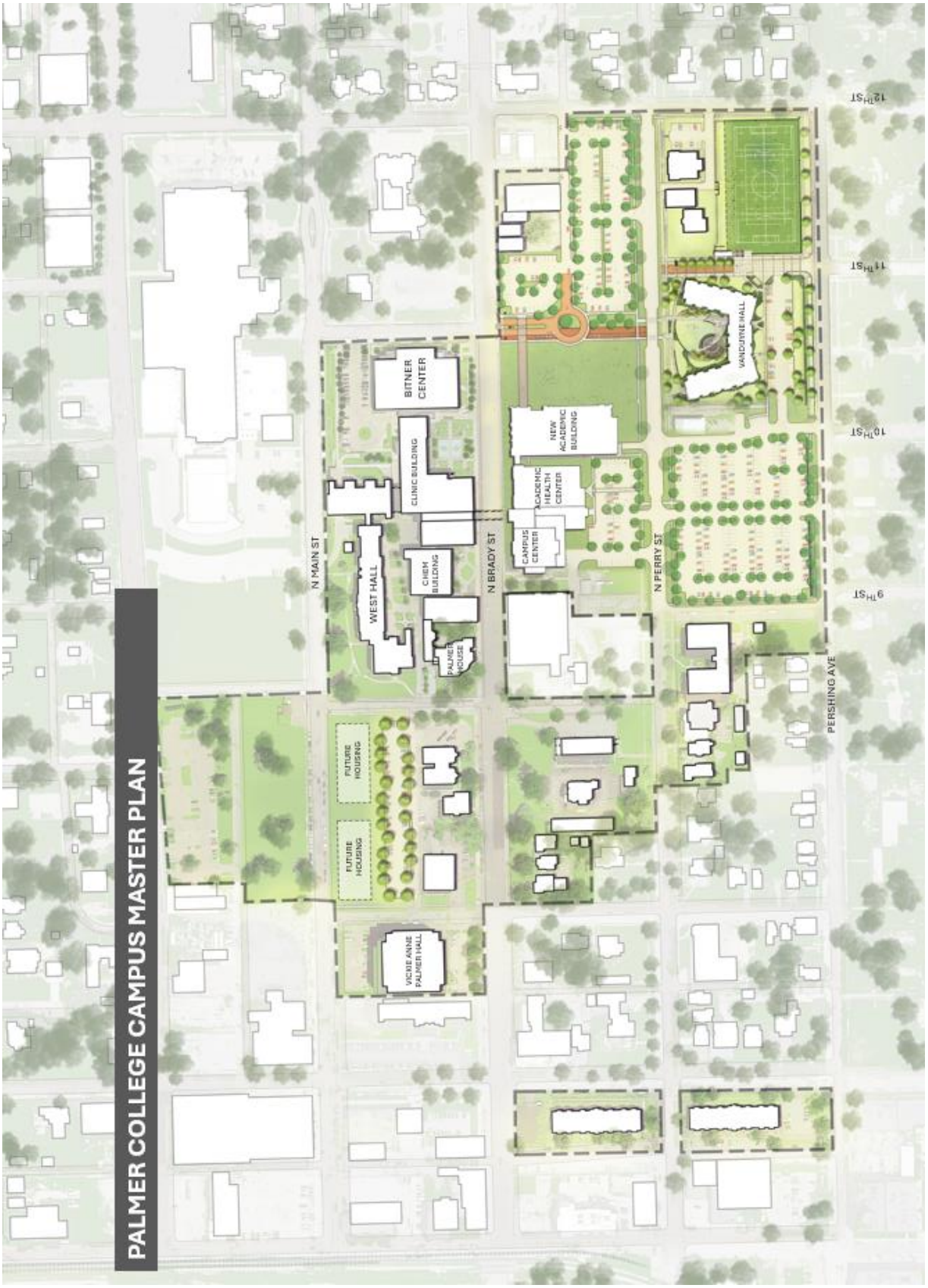
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

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

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

Plan & Zoning Commission Public Hearing Meeting
Date: 2/3/2026
Time: 5:00 PM
Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?
This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a request to amend the Campus Land Use Plan for Palmer College of Chiropractic. The proposed amendment to the Palmer College of Chiropractic Campus Master Plan updates the Institutional Campus District to reflect recent property acquisitions, revised circulation and right-of-way plans, and the addition of a new academic and gathering facility. The amendment removes previously approved street closures and a mixed-use development, enhances pedestrian safety and traffic flow—particularly along Perry Street—and identifies expanded green space and potential sites for future student housing. Overall, the changes are intended to improve campus access, safety, and functionality while supporting long-term institutional growth. See the attached Campus Master Plan for more information.

Requests/Case Descriptions:

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

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

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

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

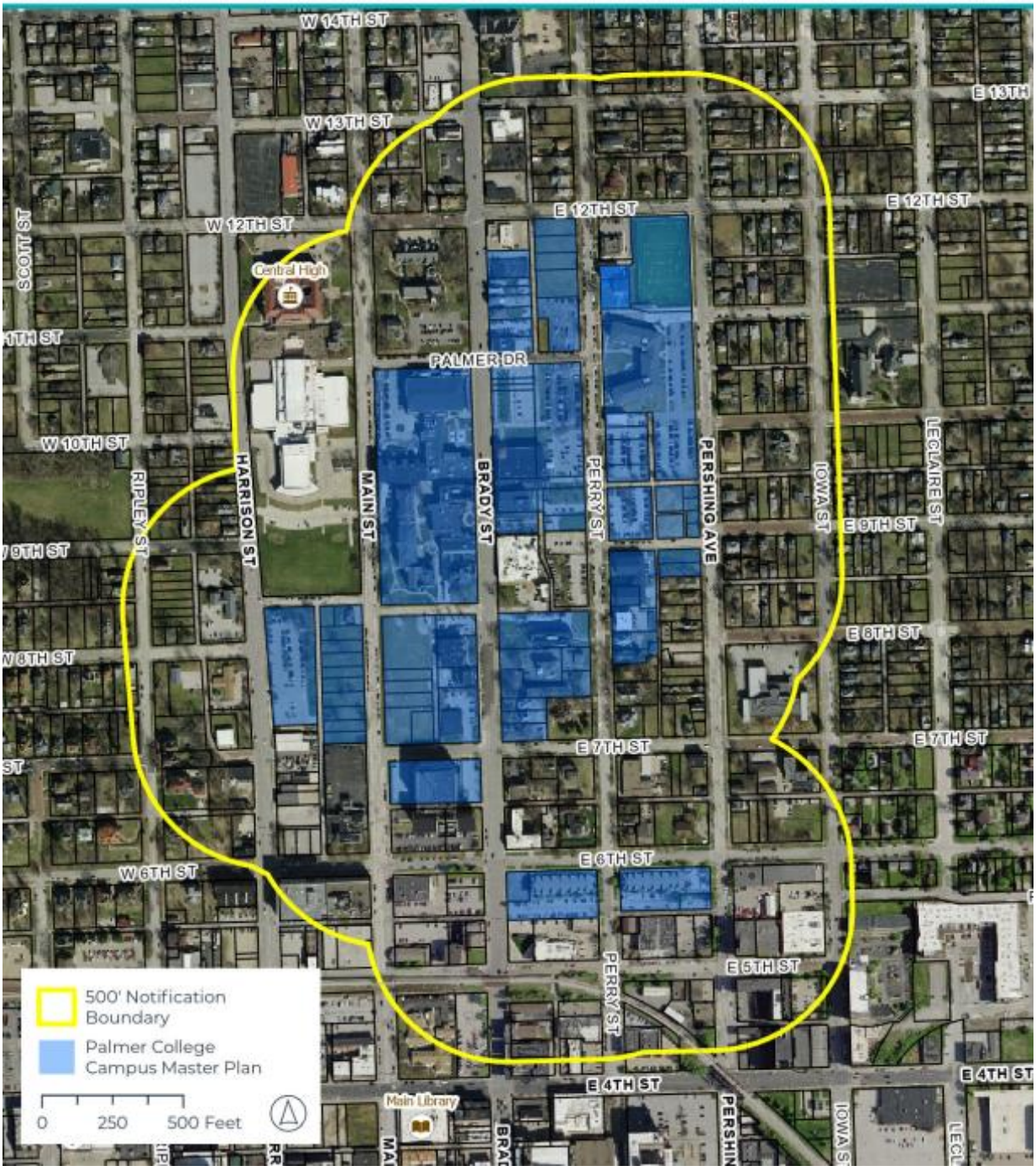
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan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

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

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

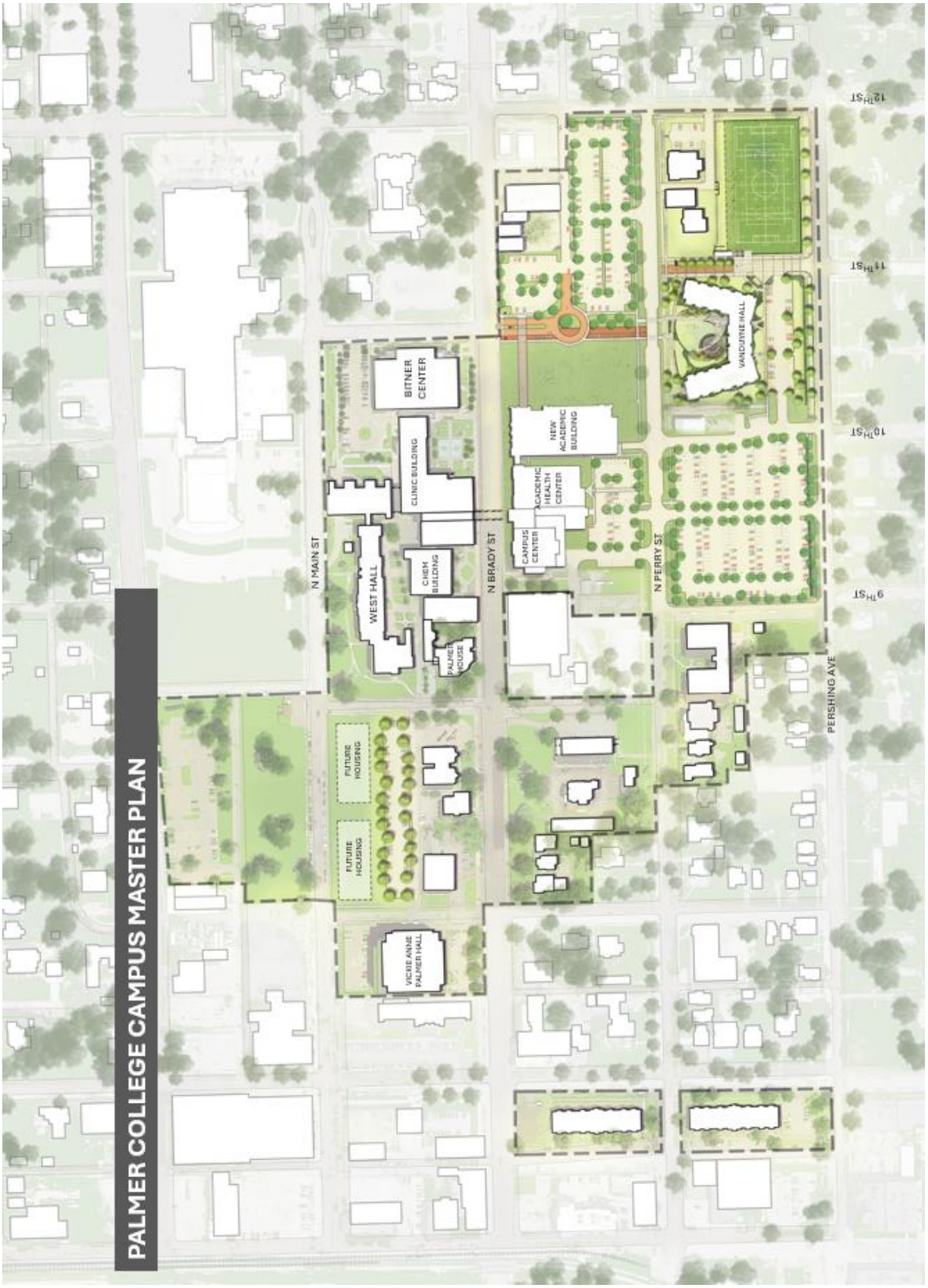
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **4/1/2026**

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

Recommendation:
Consider the Ordinance.

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

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

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

Subject Right-Of-Ways

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

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

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

1. Determine if the right-of-way is needed for public purposes.

2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

Plan and Zoning Commission Recommendation

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

Findings

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

Conditions

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

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

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

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

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW26-01 BEING THE REQUEST OF PALMER COLLEGE OF CHIROPRACTIC TO VACATE PALMER DRIVE, BETWEEN BRADY STREET AND PERRY STREET, AND THE SOUTHERN 60 FEET OF THE 20-FOOT-WIDE ALLEY RIGHT-OF-WAY LOCATED IN OUTLOT 20 OF LECLAIRE'S 2ND ADDITION.

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

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

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

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

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

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

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

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

Findings

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

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

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

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

Conditions

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

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

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

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

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

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

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Jason Gordon
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

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

Recommendation:
Staff recommends the Plan and Zoning Commission accept the listed findings to vacate Palmer Drive, between Brady Street and Perry Street, and the southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition in Case ROW26-01 to the City Council with a recommendation for approval, subject to the following conditions:

Findings:

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

Conditions:

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

Background:

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

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

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

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

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

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

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

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

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

1. **Civic and Institutional**: Reserved for major developments for government, education,

religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

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

Abutting Zoning District:

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

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

Technical Review:

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

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

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

Public Input:

The IC Institutional Campus District requires organizations to make a good faith effort to notify all City recognized neighborhoods located within 500 feet of the campus at least 60 days prior to submission of a formal application. Palmer College held this meeting on December 9, 2025 for the purpose of sharing the details of the petition, answering questions, and receiving

feedback. A representative of the Hilltop Campus Village was in attendance to learn more about the project.

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

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

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

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

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

Attachments:

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

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

RIGHT-OF-WAY VACATION

(EASEMENT ABANDONMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

PROJECT TITLE
Palmer Drive ROW Vacation

GENERAL LOCATION DESCRIPTION
Palmer Drive Between Brady Street and Perry Street

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

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

APPLICANT INFORMATION

Applicant Name | Company Name
Palmer College of Chiropractic

Address
1000 N Brady Street

City | State | Zip
Davenport, IA 52803

Phone
[redacted]

Secondary Phone

E-Mail Address

Acceptance of Applicant

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

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

Jennifer Randazzo
Type Applicant's Name

[redacted]
Applicant's Signature

01/08/2026
Date

DEVELOPMENT TEAM

Surveyor
Mike Richmond

Address
1717 State Street, Suite 201

Phone
[redacted]

Secondary Phone

E-Mail Address

Attorney/Other

Address

Phone

Secondary Phone

E-Mail Address

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

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

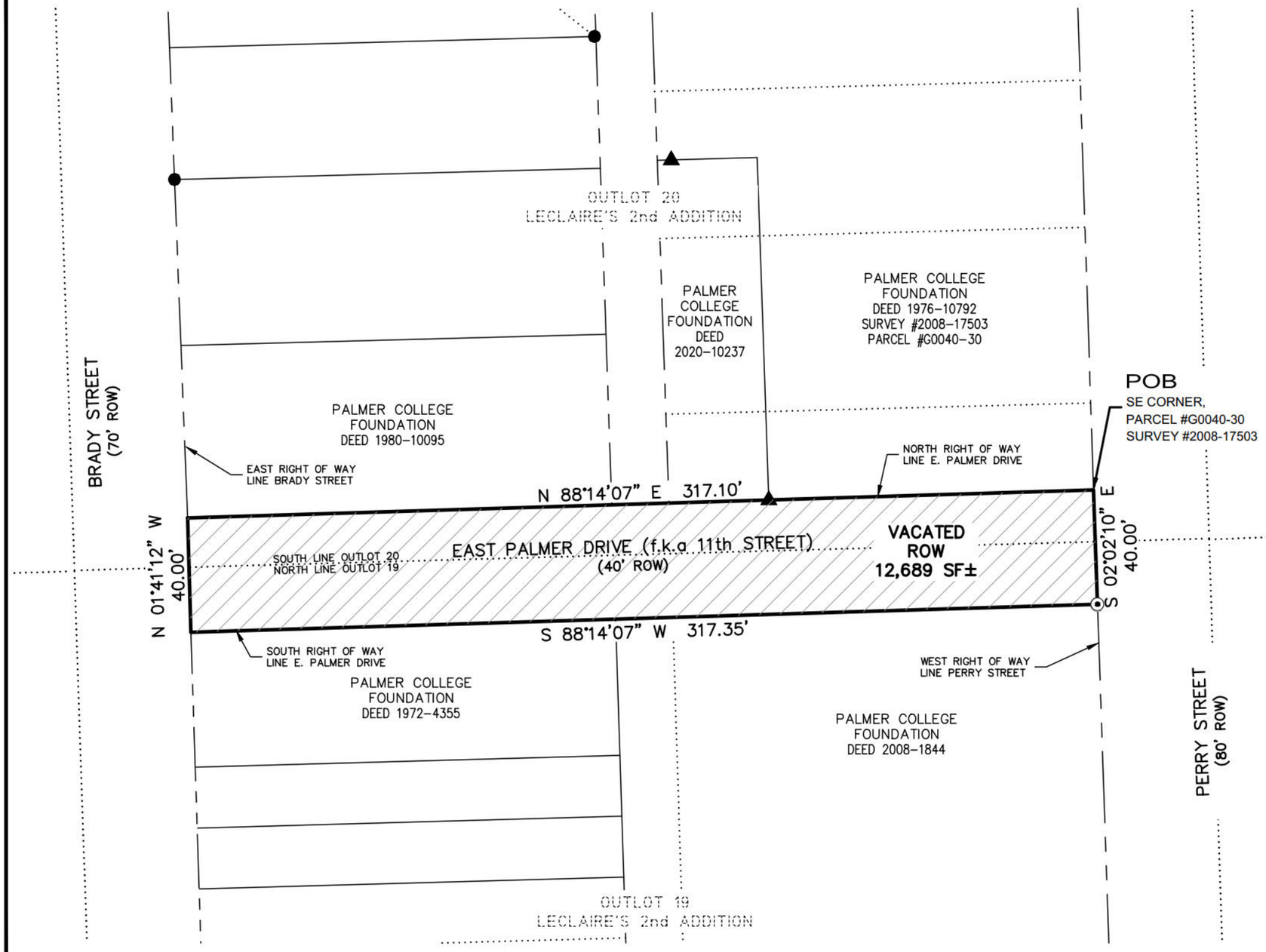
Palmer College is requesting the vacation of part of East Palmer Drive, formerly known as East 11th Street, located between Brady Street and Perry Street. Palmer would like to acquire the property to convert the roadway to a campus entrance and drop off area, as well as a pedestrian corridor through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

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

ROW VACATION PLAT
EAST PALMER DRIVE

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

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



0 40'

SCALE: 1" = 40'

LEGEND

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

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

LICENSED PROFESSIONAL SURVEYOR
MICHAEL D. RICHMOND
23503
IOWA

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

PRELIMINARY
11-18-2025

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

REVISIONS

No.	DESCRIPTION	DATE

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

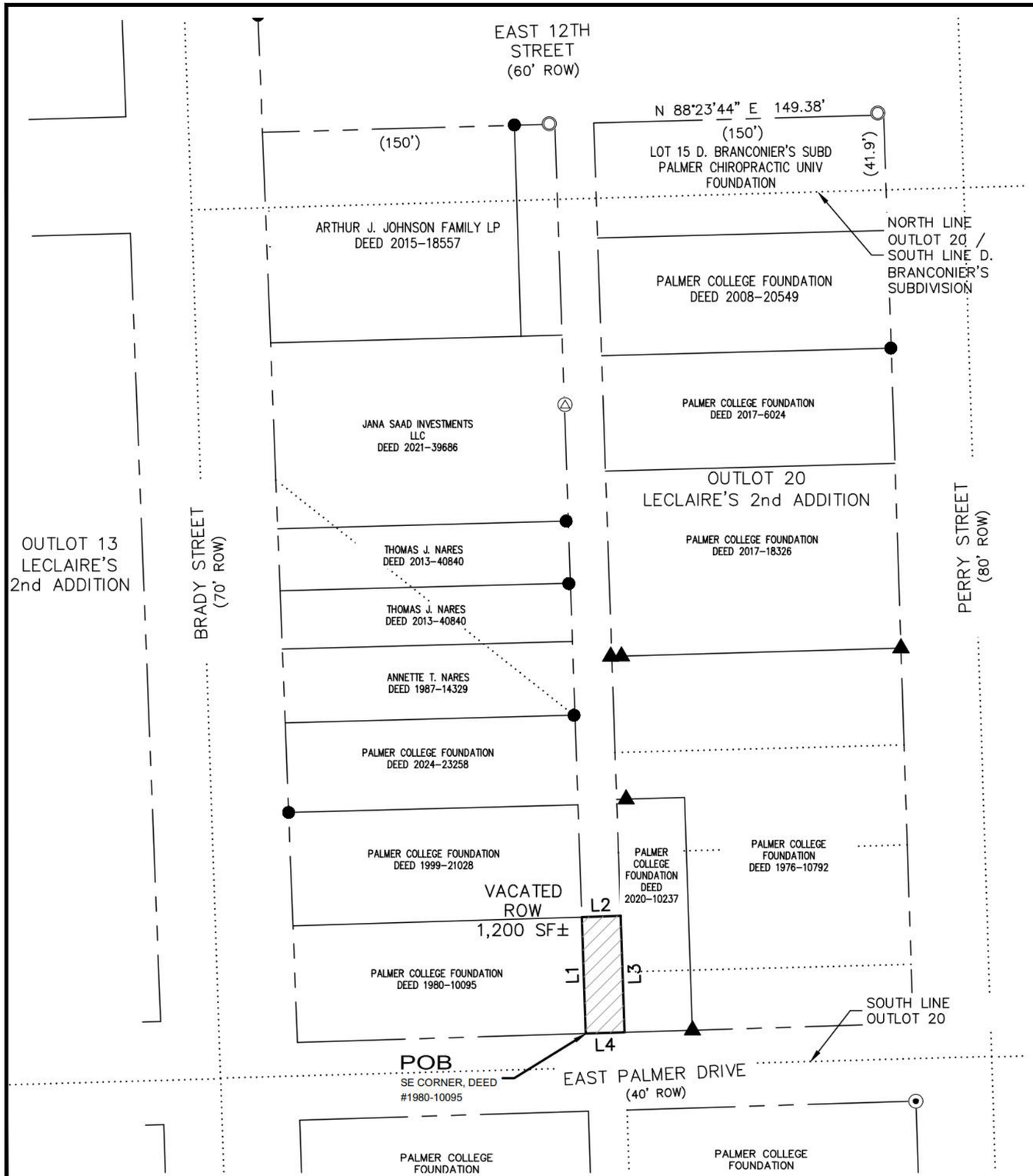
Palmer College Event Center
Davenport, Iowa

ROW Vacation Plat - E. Palmer Dr.

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

Sheet 1 of 1

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



ALLEY VACATION PLAT

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

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

0 60'

SCALE: 1" = 60'

LEGEND

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

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

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

LICENSED PROFESSIONAL SURVEYOR
MICHAEL D. RICHMOND
23503
IOWA

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

PRELIMINARY
11-18-2025

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

REVISIONS		
No.	DESCRIPTION	DATE

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

Palmer College Welcoming Corridor
Davenport, Iowa

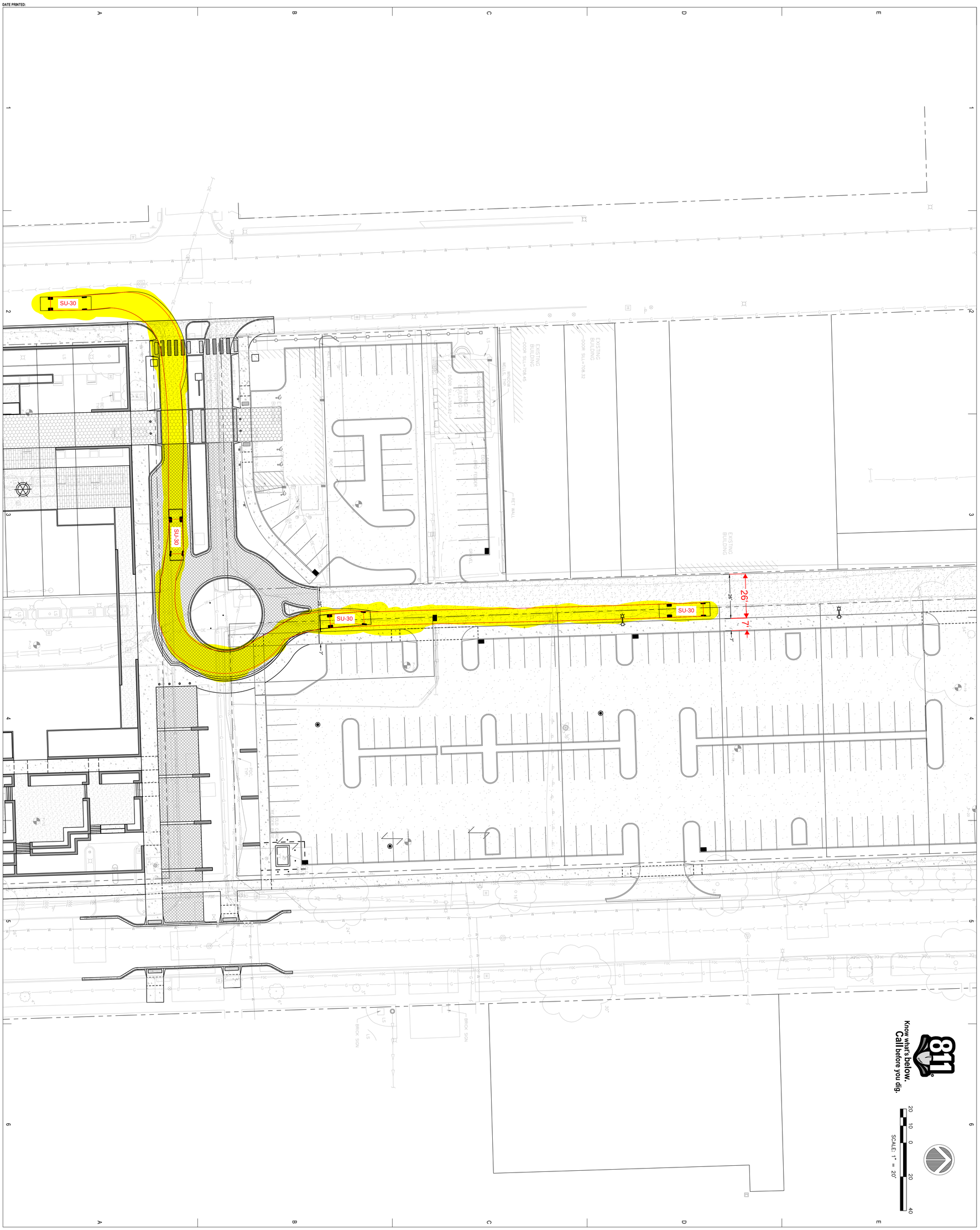
Alley Vacation Plat - Outlots 20-21

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

Sheet 1 of 1

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

DATE PRINTED:



PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

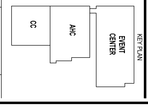
EX-1

OVERALL TRUCK CIRCULATION EXHIBIT

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

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

KEY PLAN



DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

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

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

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

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

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

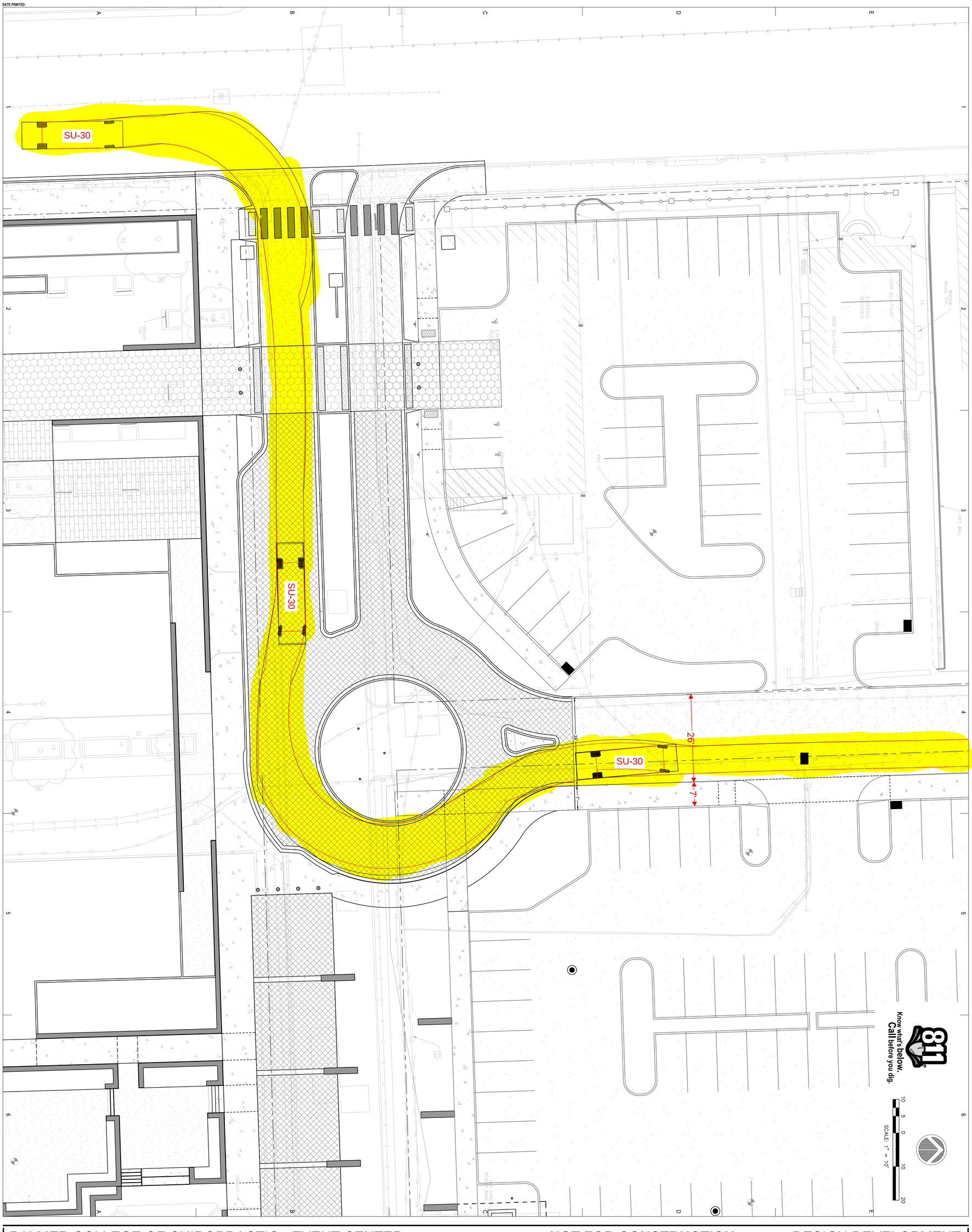
ARCHITECT
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Phone: (515) 288-3141

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

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

RDG
PLANNING ● DESIGN

DATE PRINTED:



PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

NOT FOR CONSTRUCTION

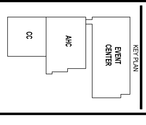
DESIGN DEVELOPMENT

EX-2

TRUCK CIRCULATION
DETAILED EXHIBIT

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

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



DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

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

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

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

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

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

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

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

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

RDG PLANNING • DESIGN

Know what's below. Call before you dig.

SCALE: 1" = 20'

12TH STREET ENTRANCE

VIA GOOGLE STREETVIEW

ALLEYWAY FACING SOUTH

VIA GOOGLE STREETVIEW

ALLEYWAY FACING NORTH

VIA GOOGLE STREETVIEW

PALMER DRIVE ENTRANCE

VIA GOOGLE STREETVIEW

PALMER COLLEGE OF CHIROPRACTIC - EVENT CENTER

DAVENPORT, IA 52803

PALMER COLLEGE OF CHIROPRACTIC

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

RDG PLANNING DESIGN

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

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

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

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

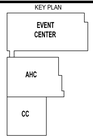
LAND. ARCHITECT
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Phone: (515) 288-3141

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

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

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

KEY PLAN



00	100% DESIGN DEVELOPMENT	01/30/2026

ISSUANCE DATE

PROJECT NO: R3004.877.05

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

EXISTING CONDITIONS EXHIBIT

EX-3

THE CITY OF DAVENPORT
IOWA | USA

Vicinity Map | Case ROW26-01

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

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

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

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

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

Requests/Case Descriptions:

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

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

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

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

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

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

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

Findings:

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

Conditions:

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

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

Findings:

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

Conditions:

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

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

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

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

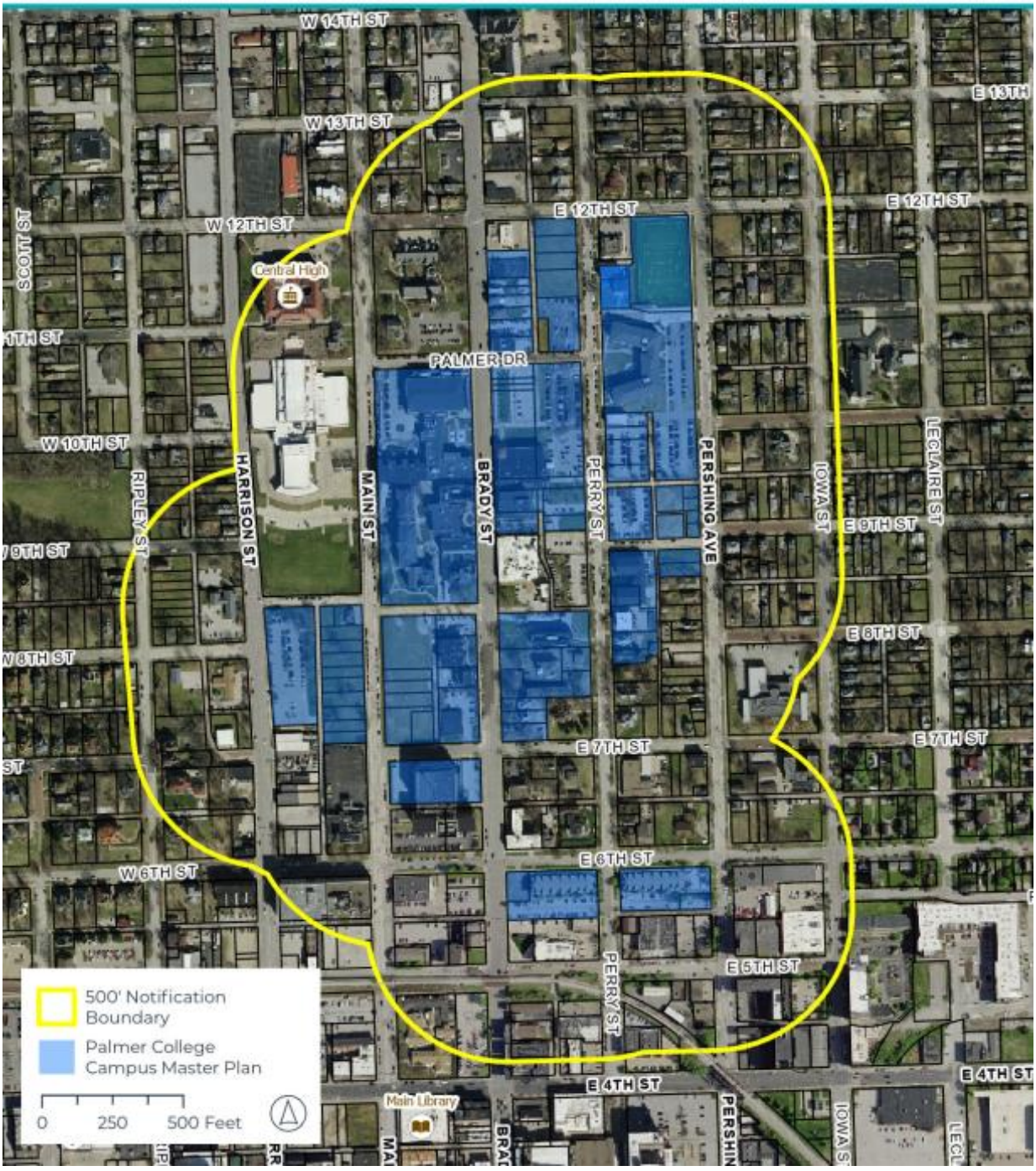
All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

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

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

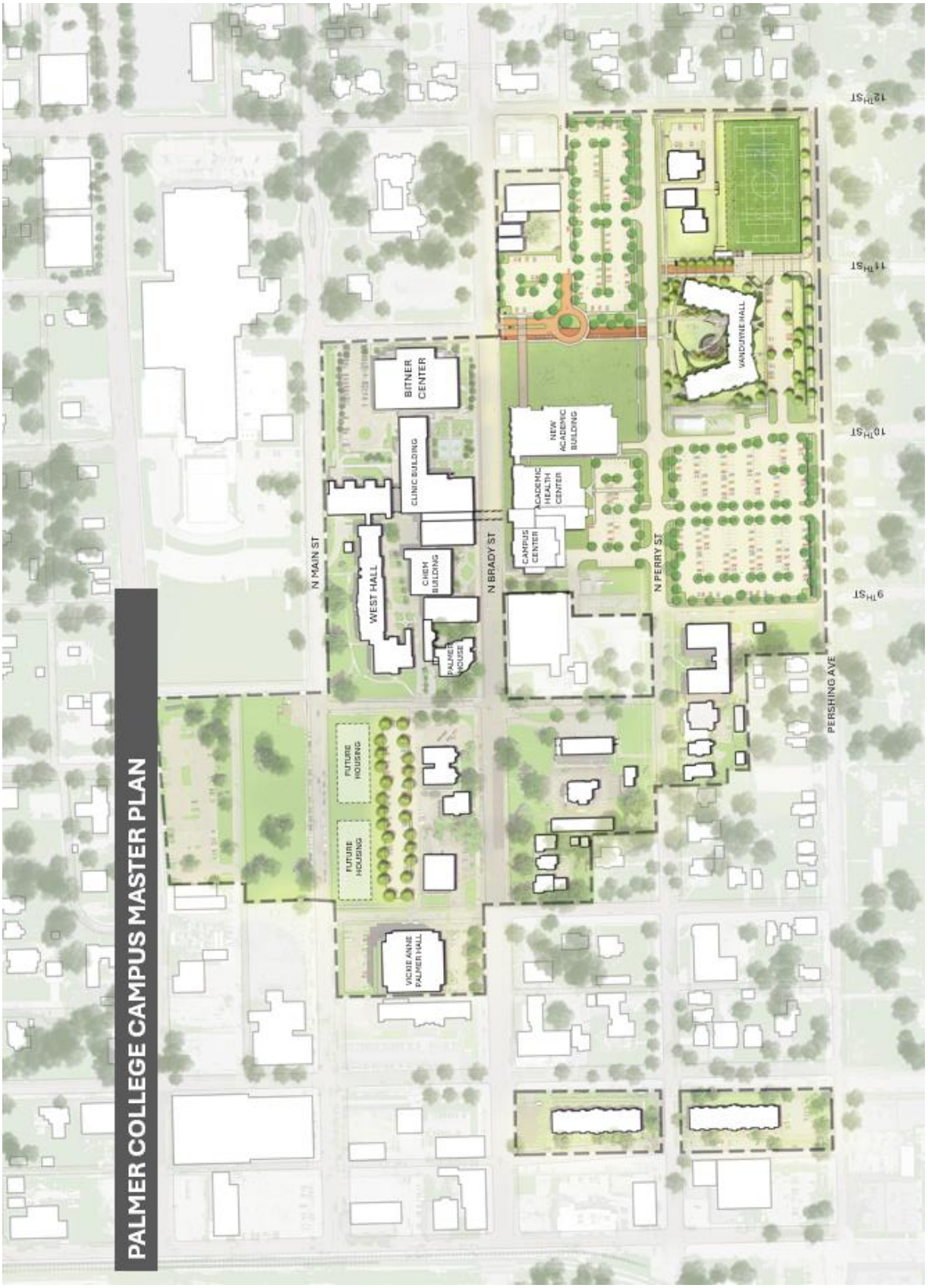
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

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

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

Plan & Zoning Commission Public Hearing Meeting
Date: 2/3/2026
Time: 5:00 PM
Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?
This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a request to amend the Campus Land Use Plan for Palmer College of Chiropractic. The proposed amendment to the Palmer College of Chiropractic Campus Master Plan updates the Institutional Campus District to reflect recent property acquisitions, revised circulation and right-of-way plans, and the addition of a new academic and gathering facility. The amendment removes previously approved street closures and a mixed-use development, enhances pedestrian safety and traffic flow—particularly along Perry Street—and identifies expanded green space and potential sites for future student housing. Overall, the changes are intended to improve campus access, safety, and functionality while supporting long-term institutional growth. See the attached Campus Master Plan for more information.

Requests/Case Descriptions:

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

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

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

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

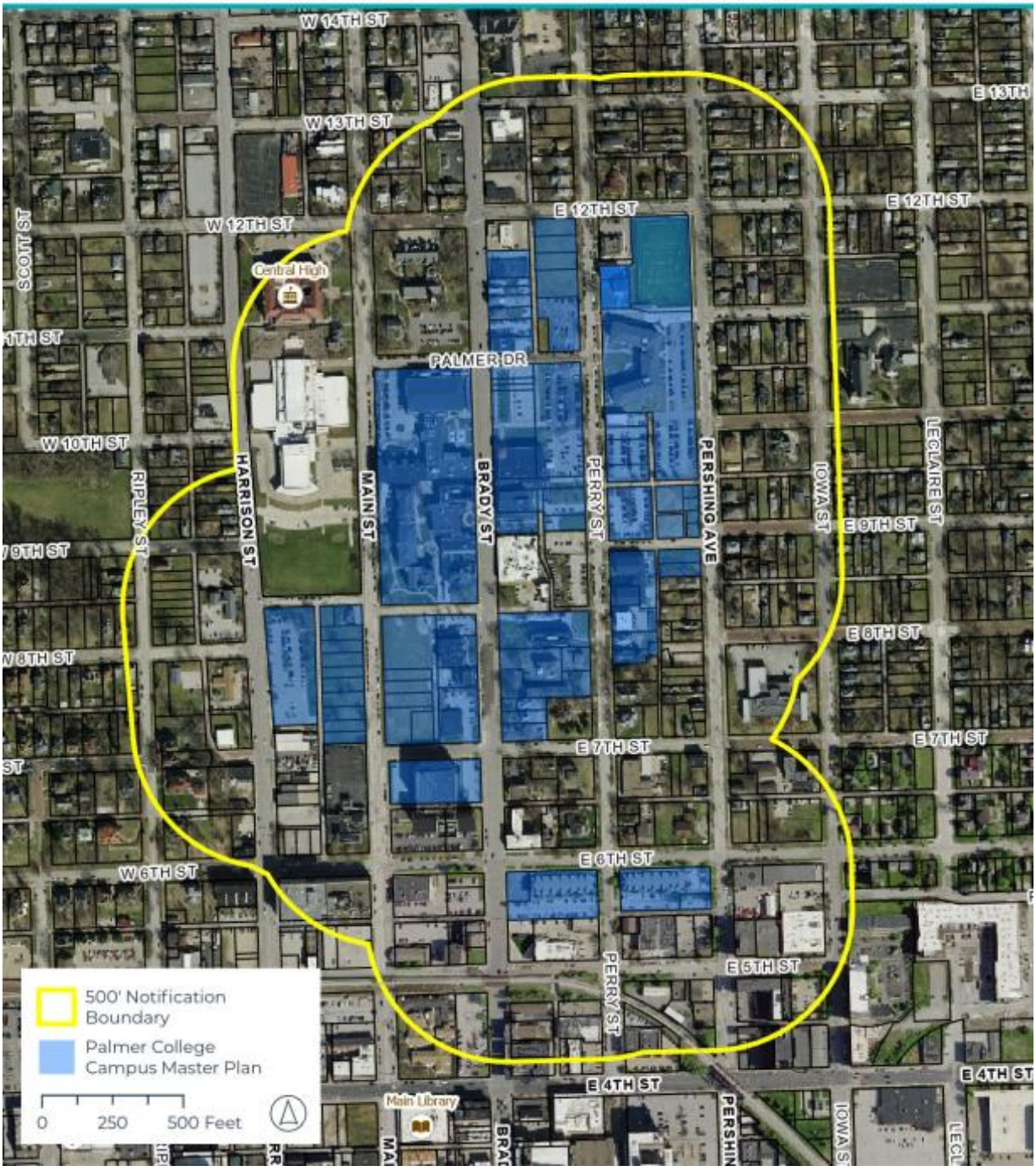
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan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

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

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

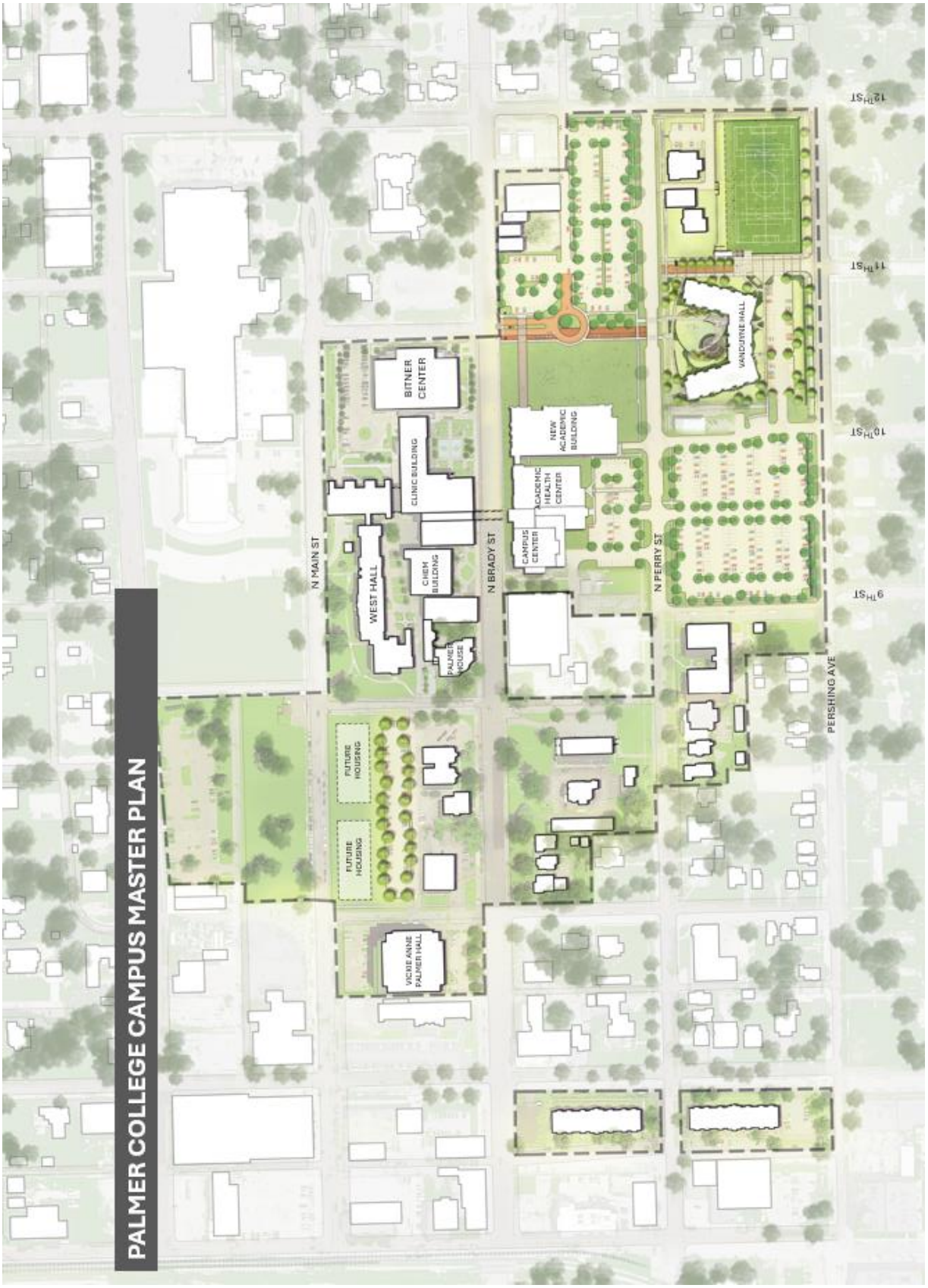
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

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

Thomas A. Skorepa, P.C.
Of Counsel

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

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

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

Davenport Office
3425 E. Locust Street
Davenport, IA 52803

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

VIA EMAIL:
planning@davenportiowa.com

Our File No. 125461

February 2, 2026

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

Dear Sir or Madam:

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

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

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

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

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

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

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

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

Very truly yours,

BROOKS LAW FIRM, P.C.

/s/ Nicholas J. Huffmon

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

NJH/

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/1/2026**

Subject:
Third 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'	☐

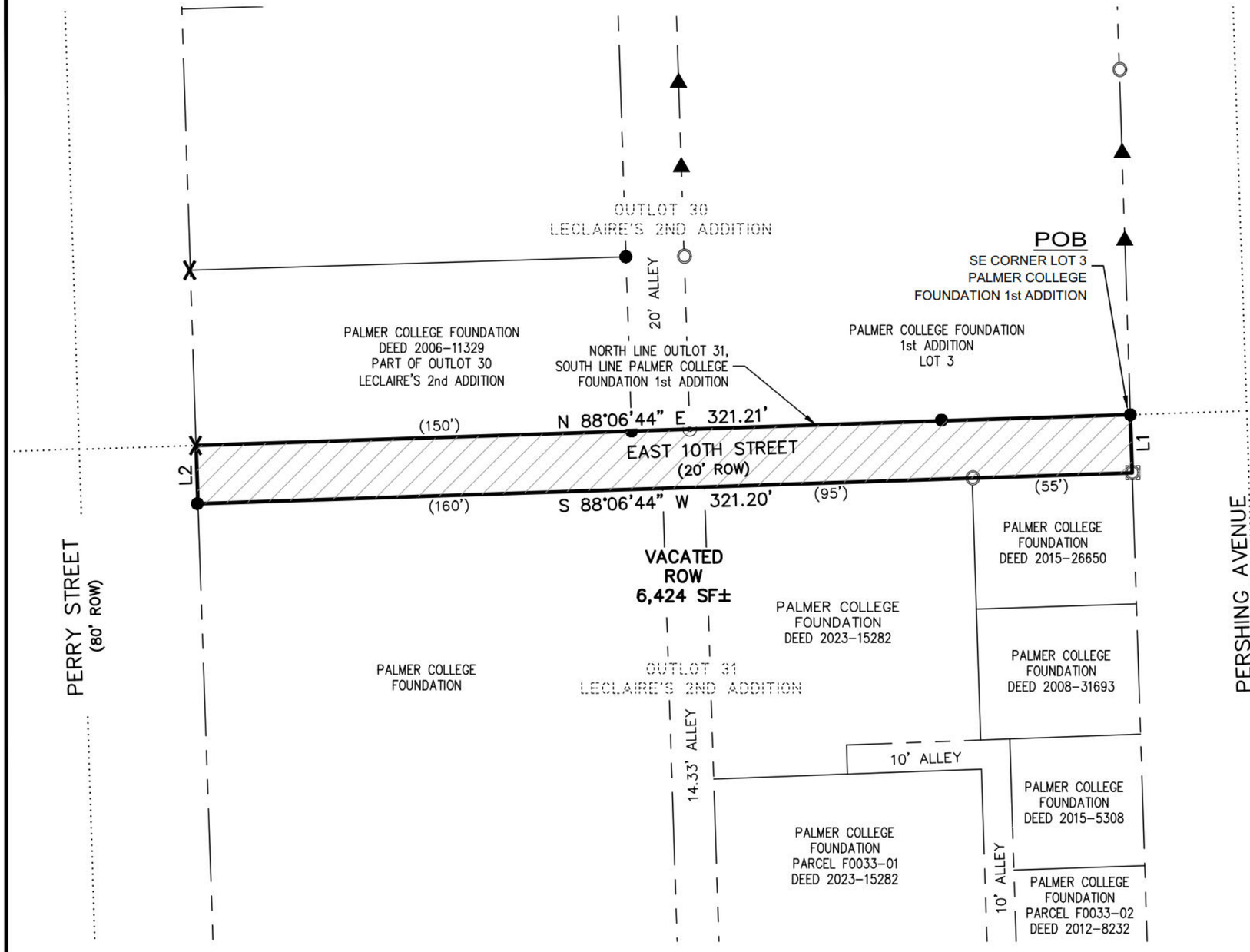
***PROJECT NARRATIVE*:** (submit separate sheet if needed)

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

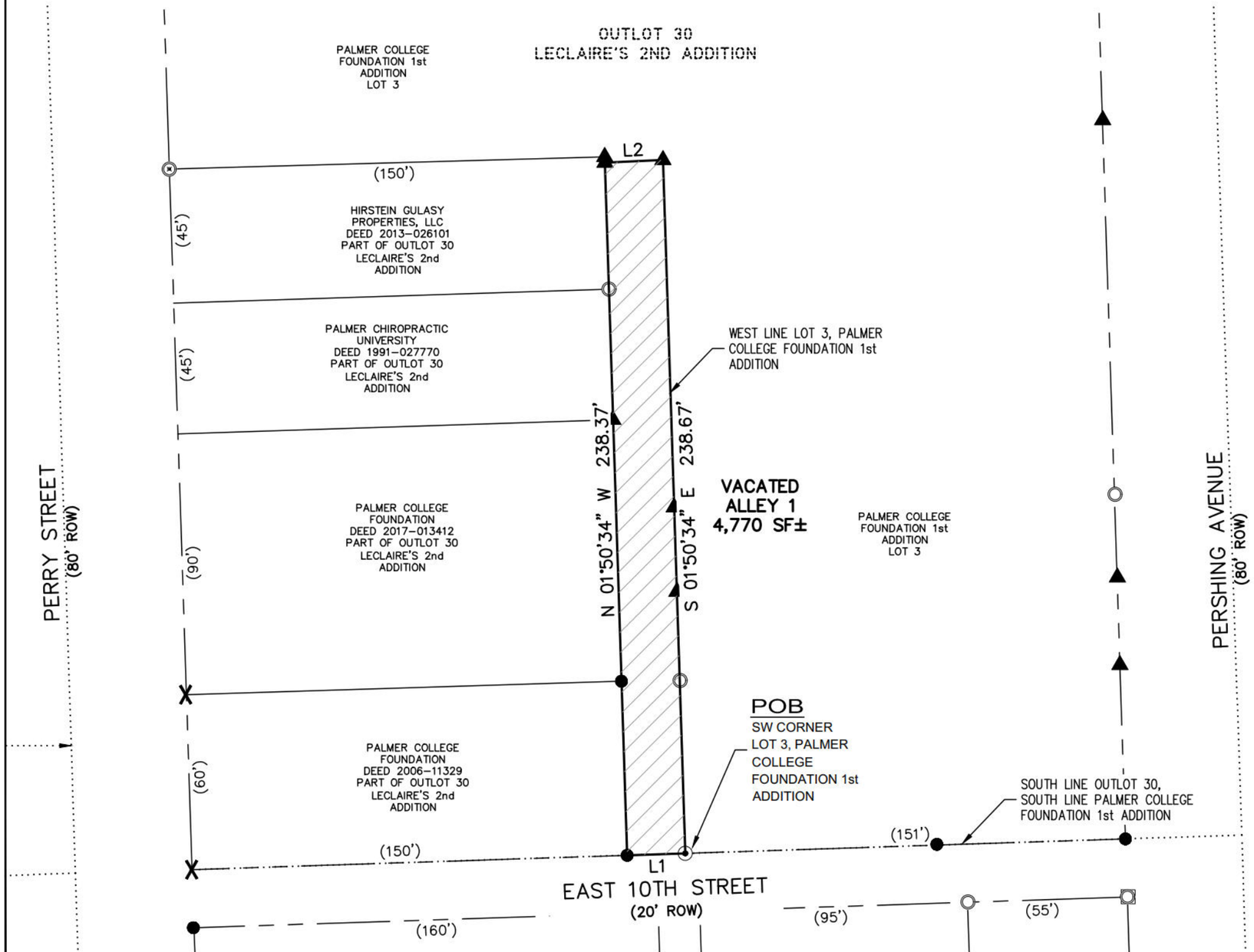
IMEG Project No: 25003972.00
File Name: 25003972.00 Vacation E 10th Street
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No:
Drawn By: MDR
Checked By: DAB
Date: 10/31/2025

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

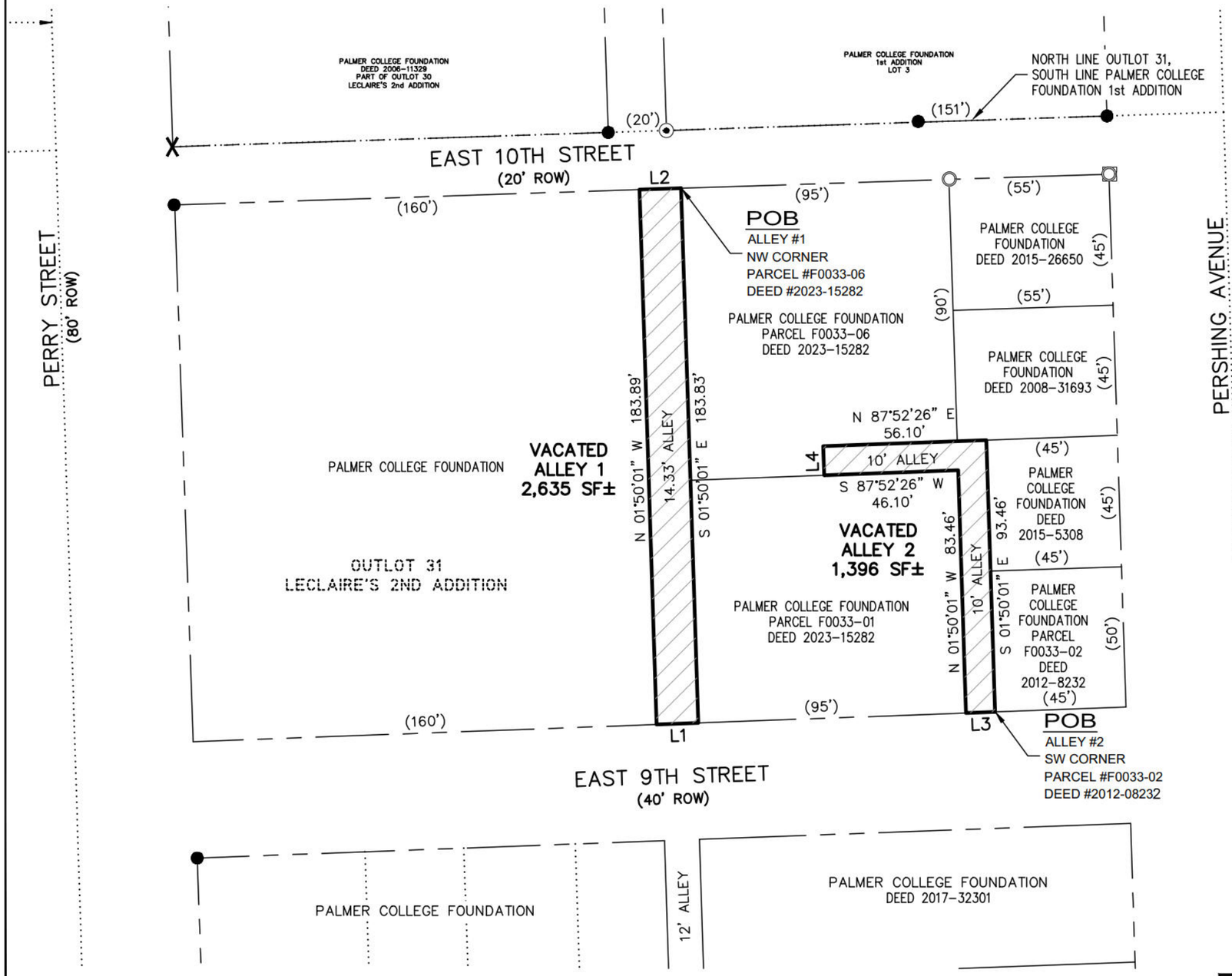
Alley Vacation Plat - Outlot 30

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.

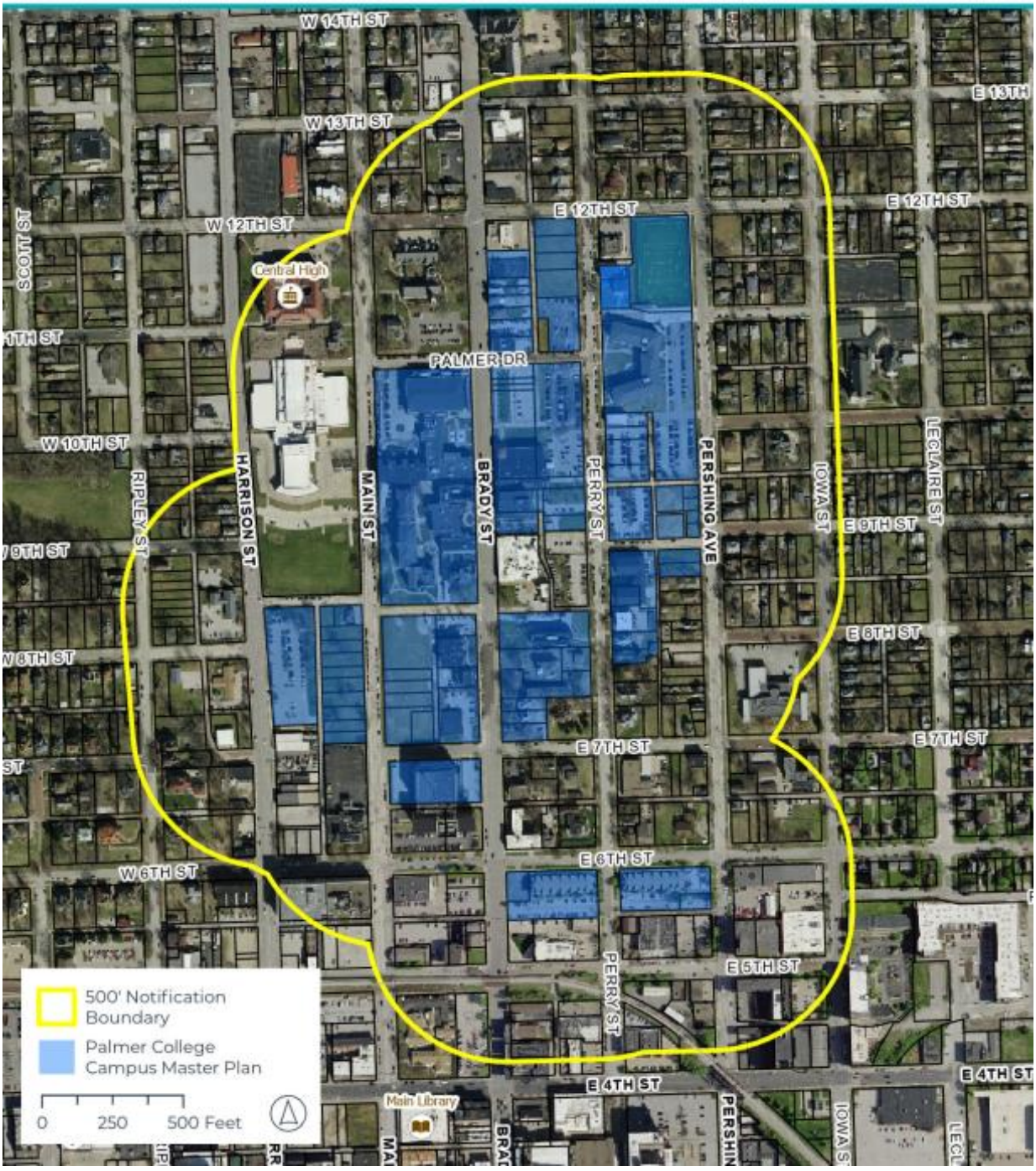
All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

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

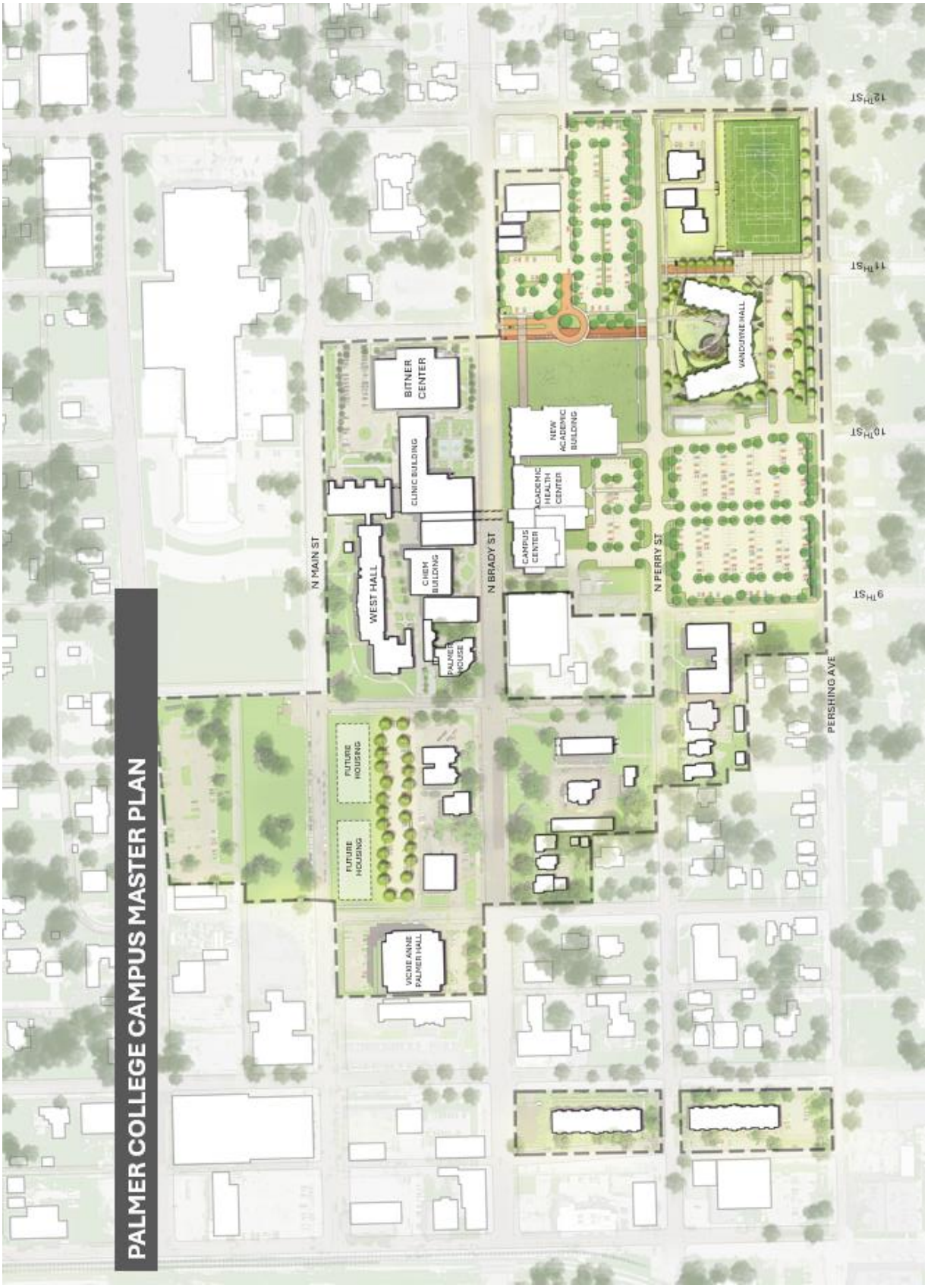
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

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

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

Plan & Zoning Commission Public Hearing Meeting
Date: 2/3/2026
Time: 5:00 PM
Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?
This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a request to amend the Campus Land Use Plan for Palmer College of Chiropractic. The proposed amendment to the Palmer College of Chiropractic Campus Master Plan updates the Institutional Campus District to reflect recent property acquisitions, revised circulation and right-of-way plans, and the addition of a new academic and gathering facility. The amendment removes previously approved street closures and a mixed-use development, enhances pedestrian safety and traffic flow—particularly along Perry Street—and identifies expanded green space and potential sites for future student housing. Overall, the changes are intended to improve campus access, safety, and functionality while supporting long-term institutional growth. See the attached Campus Master Plan for more information.

Requests/Case Descriptions:

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

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

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

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

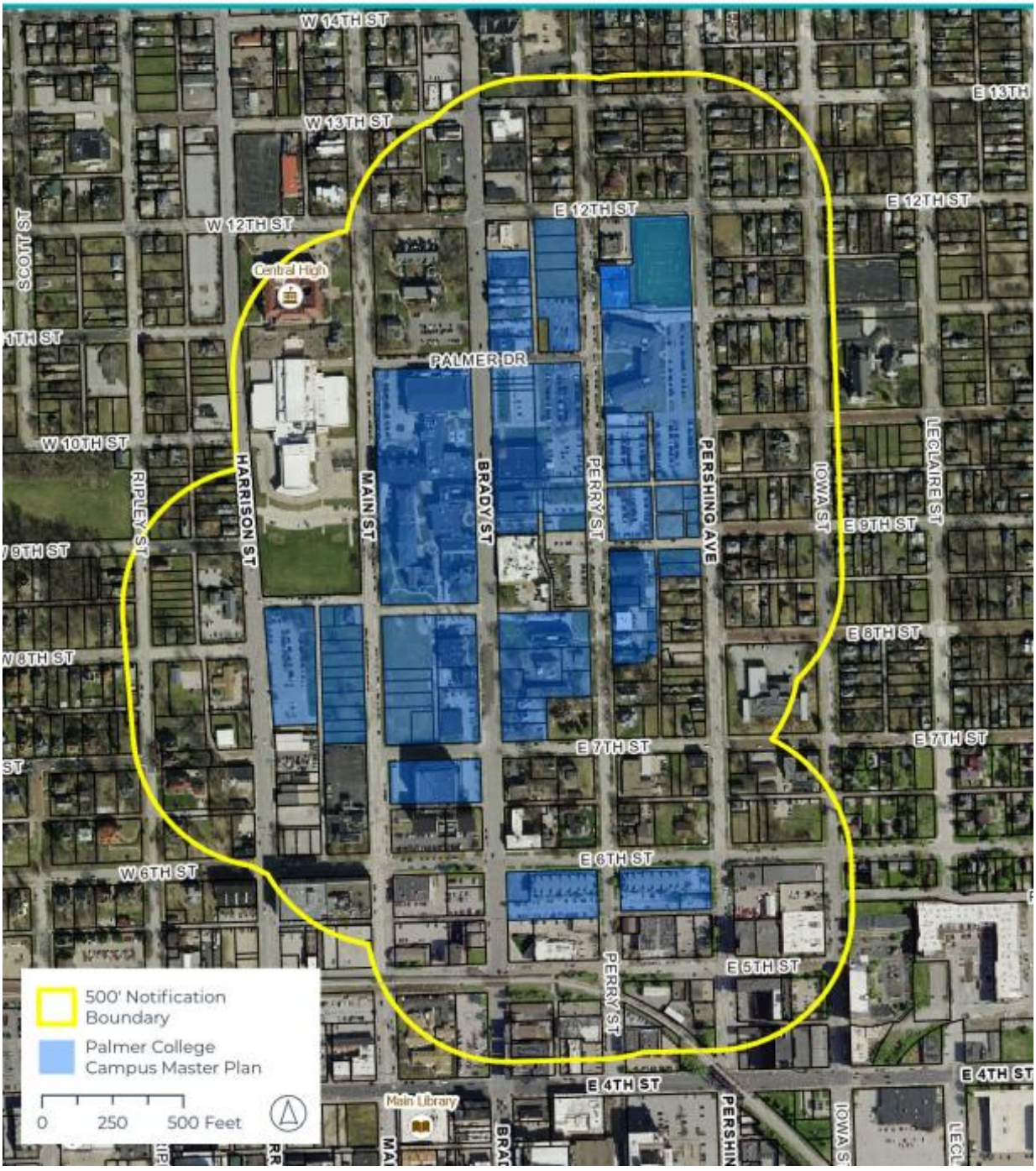
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan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

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

THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map

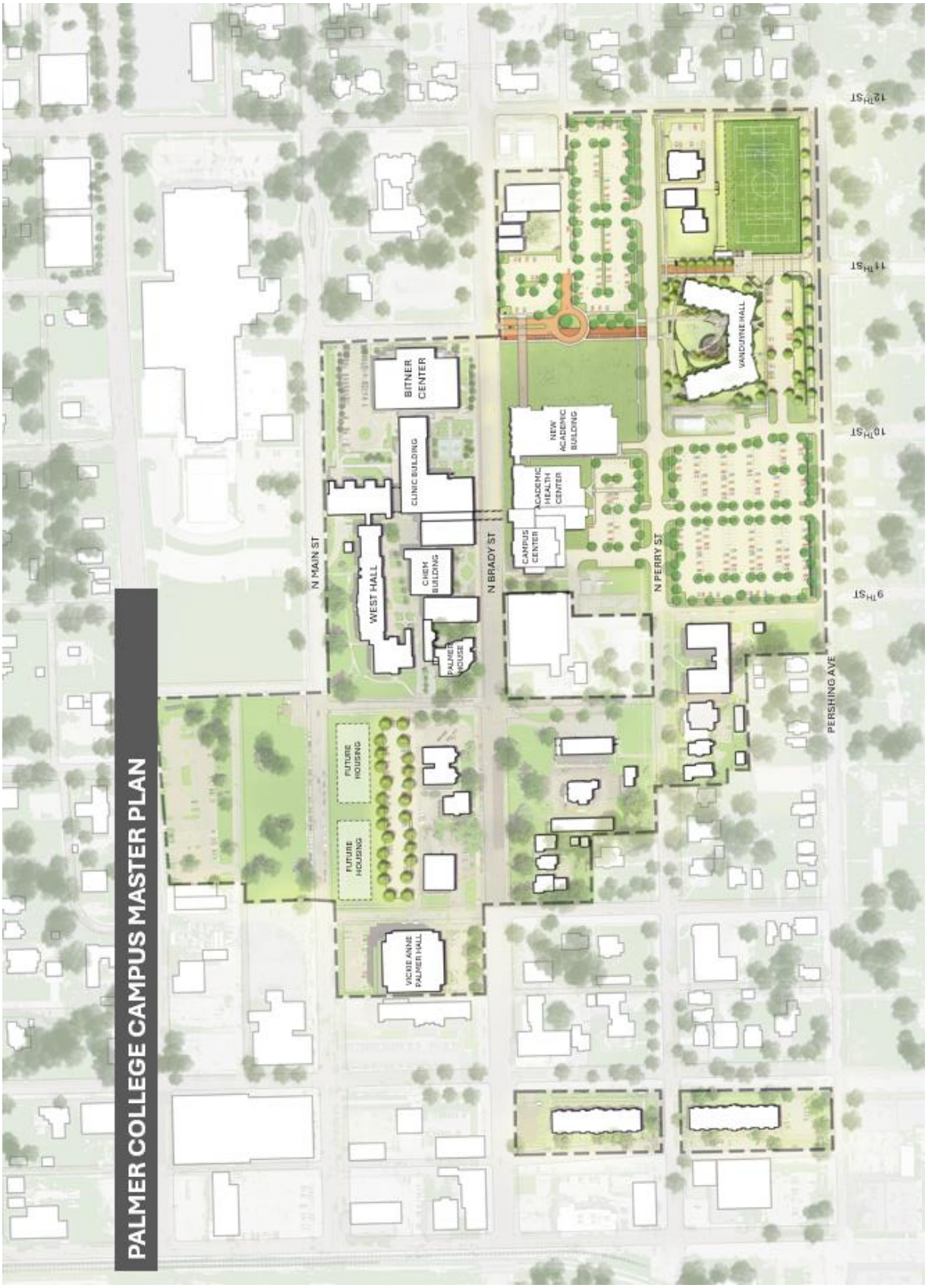
Case ORD26-01: Request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS



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

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

City of Davenport

Department: Development & Neighborhood Services **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/1/2026**

Subject:
First Consideration: Ordinance for Case REZ26-02 being the request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R -1 Single-Family Residential District. [Ward 1]

Recommendation:
Adopt the Ordinance.

Background:
The Petitioner is requesting a rezoning from AG Agricultural District to R-1 Single-Family Residential District. The purpose of the rezoning request is to create a new single-family lot. The site is currently being used for farming. The land contains wooded areas and steep topography changes along the creek, making the eastern portion of the property difficult to navigate. The most developable area is the ground adjacent to South Utah Avenue. The property consists of one parcel encompassing approximately 10 acres. The owner intends to subdivide the land into one new single-family lot along South Utah Avenue. The remainder of the property will remain undeveloped and zoned AG Agricultural District. A survey of the property has been provided by the applicant delineating the land to be rezoned. Following the rezoning, the applicant intends to subdivide the land to separate the R-1 and AG property.

Plan and Zoning Commission Recommendation

At its March 17, 2026, meeting, the Plan and Zoning Commission unanimously voted to forward Case REZ26-02 to the City Council with a recommendation for approval subject to the listed findings.

Findings

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Agricultural Reserve.
2. The proposed zoning map amendment to R-1 Single Family Residential District is compatible with the zoning of nearby developed property.
3. The zoning map amendment will enable the vacant site to be developed in a manner consistent with the surrounding area.
4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single Family Residential District does not create any nonconformities.

Why is a Zoning Map Amendment Required?

The Zoning Ordinance does not permit a principal use of single-family dwelling in an agricultural district, which are under 38 acres in area. A rezoning to R-1 Single-Family Residential District is the least intensive zoning classification and is consistent with similar land uses on South Utah Avenue.

Comprehensive Plan

Within Existing Urban Service Area: No
Urban Service Area 2035: Yes

Future Land Use Designations: The property is designated Agricultural Reserve (AR) in the Davenport +2035 Land Use Plan. Agricultural Reserve (AR) — Areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.

Zoning: The property is currently zoned AG Agricultural District. This district is intended to address existing agricultural land uses. The standards of the AG District promote the continuation of farming and protect agricultural land uses from the encroachment of incompatible developments. The applicant is requesting a rezoning of the property to R-1 Single-Family Residential District. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

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.

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
Staff Response: The property is designated Agricultural Reserve (AR) in the Davenport +2035 Land Use Plan. This land use category is designated for areas located outside of the Urban Service Boundary, which are unlikely to develop in the foreseeable future. Uses should be restricted to agriculture and open space, with only limited residential development needing minimal urban services.

b. The compatibility with the zoning of nearby property.
Staff Response: South Utah Avenue, north of West River Drive and South of Telegraph Road, consists of a mix of properties zoned either R-1 Single-Family Residential District or AG Agricultural District. Rezoning 2.7 acres to residential is compatible with the existing zoning districts along the South Utah Avenue corridor. The petitioner's remaining 7.3 acres of land will remain under the AG zoning, thereby retaining the low density housing, farming, and open space character of the neighborhood. It is staff’s opinion that the proposed amendment is

compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.
Staff Response: There are fifteen continuous lots along the east side of Utah Avenue, south of the subject property, containing single-family dwellings. Rezoning the site for the establishment of two new single-family lots is consistent with the development of the surrounding area. The low density creates a balance between residential and agriculturally zoned property. It is staff's opinion that the proposed amendment is compatible with the established neighborhood character.

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.
Staff Response: Rezoning the property to R-1 Single-Family Residential District will not be detrimental to the surrounding area, which is predominantly single-family dwellings, agriculture, and open space. It is staff's opinion that owners of agriculturally zoned property will not be negatively impacted if the rezoning request is approved. In addition, the R-1 District is the most comparable zoning district to the AG Agricultural District in terms of dimensional standards and principal uses. The use restrictions imposed on the surrounding neighborhood will remain consistent should the property be rezoned to R-1. It is staff's opinion that the proposed zoning map amendment will develop in a manner that promotes the public health, safety, and welfare of the City.

e. 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: A residence on an agricultural site may be established if the property is a minimum of 38 acres. Given the petitioner owns 10 acres, no single-family home may currently be developed on the property. Based on the plat of subdivision submitted by the applicant, a total of one home can be constructed on the proposed 2.7 acre property. It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding neighborhood.

f. The extent to which the proposed amendment creates nonconformities.
Staff Response: The proposed single-family lot, which has necessitated the zoning map amendment, far exceeds the minimum standards of the R-1 Residential Single-Family Zoning District. The minimum lot area in the R-1 District is 20,000 square feet (0.46 acres) while the proposed lot is 118,22
square feet (2.7 acres). It is staff's opinion that the proposed zoning map amendment will not create any nonconformities.

Public Input

Letters were sent to property owners within 200 feet of the proposed request notifying them of the March 3, 2026, Plan and Zoning Commission Public Hearing. To date, staff has not received any responses from adjacent property owners.

Following the Plan and Zoning Commission's recommendation of approval, letters were sent to property owners within 200 feet of the proposed request notifying them of the April 1, 2026.

Public Hearing at the Committee of the Whole Meeting.

Attachments:
1. Ordinance
2. Maps
3. Plat of Subdivision
4. Application
5. Public Hearing Notice - P&Z Commission
6. Public Hearing Notice - Committee of the Wole

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ26-02 BEING THE REQUEST OF PATRICK FENNELLY TO REZONE APPROXIMATELY 2.71 ACRES OF PROPERTY LOCATED SOUTH OF TELEGRAPH ROAD AND EAST OF SOUTH UTAH AVENUE (PARCEL #S3117-05) FROM AG AGRICULTURAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL 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 "R-1 Single-Family Residential District":

> Part of the northwest quarter of section 31, township 78 north, range 3 east of the 5th principal meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:
>
> Commencing at the west quarter corner of said section 31, per corner certificate 01803-96; thence north 01°30'35" west, along the west line of the northwest quarter of said section 31, a distance of 1129.84 feet; thence north 88°03'42" east, a distance of 52.42 feet to the easterly right of way of South Utah Avenue; thence north 02°57'58" east along said easterly right of way, a distance of 150.06 feet to a point that is south 50 feet and perpendicular to the north line of the south half of the northwest quarter of said section 31; thence north 87°57'50" east along a line running parallel with the said north line, a distance of 780.45 feet; thence south 01°39'49" east, a distance of 150.85 feet; thence south 88°03'42" west, a distance of 792.56 feet to the point of beginning. Said real estate contains an area of 118,113 square feet, 2.712 acres, more or less. For the purpose of the above description, the west line of the northwest quarter of section 31, has an observed bearing of north 01°30'35" west.

Section 2. At its March 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26- 02 to the City Council with a recommendation for approval subject to the listed findings.

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 property as Agricultural Reserve.
2. The proposed zoning map amendment to R-1 Single Family Residential District is compatible with the zoning of nearby developed property.

3. The zoning map amendment will enable the vacant site to be developed in a manner consistent with the surrounding area.

4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.

5. Rezoning the property to R-1 Single Family Residential District does not create any nonconformities.

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:

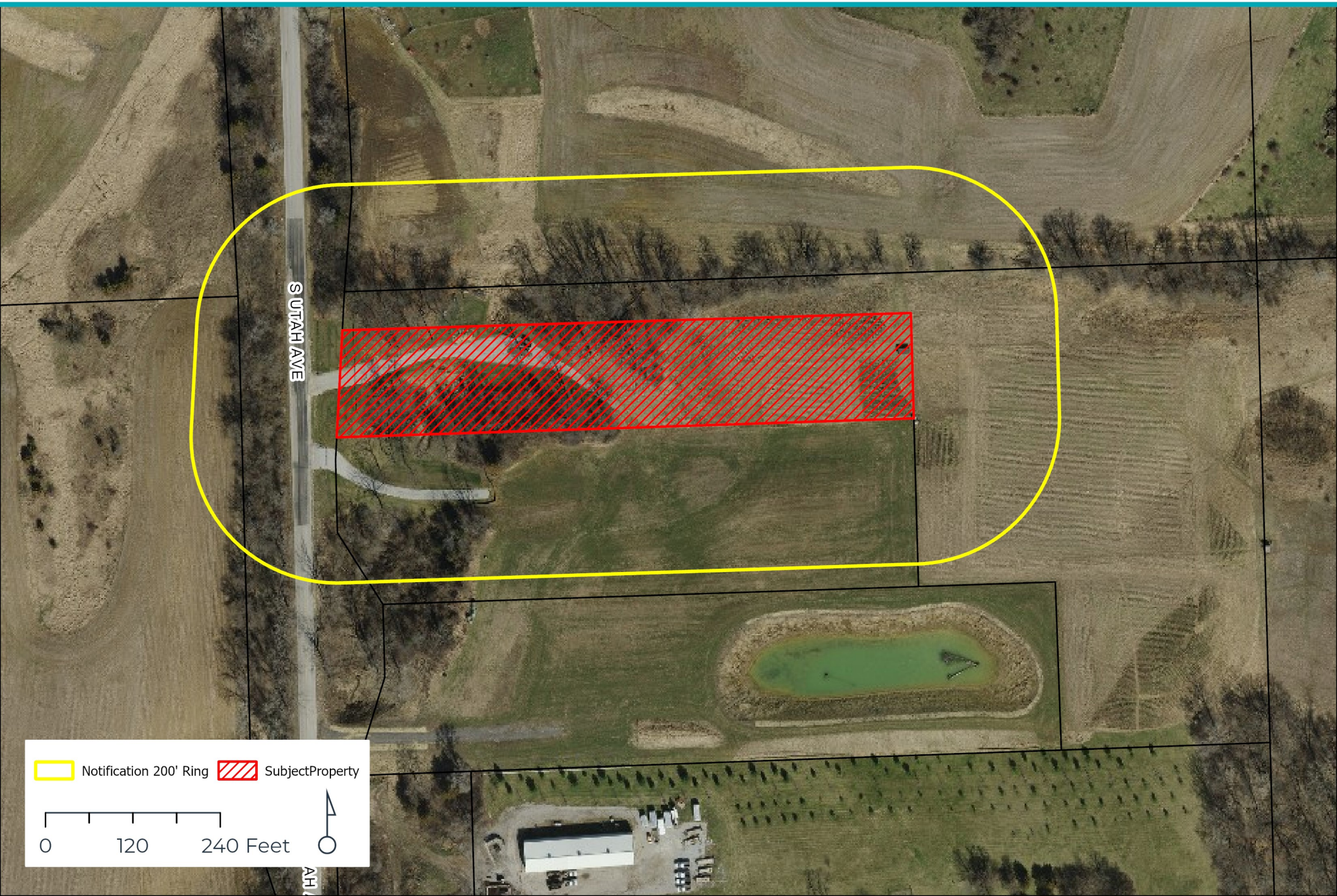
_____
Jason Gordon
Mayor

_____
Brian Krup
Deputy City Clerk

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Vicinity Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

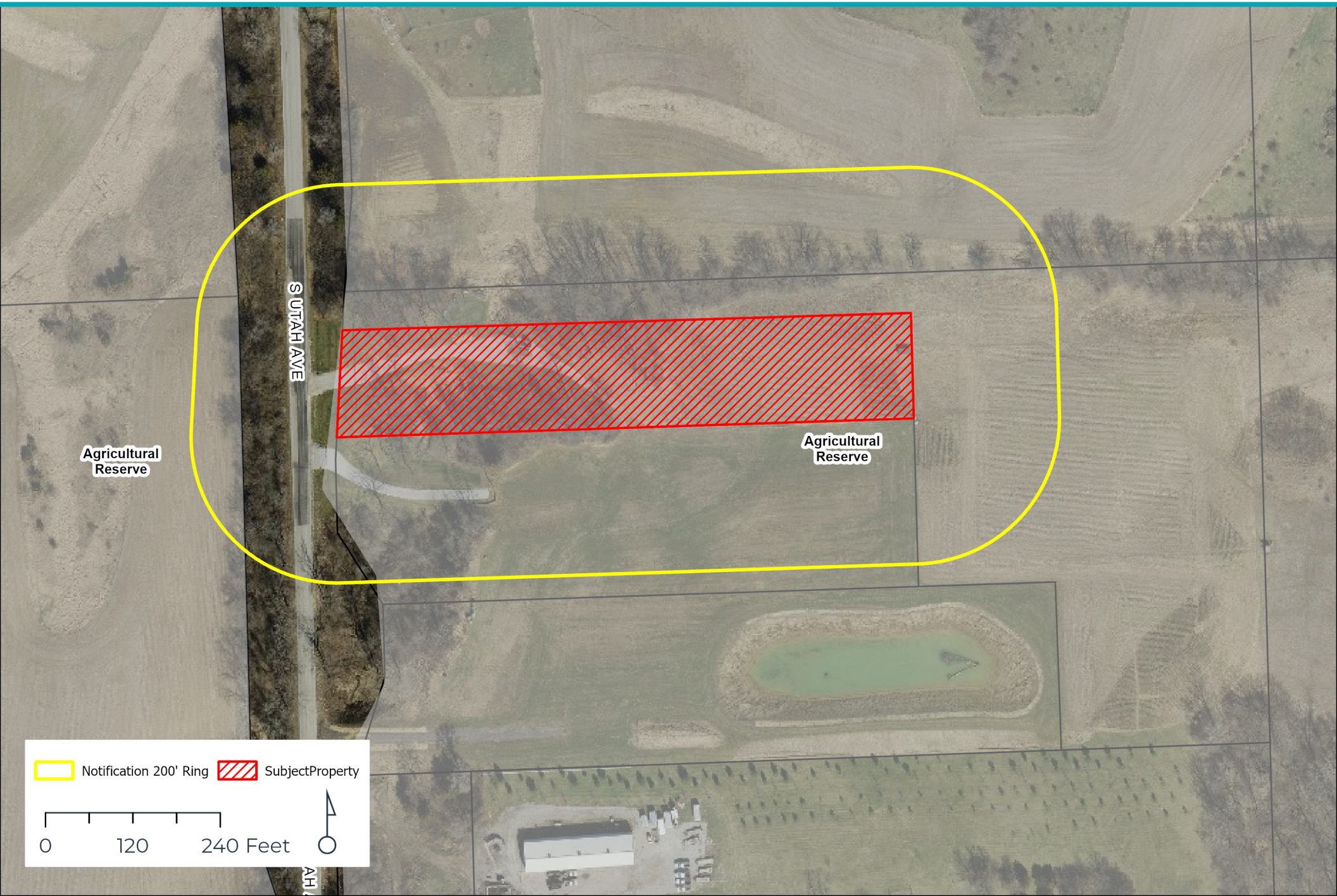
Zoning Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Future Land Use Map | Case REZ26-02

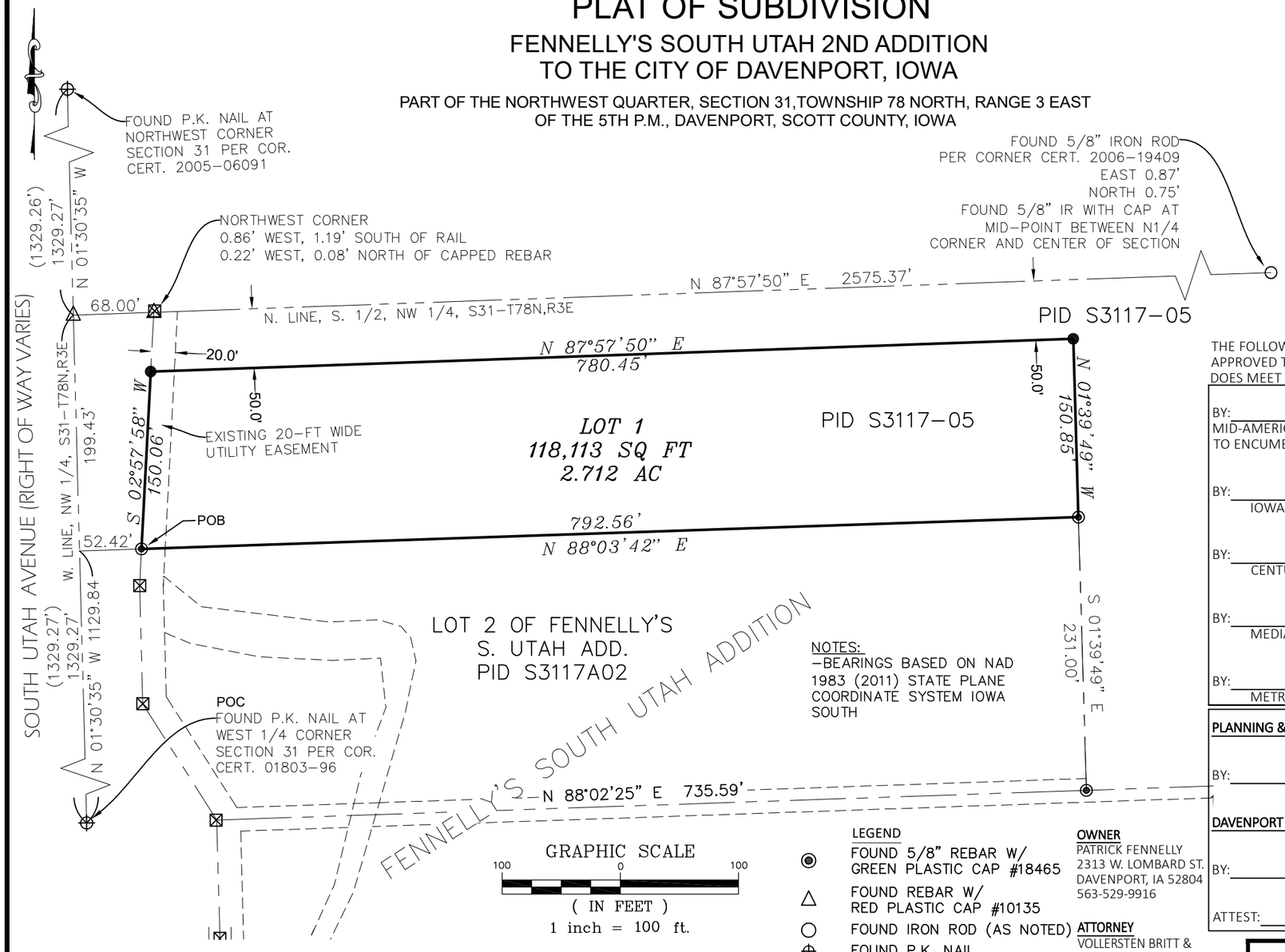
Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



PLAT OF SUBDIVISION

FENNELLY'S SOUTH UTAH 2ND ADDITION TO THE CITY OF DAVENPORT, IOWA

PART OF THE NORTHWEST QUARTER, SECTION 31,TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., DAVENPORT, SCOTT COUNTY, IOWA



NOTES:
-BEARINGS BASED ON NAD 1983 (2011) STATE PLANE COORDINATE SYSTEM IOWA SOUTH

GRAPHIC SCALE
100 0 100
(IN FEET)
1 inch = 100 ft.

LEGEND
- FOUND 5/8" REBAR W/ GREEN PLASTIC CAP #18465
- FOUND REBAR W/ RED PLASTIC CAP #10135
- FOUND IRON ROD (AS NOTED)
- FOUND P.K. NAIL
- FOUND ROW RAIL
- SET 5/8" REBAR W/ GREEN PLASTIC CAP #18465
- BOUNDARY LINE
- LOT OR ROW LINE
- SECTION LINE
- EASEMENT LINE
- (100') DEED OR PLATTED
- 100' MEASURED

INDEX LEGEND
LOCATION: PART OF THE NW 1/4, S31-78N-3E, DAVENPORT, IA
REQUESTOR: PAT FENNELLY
PROPRIETOR: PAT FENNELLY
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
826 16TH AVE
EAST MOLINE, IL 61244
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

ZONING & LOT INFORMATION:
CURRENT ZONING: AR
PROPOSED ZONING: RESIDENTIAL, R-1
TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE OF LOTS: 2.71
TOTAL R.O.W. ACREAGE: 0.00
TOTAL SITE ACREAGE: 2.71
FRONT YARD BUILDING SETBACK: 30'

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

BY: _____ DATE: _____
MID-AMERICAN ENERGY COMPANY APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

BY: _____ DATE: _____
IOWA AMERICAN WATER CO.

BY: _____ DATE: _____
CENTURYLINK

BY: _____ DATE: _____
MEDIACOM

BY: _____ DATE: _____
METRONET

PLANNING & ZONING COMMISSION

BY: _____ DATE: _____

DAVENPORT CITY COUNCIL

BY: _____ DATE: _____

ATTEST: _____ DATE: _____

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31, PER CORNER CERTIFICATE 01803-96;
THENCE NORTH 01°30'35" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1129.84 FEET;
THENCE NORTH 88°03'42" EAST, A DISTANCE OF 52.42 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH UTAH AVENUE;
THENCE NORTH 02°57'58" EAST ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 150.06 FEET TO A POINT THAT IS SOUTH 50 FEET AND PERPENDICULAR TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31;
THENCE NORTH 87°57'50" EAST ALONG A LINE RUNNING PARALLEL WITH THE SAID NORTH LINE, A DISTANCE OF 780.45 FEET;
THENCE SOUTH 01°39'49" EAST, A DISTANCE OF 150.85 FEET;
THENCE SOUTH 88°03'42" WEST, A DISTANCE OF 792.56 FEET TO THE POINT OF BEGINNING.

SAID REAL ESTATE CONTAINS AN AREA OF 118,113 SQUARE FEET, 2.712 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THE ABOVE DESCRIPTION, THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, HAS AN OBSERVED BEARING OF NORTH 01°30'35" WEST

OWNER
PATRICK FENNELLY
2313 W. LOMBARD ST.
DAVENPORT, IA 52804
563-529-9916

ATTORNEY
VOLLERSTEN BRITT & GORSLINE
MIKE GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807
563-324-0441

LAND SURVEYOR
ABBITT SURVEY & DEVELOPMENT, PLLC
CONTACT: JIM ABBITT
826 16TH AVENUE
EAST MOLINE, ILLINOIS 61244
309-755-9003

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

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

JAMES W. ABBITT, JR. DATE

REG. NO. 18465
MY LICENSE EXPIRES DECEMBER 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

Abbitt Survey & Development, PLLC

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

DATE: 01-15-2026	SCALE: 1" = 100'	DRAWN BY: JADB	CHECKED BY: JWA

PREPARED FOR: PATRICK FENNELLY
2313 W. LOMBARD STREET
DAVENPORT, IA 52804

PAGE: 1 OF 1

PROJECT No.: 26-034-IADA-B-FENNELLY

DRAWING TITLE: PLAT OF SUBDIVISION

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
FENNELLY'S SOUTH UTAH 2ND ADDITION

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
PART OF THE NW 1/4, S31T78NR3E

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	AR	R-1	2712

APPLICANT INFORMATION

Applicant Name | Company Name
PATRICK FENNELLY

Address
[redacted]

City | State | Zip
DAVENPORT, IA 52804

Phone
[redacted]

Secondary Phone

E-Mail Address
[redacted]

Acceptance of Applicant

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

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

PATRICK FENNELLY
Type Applicant's Name

[redacted]
Applicant's Signature

02/03/2026
Date

DEVELOPMENT TEAM

Property Owner
PATRICK FENNELLY

Address
[redacted]

Phone
[redacted]

Secondary Phone

E-Mail Address
[redacted]

Project Manager/Other

Address

Phone

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)

$825 REZONING APPLICATION FEE

PLAT IS SUBMITTED FOR DIMENSIONED SKETCH

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.

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located south of Telegraph Road and east of South Utah Avenue (Parcel # S3117-05).

Plan & Zoning Commission Public Hearing Meeting
Date: 3/3/2026 | 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 public hearing will be held for a Rezoning Request. The purpose of the Rezoning Request is to create one new single-family residential parcel.

Request/Case Description
Case REZ26-02: Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on March 3, 2026. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on March 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 case planner below.

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

All documents related to the meeting (agenda included) are at “Meeting Minutes & Agendas”: https://www.davenportiowa.com/government/meeting_minutes_agendas

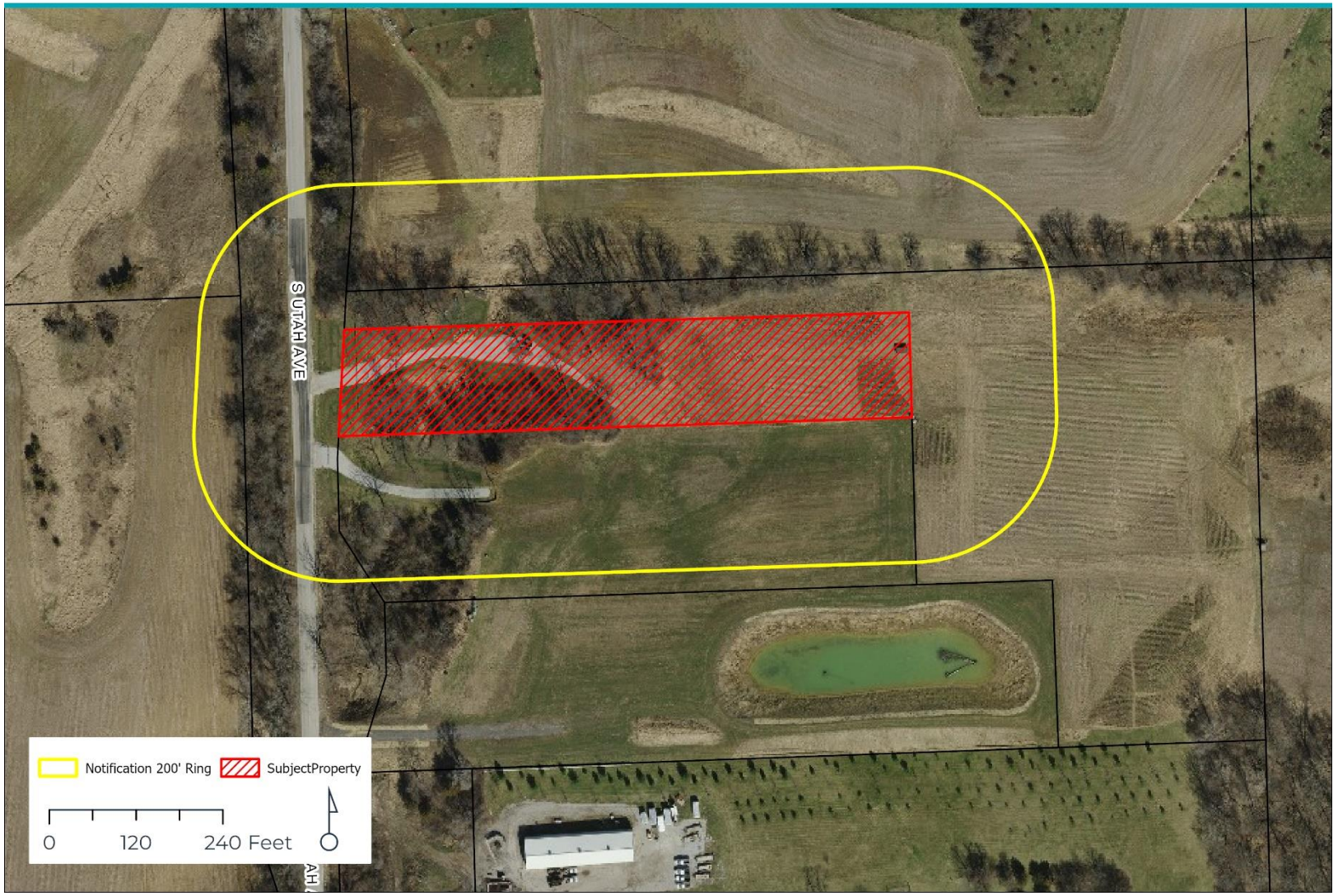
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Reu) at matt.werderitch@davenportiowa.com or 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres 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.

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Vicinity Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | planning@davenportiowa.com
davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Zoning Map | Case REZ26-02

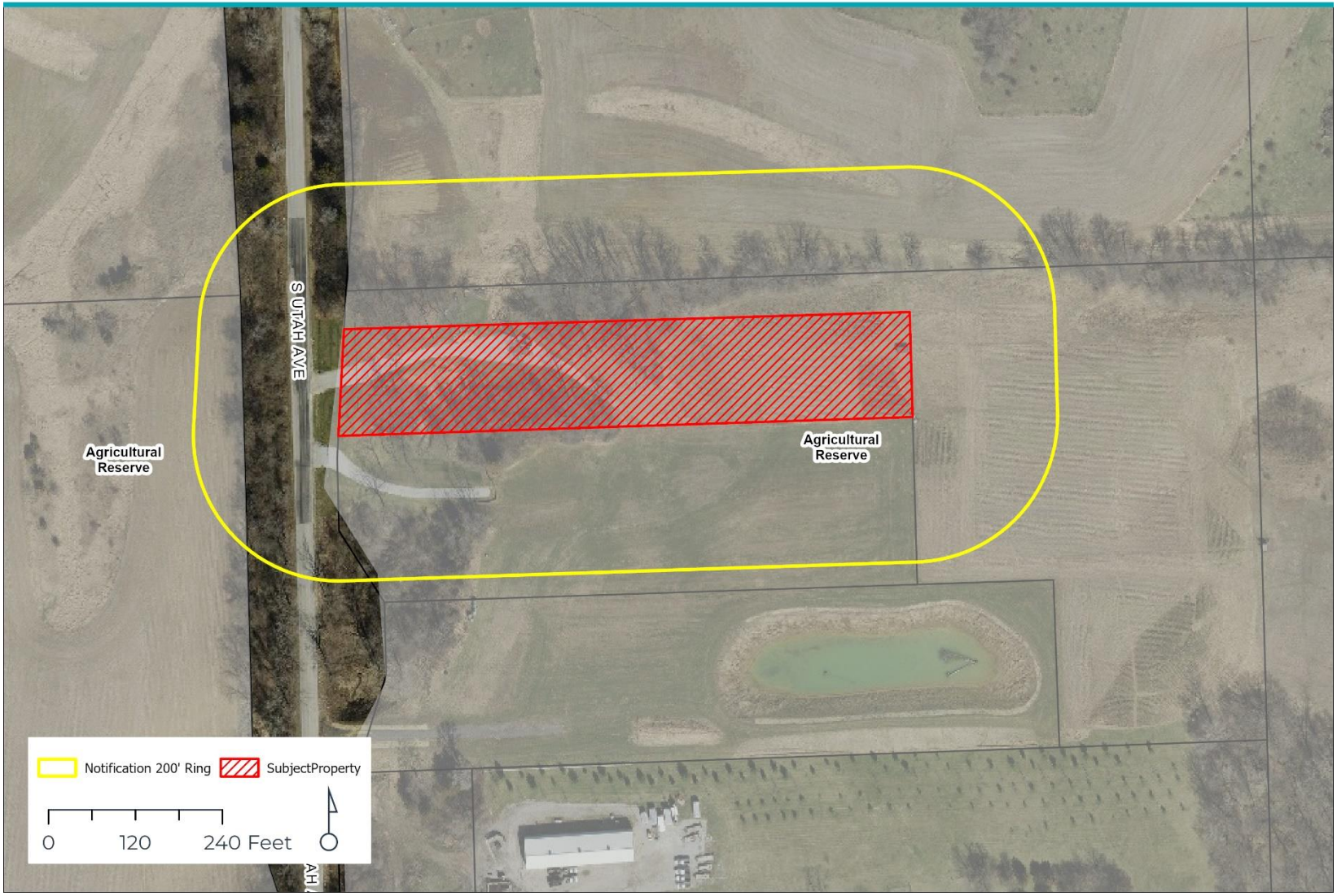
Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | planning@davenportiowa.com
davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Future Land Use Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | planning@davenportiowa.com
davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject property located south of Telegraph Road and east of South Utah Avenue (Parcel # S3117-05).

Committee of the Whole Public Hearing Meeting
Date: 4/1/2026 | Time: 5:30 PM
Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?
This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The purpose of the Rezoning Request is to create one new single-family residential parcel.

Request/Case Description
Case REZ26-02: Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

At its March 17, 2026 meeting, the Plan and Zoning Commission recommended Case REZ26-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:
1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with the zoning and uses of nearby property.
3. The zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment does not create nonconformities.

Would You Like to Submit an Official Comment?
As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

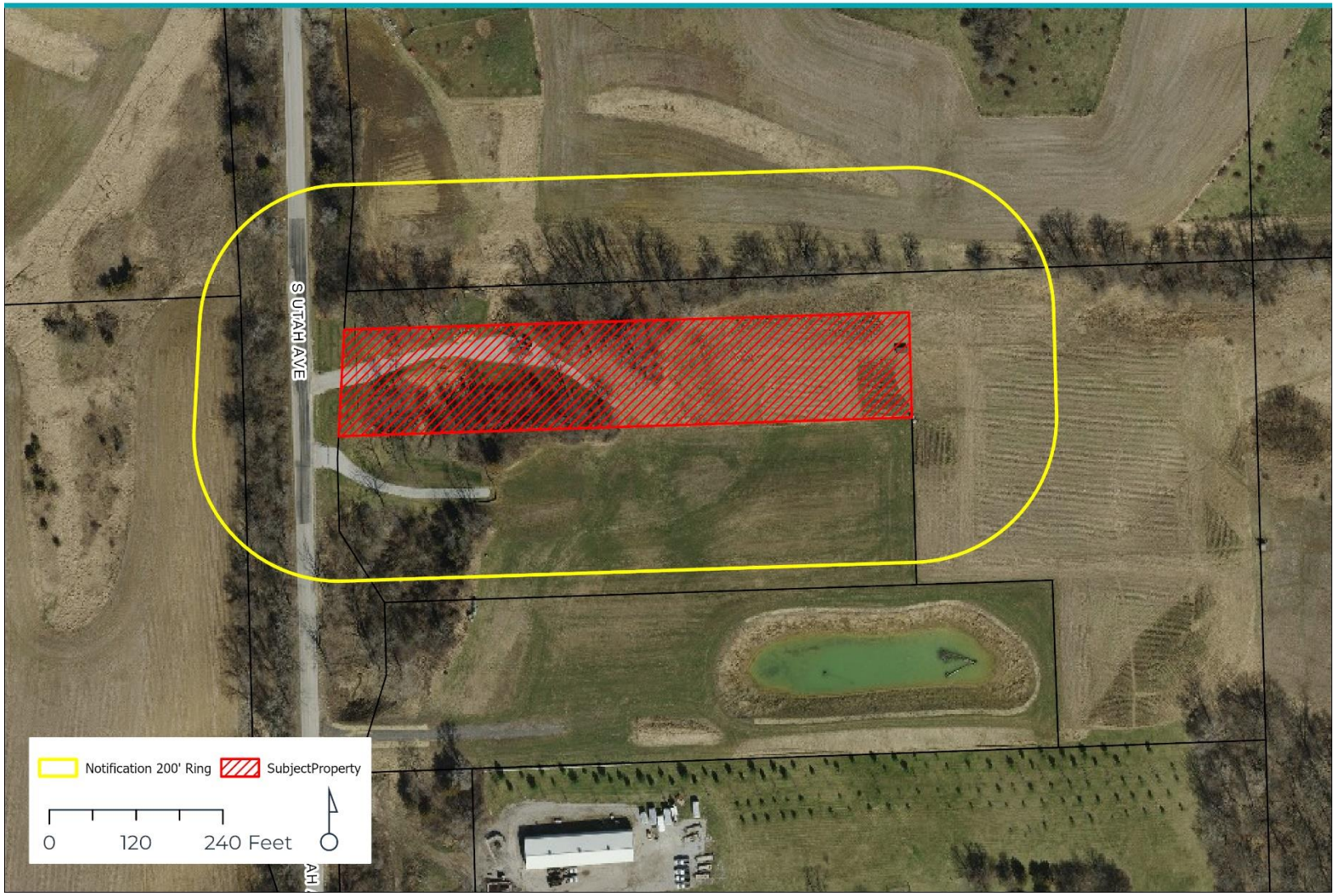
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Reu) at matthew.reu@davenportiowa.com or 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres estan 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 by City Council. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Vicinity Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | planning@davenportiowa.com
davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Zoning Map | Case REZ26-02

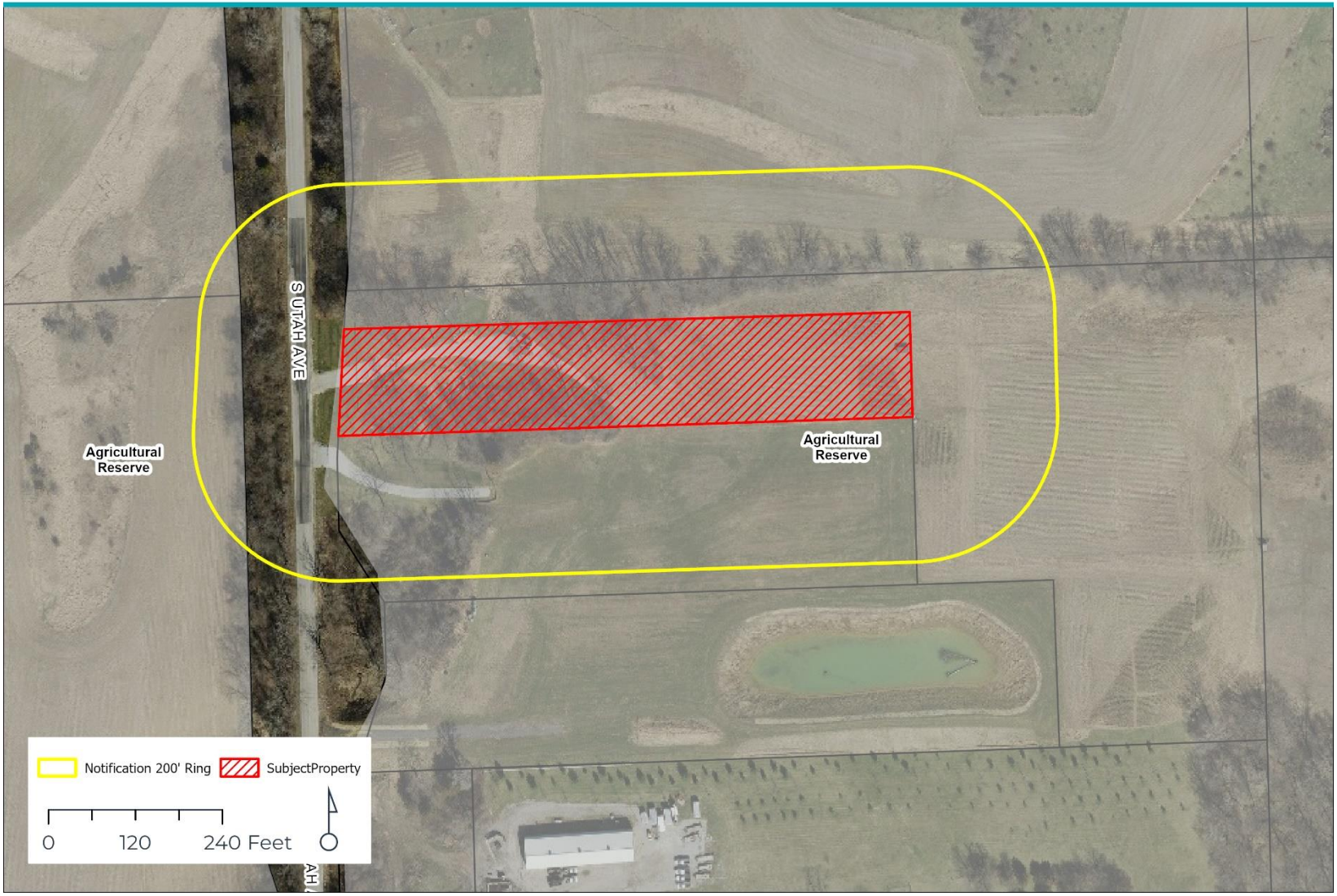
Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | planning@davenportiowa.com
davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Future Land Use Map | Case REZ26-02

Request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]



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: Laura Berkley | 563-888-3553 **4/1/2026**

Subject:
Resolution approving Case F26-02 being the request of MGNS LLC for a final plat of Resale Estates, a 2-lot subdivision on 14 acres located on Lot 3 of the Jersey Farms Commercial Park 2nd Addition (Parcel Y0549A03). [Ward 6]

Recommendation:
Adopt the Resolution.

Background:
The applicant has submitted a request for subdivision of a 14-acre property currently containing undeveloped land west of an outdoor self-storage facility. The site is bisected by a 50-foot ingress/egress easement across the adjoining property. The subject property is part of the original Jersey Farms Commercial Park Second Addition, which was platted in 2015. The intent of the proposed subdivision is to create 2 lots divided by the existing access drive to the storage facility.

Plan & Zoning Commission Recommendation

The Plan and Zoning Commission reviewed Case F26-02 at its March 17, 2026 meeting and recommended approval subject to the listed findings and conditions:

Findings

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add a note to the plat stating that the land within the subdivision is not located within the Special Flood Hazard Area as identified on Flood Insurance Rate Map #19163C0360H Effective Date April 11, 2024.
4. Add a note stating "Stormwater quality treatment is required for this subdivision and shall be located within this addition and shall be owned and maintained by the owner or business association."
5. Add a sign easement for Elmore Storage's sign on Lot 3 or present the recorded agreement with the recording number.
6. Add a note clarifying access rights to and from Resale Estates subdivision and the Jersey Farms Commercial Park 5th Addition.

7. Include a note stating that no additional access to Elmore Avenue is permitted.
8. Include a 10-foot easement to cover the existing water main to the south of the 50' ingress/egress easement.

Staff Report to the Plan & Zoning Commission

Comprehensive Plan:
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Future Land Use Designation

The subject property is currently designated as Regional Commercial in the Davenport +2035 Future Land Use Map.

1. Regional Commercial (RC) – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed final plat complies with the Davenport +2035 proposed land use section.

Zoning

1. C-E Elmore Corners Zoning District: The C-E Elmore Corners Zoning District is intended to implement the vision contained in the Elmore Corners Area Plan through the application of site and building design standards that ensure quality, compatible, and coordinated development within the area.

Technical Review

1. Zoning: The two-lot subdivision complies with the C-E Elmore Corners Commercial District dimensional standards. The purpose is to develop a proposed retail establishment on Lot 1. The development will be subject to review of a design guideline and will come before the Design Review Board. The agricultural field on Lot 2 will remain a legal nonconforming use and may continue until development of the site.
2. Streets: The subdivision does have frontage on a public roadway and shares a private access road separating Lot 1 and 2.
3. Stormwater: Stormwater Detention and water quality is required for this addition per

city code section 13.34.

4. Sewer System: There is a 36-inch storm and 8-inch sanitary sewer line spanning the length of Elmore Avenue.
5. Other Utilities: Normal utility services are available on this site.
6. Parks/Open Space: There are no impacts to parks/open space.

Public Input

Public notification is not required for a final plat.

Attachments:

1. Resolution
2. Final Plat
3. Application
4. Maps

Resolution No. _____

Resolution offered by Alderman Lienen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case F26-02 being the request of MGNS LLC for a final plat of Resale Estates, a 2-lot subdivision on 14 acres located on Lot 3 of Jersey Farms Commercial Park 2nd Addition (Parcel Y0549A03).

WHEREAS, the Plan and Zoning Commission reviewed Case F26-02 at its March 17, 2026 meeting and recommended approval subject to the following findings and conditions:

Findings

1. The final plat conforms to the comprehensive plan Davenport +2035;
2. The final plat prepares the area for future development; and
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. Add a note to the plat stating that the land within the subdivision is not located within the Special Flood Hazard Area as identified on Flood Insurance Rate Map #19163C0360H Effective Date April 11, 2024;
4. Add a note stating "Stormwater quality treatment is required for this subdivision and shall be located within this addition and shall be owned and maintained by the owner or business association.";
5. Add a sign easement for Elmore Storage's sign on Lot 3 or present the recorded agreement with the recording number;
6. Add a note clarifying access rights to and from Resale Estates subdivision and the Jersey Farms Commercial Park 5th Addition;
7. Include a note stating that no additional access to Elmore Avenue is permitted;
8. Include a 10-foot easement to cover the existing water main to the south of the 50' ingress/egress easement; and

WHEREAS, the conditions will be added to the plat and/or provided; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the final plat of Resale Estates to the City of Davenport, Scott County, Iowa, as filed with the City Clerk by MGNS LLC, be and the same is hereby approved and accepted; and the dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City; and

BE IT FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify the adoption of this Resolution on said plat as required by law.

Passed and approved this 8th day of April, 2026.

Approved:

_____

Jason Gordon
Mayor

Attest:

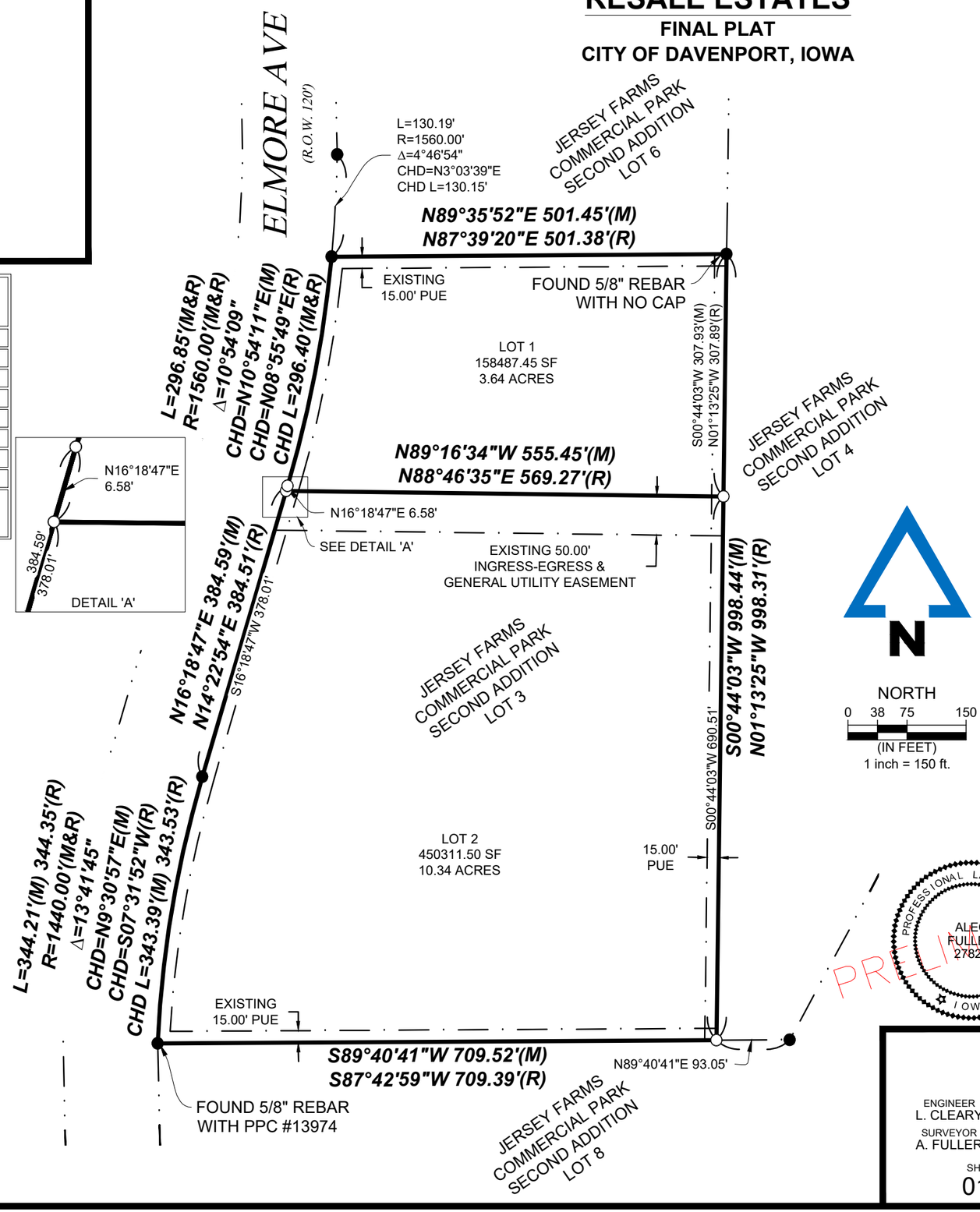
_____

Brian Krup
Deputy City Clerk

RESALE ESTATES

FINAL PLAT

CITY OF DAVENPORT, IOWA



INDEX LEGEND

CITY: DAVENPORT
COUNTY: SCOTT COUNTY
SUB: JERSEY FARMS COMMERCIAL PARK 2ND ADD.
LOT: LOT 3
PROPRIETOR: JCO PROPERTIES INC
REQUESTED BY:
SURVEYOR: ALEC FULLER
COMPANY: MCCLURE
PREPARED BY & RETURN TO: ALEC FULLER 2229 E GRANTVIEW LANE, SUITE 2 CORALVILLE, IOWA 52241 / 319-626-9090

LEGAL DESCRIPTION:

LOT 3, JERSEY FARMS COMMERCIAL PARK SECOND ADDITION, DOCUMENT NUMBER 2015-00002182, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

DESCRIBED AREA CONTAINS 13.98 ACRES AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS RELATIVE TO GPS OBSERVATIONS UTILIZING IOWA REGIONAL COORDINATE SYSTEM, ZONE 11
2. UNITS ARE US SURVEY FEET
3. LOT 3 IS PART OF JERSEY FARMS COMMERCIAL PARK SECOND ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA. BOOK 2015, PAGE 00002182

GENERAL LEGEND

- SURVEY BOUNDARY
- EXIST PROPERTY LINE
- PROPOSED EASEMENT
- EXIST EASEMENT

MONUMENTS FOUND:

- ● 5/8" REBAR W/OPC #22228 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:

- ○ 1/2" REBAR W/ YPC #27827

FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

UTILITY APPROVALS

IOWA AMERICAN WATER — DATE

AUREON — DATE

LUMEN — DATE

MID AMERICAN ENERGY — DATE
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

VERIZON — DATE

WINDSTREAM — DATE

MEDIACOM — DATE

METRONET — DATE

CENTURYLINK — DATE

CITY APPROVALS

BY: _____ DATE: _____

ATTEST: _____ DATE: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

PROFESSIONAL LAND SURVEYOR
ALEC FULLER
27827
IOWA

PRELIMINARY

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

ALEC FULLER — DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

DATE SURVEYED: XXXX

RESALE ESTATES
FINAL PLAT

ENGINEER L. CLEARY	DRAWN BY K. HART	REVISIONS .	DAVENPORT, IOWA SCOTT COUNTY SEC. 05-T78N-R04E 2025002122-000 2/16/2026
SURVEYOR A. FULLER	CREW CHIEF -	.	
SHEET NO. 01/01		.	

McCLURE™
making lives better.
2229 E Grantview Lane, STE 2
Coralville, Iowa 52241
319-626-9090

DRAWING PATH: P:\2025002122-000\04-Drawings\Survey\2025002122-000-FP.dwg PLOT DATE: 02/19/2026 9:44 AM PLOTTED BY: KATHRYN BIDERMAN HART

Docusign Envelope ID: 3117C4F8-3873-4CB4-98A5-478DB03E6409

CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

SUBDIVISON PLAT

(LAND DIVISION)

SUBDIVISION NAME (& PRJ-NUMBER if assigned)

LOCATION DESCRIPTION	SUBMITTAL DATE
Jersey Farms Commercial Park 2nd A	02/05/2026

NUMBER OF LOTS BY USE TYPE	ACRES	STREET DISTANCE
2	13.97	

SELECT PLAT TYPE SUBMITTED:

PRELIMINARY PLAT: §16.16 Requirements ☒
FINAL PLAT: §16.20 Requirements ☐

PRELIMINARY PLAT REQUIREMENTS:
- Preliminary Plat ☑
- Contours (2') & Infrastructure (pre/post) ☑

FINAL PLAT REQUIREMENTS:
- Platting Certificates per §354.11 State Code ☐
- Final Plat ☐

GENERAL REQUIREMENTS:
- Authorization to Act as Applicant, if needed ☐
- Application Fee (REQUIRED) ☐

Subdivision Platting Fee Schedule

Number of Lots	Fee
1 lot to 10 lots	$400 plus $25/lot
11 to 25 lots	$700 plus $25/lot
26 or more lots	$1,000 plus $25/lot

Submit this form, and any questions, to DNS Planning Division at planning@davenportiowa.com .

APPLICANT INFORMATION

Applicant Name | Company Name
Nate Sundblad MGNS LLC

Address
3878 Locust Ridge Rd NE

City | State | Zip
North Liberty, IA 52317

Phone
3195305314

Secondary Phone

E-Mail Address
[redacted]

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for all development review costs, including but not limited to a traffic study.

Nate Sundblad
Print Applicant's Name

Signed by:
Nate Sundblad
74B45CB41860401
Applicant's Signature

2/5/2026
Date

DEVELOPMENT TEAM

Developer / Project Manager
Toby Humes - Milestone Construction Group
Address
75 Commercial Drive, Unit 768 North Libery, IA 52317
Phone: 3109031367
Secondary Phone:
E-Mail Address
[redacted]

Engineer
Landon Cleary - McClure Engineering Company
Address
215 E 4th Street Waterloo, IA 50703
Phone: 3192313127
Secondary Phone: 5159641229
E-Mail Address
[redacted]

Owner
Jeffry M. O'Rourke - JCO Properties Inc.
Address
3885 Elmore Avenue, Ste. 100 Davenport, IA 52807
Phone: 563-823-1501
Secondary Phone:
E-Mail Address
[redacted]

Attorney
Thomas J. Pastrnak - Pastrnak Law Firm, P.C.
Address
313 W. Third Street Davenport, IA 52801
Phone: 5633237737 ext 210
Secondary Phone:
E-Mail Address
[redacted]

Authorization to Act as Applicant

I/We, JCO Properties Inc.
[as property owner(s)]

authorize MGNS LLC
[the above person(s)]

to act as applicant, representing me/us before the City Plan &Zoning Commission

for the property located at Parcel No. Y0549A03.

Signature(s)*
*Please note: original signature(s) are required signed in front of a Notary.

2/5/26
Date

Notarization:

State of Iowa,

County of Scott,

Known personally
[identification type]

Sworn and subscribed before me

this 11 day of February, 2026.

Ken Hodge
Notary Public

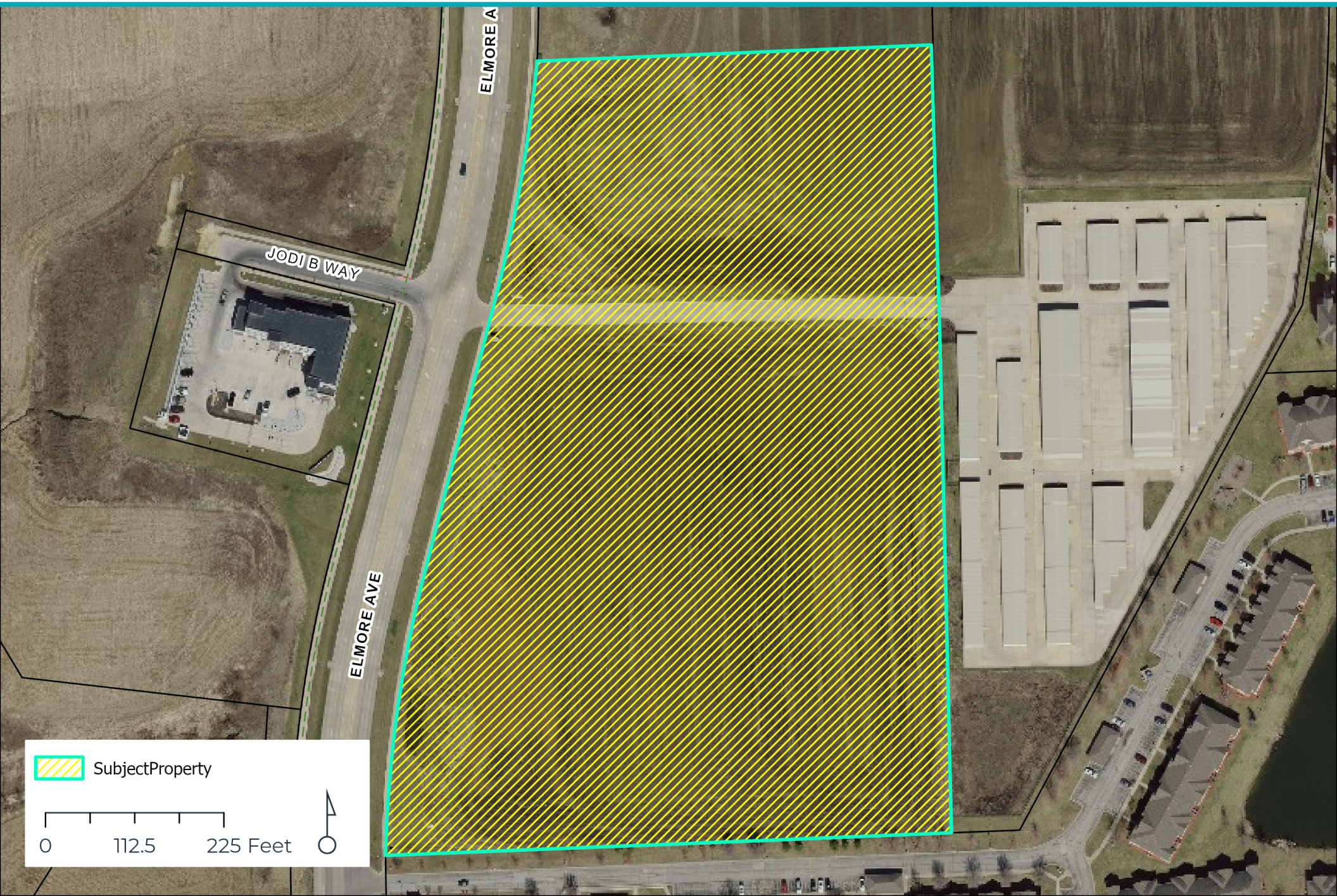
My Commission Expires:

KEVIN HODGE
COMMISSION NUMBER 844809
MY COMMISSION EXPIRES
12/28/2028

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Vicinity Map | Case F26-02

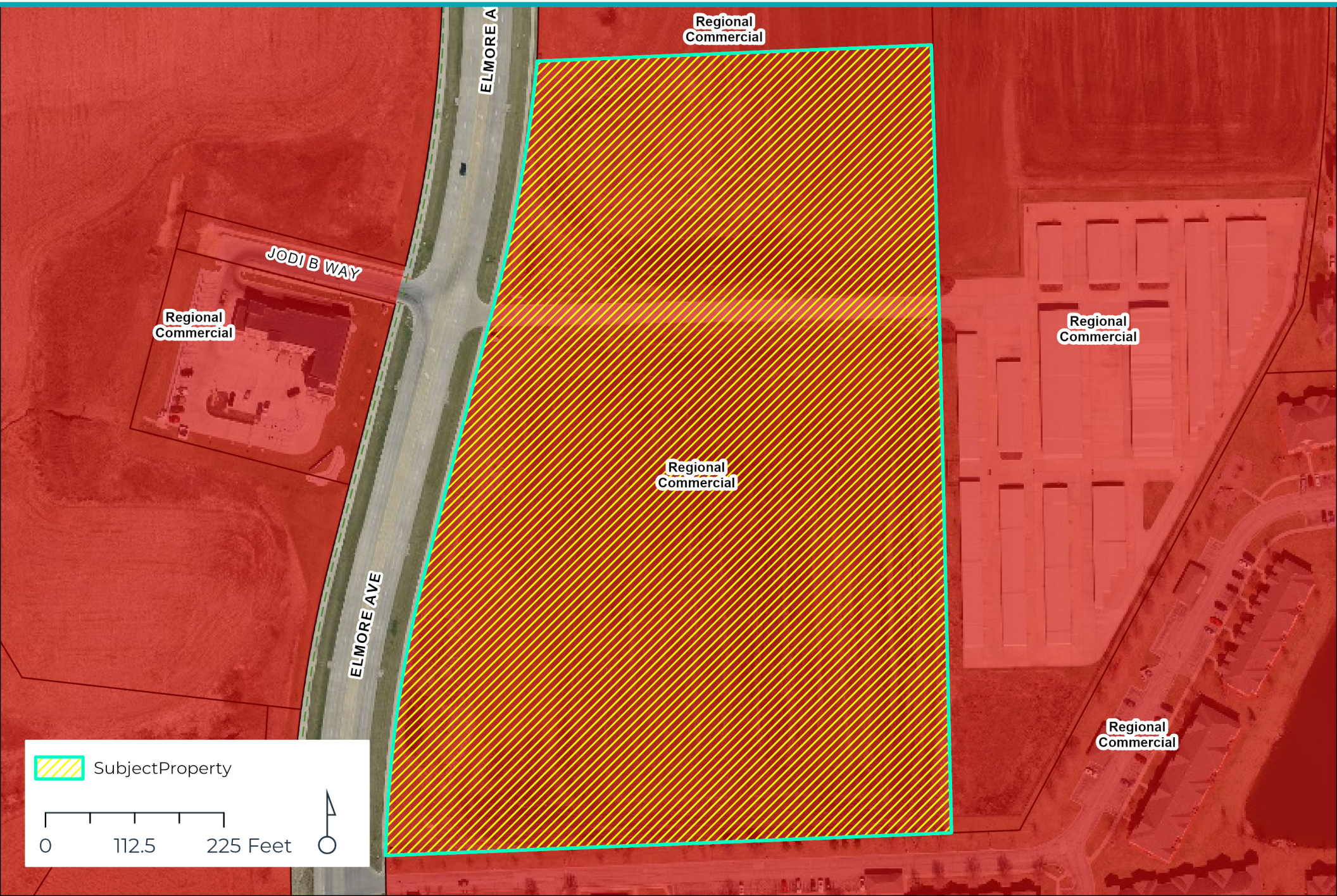
Request of MGNS LLC for a Final Plat of Resale Estates. The 2-lot subdivision is located at 6105 Elmore Avenue, on 14 acres. [Ward 6]



DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Future Land Use Map | Case F26-02

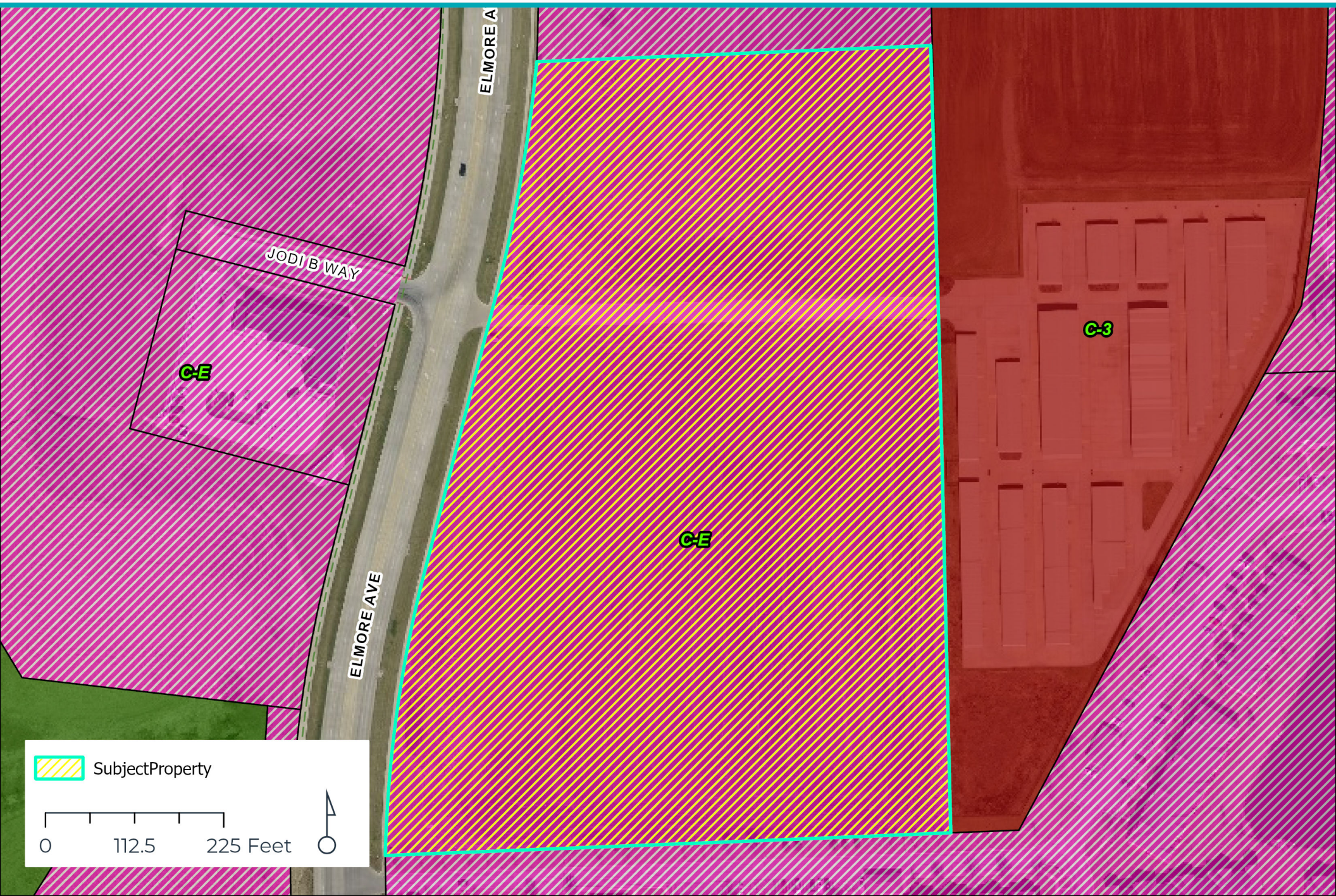
Request of MGNS LLC for a Final Plat of Resale Estates. The 2-lot subdivision is located at 6105 Elmore Avenue, on 14 acres. [Ward 6]



DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Zoning Map | Case F26-02

Request of MGNS LLC for a Final Plat of Resale Estates. The 2-lot subdivision is located at 6105 Elmore Avenue, on 14 acres. [Ward 6]



City of Davenport

Department: Police **Action / Date**
Contact Info: Major Behning | 563-326-6133 | **4/1/2026**

Subject:
Resolution accepting the annual Edward Byrne Justice Assistance Grant (JAG) from the U.S. Department of Justice for FY 2025 in the amount of $88,349. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This is an annual grant that is submitted as a joint effort by the Scott County Sheriff's Office for Scott County and the cities of Davenport and Bettendorf. This grant supports the Scott County Special Operations Unit Task Force Program in providing drug trafficking enforcement in Scott County. The joint allocation for FY 2025 is $88,349.

Attachments:
1. Resolution

Resolution No. _____

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting the annual Edward Byrne Justice Assistance Grant (JAG) from the U.S. Department of Justice for FY 2025 in the amount of $88,349.

WHEREAS, the Edward Byrne Memorial Formula Grant Program was created by the Anti-Drug Abuse Act of 1988 and was renamed as the Byrne Justice Assistance Grant (JAG) in 2004 by Congress; and

WHEREAS, the Byrne JAG Program is a partnership of federal, state, and local governments to create safer communities; and

WHEREAS, grants may be used to provide personnel, equipment, training, technical assistance, and information systems for more widespread apprehension, prosecution, adjudication, detention, and rehabilitation of offenders who violate state and local laws; and

WHEREAS, this grant supports the Scott County Special Operations Task Force providing drug trafficking enforcement in Scott County.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the annual Edward Byrne Justice Assistance Grant (JAG) from the U.S. Department of Justice for FY 2025 in the amount of $88,349 is hereby accepted.

Passed and approved this 8th day of April, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Administration **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **4/1/2026**

Subject:
Motion approving noise variance requests on the listed dates and times for outdoor events.

Nubs Bar & Microwave; Bike Nights and Last Saturdays; 2202 West 3rd Street; various dates and times May 2026 through September 2026 (see attached schedule); Outdoor music, over 50 dBA. [Ward 3]

Recommendation:
Pass the Motion.

Background:
These requests for noise variances have been received pursuant to the Municipal Code of Davenport, Iowa, Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

Nubs Bar and Microwave | On various Wednesday Bike Night dates, one performer will sing on the patio. On various "Last Saturday" dates, two bands will be scheduled throughout the day on the patio. All events are scheduled to conclude by 9:00 p.m.

Attachments:
1. Nub's Bike Night-Last Saturdays Noise Variance Petition
2. Nub's Bike Night-Last Saturdays Outdoor Music Schedule

CITY OF DAVENPORT

NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 6 day of May, 2026, there is proposed an event to be held at 2202 W. 3rd Street (location/address) which will include outdoor music or a band, requested by Jennifer Graban, during the hours of 5pm-9pm.

Please note: *dates and times on this form must match those entered on the special events application.*

*Please seat dates on second sheet

***Please sign your name and print address below and indicate whether you are in favor of the noise variance, opposed to the noise variance, or are not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
TERRYN WALDEN 2202½ W. 3rd ST	X		
STEVE HOWLAND 2202 ½ W. 3rd ST	X		
Mark England 2210 W 3rd st	X		
Juanita Perkins 226 N. Pine	X		
[illegible] 226 N. Pine	X		
Chris Shumaker 2147 W 3rd St.	X		
Julie Kipp 2147½ W. 3rd St	X		
[illegible] 2147½ W 3rd st	✓		
[illegible] 2148 W 3rd st	X		
[illegible] 326 N Pine st	X		
[illegible] 220 N. Pine	X		
Molly [illegible] 218 W. 3rd	X		

*If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

*If more space is needed, please use additional sheets.

[signature] 3-8-2026

Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

Bike Nights 5-9PM (Solo singer)

May 6th, 13th, 20th, 27th

June 3rd, 10th, 17th, 24th

July 1st, 8th, 15th, 22nd, 29th

August 5th, 12th, 19th, 26th

September 2nd, 9th, 16th, 23rd, 30th

Last Saturday of the Month 4pm-10pm

May 30th

June 27th

July 25th

August 29th

September 26th

Wednesday, May 20th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, May 27th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 AM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, June 3rd 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, June 10th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, June 17th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, June 24th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, July 1st 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, July 8th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, July 15th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, May 6th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, May 13th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, July 22nd 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, July 29th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, August 5th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, August 12th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, August 19th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, August 26th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, September 2nd 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, September 9th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, September 16th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, September 23rd 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Wednesday, September 30th 2026

* Bike night- One solo person singing on patio

Setup Time: 5:00 PM - 9:00 PM

Event Time: 5:00 PM - 9:00 PM

Cleanup Time: 5:00 PM - 9:00 PM

Saturday, May 30th 2026

* Outdoor parking lot party with two bands throughout the day.

Setup Time: 12:00 PM - 10:00 PM

Event Time: 2:00 PM - 9:00 PM

Cleanup Time: 8:00 PM - 10:00 PM

Saturday, June 27th 2026

* Outdoor parking lot party with two bands throughout the day.

Setup Time: 12:00 PM - 10:00 PM

Event Time: 2:00 PM - 9:00 PM

Cleanup Time: 8:00 PM - 10:00 PM

Saturday, July 25th 2026

* Outdoor parking lot party with two bands throughout the day.

Setup Time: 12:00 PM - 10:00 PM

Event Time: 2:00 PM - 9:00 PM

Cleanup Time: 8:00 PM - 10:00 PM

Saturday, August 29th 2026

* Outdoor parking lot party with two bands throughout the day.

Setup Time: 12:00 PM - 10:00 PM

Event Time: 2:00 PM - 9:00 PM

Cleanup Time: 8:00 PM - 10:00 PM

Saturday, September 26th 2026

* Outdoor parking lot party with two bands throughout the day.

Setup Time: 12:00 PM - 10:00 PM

Event Time: 2:00 PM - 9:00 PM

Cleanup Time: 8:00 PM - 10:00 PM

City of Davenport

Department: Finance
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
4/1/2026

Subject:
Motion approving beer and liquor license applications.

A. New License, New Owner, Temporary Permit, Temporary Outdoor Area, Location Transfer, etc. (as noted):

Ward 3

Together on 2nd (M Squared Investments, LLC) – 832 West 2nd Street – New License/Owners with Outdoor Area – License Type: Class C Liquor (On-Premises)

Greyhound Lounge (Greyhound Lounge, LLC) – 310 Main Street – New License/Owners - License Type: Class C Liquor (On-Premises)

B. Annual License Renewals (with Outdoor Area as noted):

Ward 3

Boozie's Bar and Grill (BZE Holdings, Inc) - 421 West River Drive - License Type: Class C Liquor (On-Premises)

Daiquiri Factory (Daq Fac, LLC) - 303 West 3rd Street - License Type: Class C Liquor (On-Premises)

Half Nelson (Bucktown Restaurant Company, LLC) - 321 East 2nd Street #100 - Outdoor Area - License Type: Class C Liquor (On-Premises)

Micky's Irish Pub Davenport (MIPQC, LLC) - 429 East 3rd Street #2 - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 6

Biaggi's Ristorante Italiano, LLC (Biaggi's Ristorante Italiano, LLC) - 5195 Utica Ridge Road - License Type: Class C Liquor (On-Premises)

Fresh Thyme Farmers Market (Lakes Venture, LLC) - 2130 East Kimberly Road - License Type: Class B Beer/Wine (Carry-Out)

Pints (Pub @ Utica, LLC) - 5268 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 7

Mo Brady's (DRC Ventures, Inc) - 4830 North Brady Street - License Type: Class C Liquor (On-Premises)

Sanchos (Lorbil Enterprises Inc) - 307 East George Washington Boulevard - License Type: Class C Liquor (On-Premises)

Ward 8

Big 10 Mart #24 (Molo Oil Company) - 5310 North Brady Street - License Type: Class B Beer/Wine (Carry-Out)

Recommendation:
Pass the Motion.

Background:
These applications have been reviewed by the Police, Fire, and Zoning Departments.

Attachments:
None

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
4/1/2026

Subject:
Resolution awarding a contract for the PROTECT | Rockingham Road (Highway 61 to South Fairmount Street) Resurfacing project to Manatt's, Inc of Camanche, Iowa, in the amount of $974,997.58, subject to Iowa Department of Transportation concurrence, CIP #35067. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
On March 17, 2026, the Iowa Department of Transportation received five (5) bids for the PROTECT | Rockingham Road (Highway 61 to South Fairmount Street) Resurfacing project. The lowest bid was submitted by Manatt's, Inc, of Camanche, Iowa, in the amount of $974,997.58.

This project will rehabilitate Rockingham Road from Highway 61 to South Fairmount Street. Work will consist primarily of milling and overlaying the surface of asphalt. Additional improvements include, but are not limited to, patching pavement failures, constructing ADA-compliant sidewalk ramps, and limited sewer infrastructure improvements. This project is included with the Promoting Resilient Operations for Transformative, Efficient, and Cost-saving Transportation (PROTECT) Federal-aid grant.

Construction is scheduled to begin in May 2026 with completion in summer 2026. Because the project involves federal funding, this award is subject to Iowa Department of Transportation concurrence.

Attachments:
1. Resolution

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 PROTECT | Rockingham Road (Highway 61 to South Fairmount Street) Resurfacing project to Manatt's, Inc of Camanche, Iowa, in the amount of $974,997.58, subject to Iowa Department of Transportation concurrence, CIP #35067.

WHEREAS, the PROTECT | Rockingham Road (Highway 61 to South Fairmount Street) Resurfacing project was duly advertised and published according to state law; and

WHEREAS, five bids were received by the Iowa Department of Transportation at the appointed time and place for the bid opening; and

WHEREAS, Manatt's, Inc of Camanche, Iowa, was the lowest responsive and responsible bidder as determined by the Iowa Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa, that a contract for the PROTECT | Rockingham Road (Highway 61 to South Fairmount Street) Resurfacing project is hereby awarded to Manatt's, Inc of Camanche, Iowa, in the amount of $974,997.58, subject to Iowa Department of Transportation concurrence, CIP #35067.

Passed and approved this 8th day of April, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works **Action / Date**
Contact Info: Amy Kay | 563-327-5160 **4/1/2026**

Subject:
Preliminary Resolution for the FY 2026 Streambank Stabilization Cost-Share Program project at 1030 Meadowview Lane. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
Within the City of Davenport, maintenance of streams that flow through private property is considered the responsibility of the property owner. A resident or business owner petitions the City to have their stream bank stabilized through the Stream Bank Stabilization Cost Share Program. This program is an assessment program where one-half of the total cost to reconstruct or stabilize the stream is paid for by the City and the other one-half is paid for by the abutting property owners based on the area of their lot affected by the project. The resident or business that requests to have their stream bank stabilized must obtain the necessary signatures on a petition prepared by the City of 100% of the owner-occupied property abutting the designated stream section.

The City has received one petition for a stream noted below:

The east-west section of an unnamed tributary to Goose Creek located all on the property of 1030 Meadowview Lane. The maximum estimated cost of these improvements is $8,500 paid out of the Sewers Maintenance operating budget. This will be an in-house project constructed by City staff.

Due to the assessments, half of the project expenses will eventually be recouped by the City. State law requires that certain Council actions regarding the assessment procedure must precede the bid letting date or project start, including this action.

Attachments:
1. Resolution
2. Map

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

PRELIMINARY RESOLUTION for the FY 2026 Streambank Stabilization Cost-Share Program project at 1030 Meadowview Lane.

WHEREAS, it is deemed advisable and necessary to stabilize streambanks in the City of Davenport, Iowa; and

WHEREAS, the Code of Iowa requires that the City Council arrange for engineering services when an assessment project is involved; and

WHEREAS, the Code of Iowa requires that the City Council designate the property to be specially benefited by the improvements.

NOW, THERFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the Engineering and Capital Projects Division for the City of Davenport, Iowa, is hereby designated as the engineer in connection with the proposed Streambank Stabilization Cost-Share Program project (hereinafter referred to as the "Project Engineer"), and is directed to prepare preliminary plans, plats, schedules, estimates, and perform such other engineering and assessment work as required to complete the above-referenced program; and

BE IT FURTHER RESOLVED that this improvement shall hereafter be known as the FY 2026 Streambank Stabilization Cost-Share Program project at 1030 Meadowview Lane.

Passed and approved this 8th day of April, 2026.

Approved:

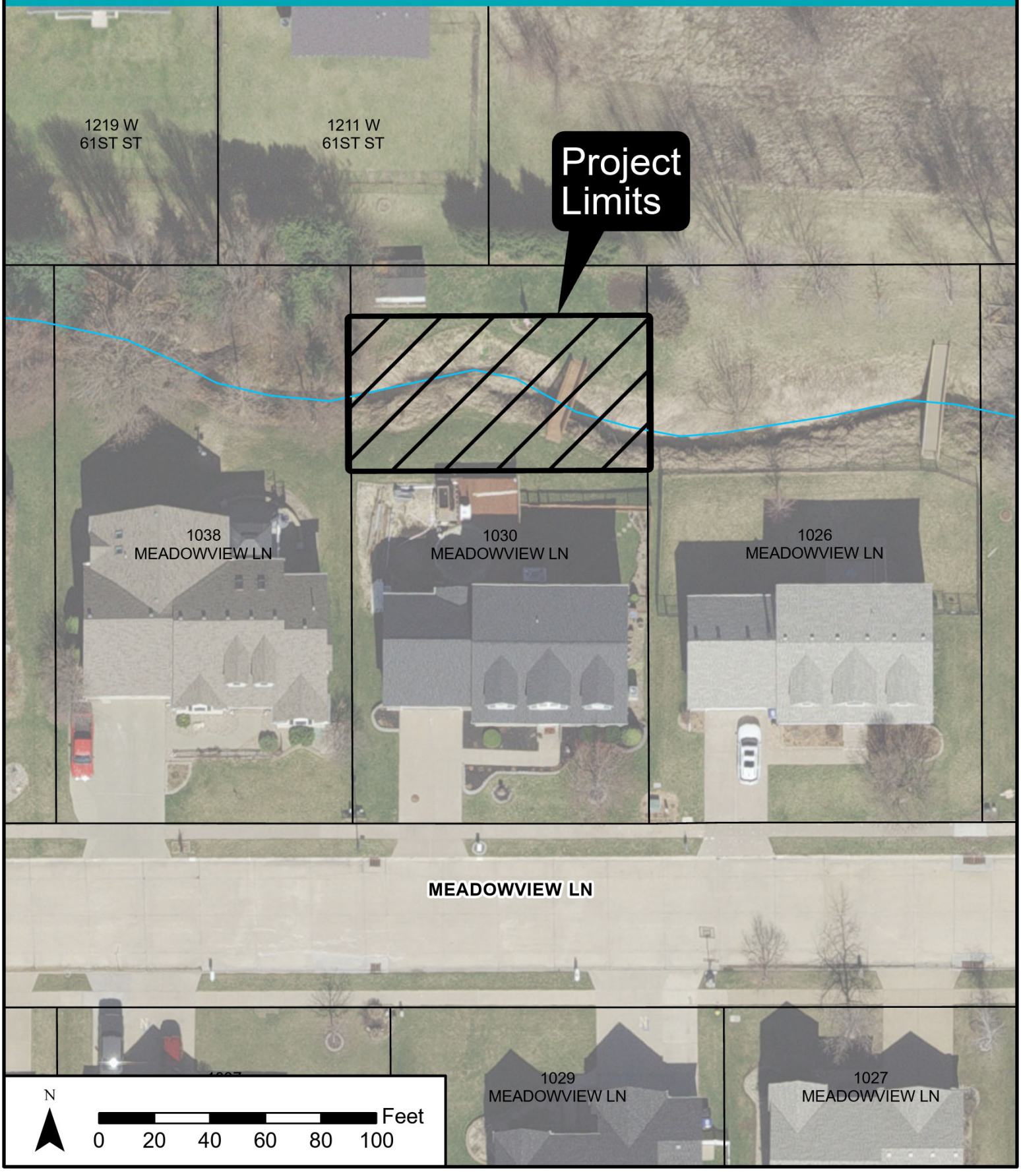
_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

THE CITY OF DAVENPORT
IOWA | USA

1030 Meadowview Ln Stream Bank Stabilization



City of Davenport

Department: Finance **Action / Date**
Contact Info: Basia Gerlach | 563-326-7727 **4/1/2026**

Subject:
First Consideration: Ordinance providing for the sale and issuance of $27,920,000 General Obligation Corporate Bonds, Series 2026, and for the levy of taxes to pay the same. [All Wards]

STAFF REQUESTS SUSPENSION OF THE RULES AND PASSAGE OF SECOND AND THIRD CONSIDERATIONS AT NEXT WEEK'S CITY COUNCIL MEETING

Recommendation:
Adopt the Ordinance.

Background:
On June 4, 2025, the City held a Public Hearing on the issuance of General Obligation Bonds, Series 2026, in an amount not to exceed $30,000,000. Proceeds of these bonds are to finance the FY 2026 Capital Improvement Program. The bond sale is scheduled for April 8, 2026.

Bond ratings have been sought from Moody's and Standard & Poor's (S&P). Moody's reaffirmed the City's Aa2 credit rating, and changed the City's rating outlook from positive to stable. S&P reaffirmed the City's AA rating with a stable outlook.

At the April 8, 2026, City Council Meeting, staff will update City Council on the result of the bond sale and provide a recommendation to amend and replace this Ordinance to include the name of the winning firm and the true interest costs of the borrowing. It is recommended the Ordinance be approved on first consideration to facilitate the closing of the bond sale.

Attachments:
1. Ordinance

SALE AND ISSUANCE OF GENERAL OBLIGATION CORPORATE BONDS, SERIES 2026

629872-97

Davenport, Iowa

April 8, 2026

The City Council of the City of Davenport, Iowa met pursuant to law and the rules of the City Council on April 8, 2026, at 5:30 p.m., at the Council Chambers, City Hall, Davenport, Iowa. The meeting was called to order and upon the roll being called there were present the Mayor, presiding, and the following named Aldermen:

Present: _____

_____

Absent: _____.

This being the time and place fixed for the consideration of proposals for the purchase of the City's General Obligation Corporate Bonds, Series 2026, it was announced that sealed bids had been received and canvassed on behalf of the City, and such bids were then placed on file and the substance of such sealed bids was noted in the minutes, as follows:

Name and Address of Bidder	Final Bid (interest cost)

(ATTACH BID TABULATION)

Alderman _____, on behalf of the Ordinance Committee, introduced a proposed ordinance entitled, "An Ordinance providing for the sale and issuance of $27,920,000 General Obligation Corporate Bonds, Series 2026, and for the levy of taxes to pay the same," and moved its adoption, seconded by Alderman _____.

The Mayor put the question on the motion and the roll being called, the following named Aldermen voted:

Ayes: _____

_____

Nays: _____.

The Mayor declared the motion duly carried and the ordinance initially adopted.

It was then moved by Alderman _____ to suspend the requirement that certain ordinances be considered and voted on for passage at two Council meetings prior to the meeting at which they are finally passed, and that this ordinance be now placed on its final consideration. The motion was seconded by Alderman _____. The Mayor put the question upon the motion and, the roll being called, the following named Aldermen voted:

Ayes: _____

_____

Nays: _____.

The Mayor declared the motion duly carried and said ordinance was placed on its final consideration. Alderman _____ moved that the said ordinance be adopted; seconded by Alderman _____. After due consideration the Mayor put the question on the adoption of the ordinance and, the roll being called, the following named Aldermen voted:

Ayes: _____

Nays: _____.

The Mayor declared the ordinance finally adopted and signed approval thereto.

• • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

_____
Mayor

Attest:

_____
Deputy City Clerk

ORDINANCE NO. _____

An Ordinance providing for the sale and issuance of $27,920,000 General Obligation Corporate Bonds, Series 2026, and for the levy of taxes to pay the same

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 (collectively, the "Projects"); and

WHEREAS, a preliminary official statement (the "Preliminary Official Statement") has been prepared in connection with the sale of the Series 2026 Bonds, and the City Council has made provision for the approval of the Preliminary Official Statement and has authorized its use by PFM Financial Advisors LLC (the "Financial Advisor"), as municipal financial advisor to the City; and

WHEREAS, in order to pay the costs of the Projects set forth above, sealed bids for the purchase of the Series 2026 Bonds were received and canvassed on behalf of the City; and

WHEREAS, the Financial Advisor has reported that, upon review of all bids received for the purchase of the Series 2026 Bonds, the bid of _____, _____, _____ (the "Purchaser") proposes the lowest interest cost to the City and the City should issue the Series 2026 Bonds in the principal amount of $27,920,000; and

WHEREAS, it is necessary at this time to award the Series 2026 Bonds to the Purchaser and to adopt an ordinance (the "Ordinance") to provide for the principal amount, interest rates and other terms of issuance of the Series 2026 Bonds and the levy of taxes to pay the same;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Davenport, Iowa, as follows:

Section 1. The bid referred to in the preamble hereof is hereby accepted, and the Series 2026 Bonds are hereby awarded to the Purchaser at the price specified in such bid, together with accrued interest.

Section 2. The form of agreement of sale of the Series 2026 Bonds is hereby approved, and the Mayor and Deputy City Clerk, or their designees, are hereby authorized to execute the same for and on behalf of the City. The Mayor and Deputy City Clerk, or their designees, are hereby authorized to execute on behalf of the City any documents necessary to carry out the purpose of this resolution and to effectuate the sale of the Series 2026 Bonds.

Section 3. The Series 2026 Bonds, dated May 12, 2026, in the denomination of $5,000 each or any integral multiple thereof, are hereby authorized to be issued in the aggregate principal amount of $27,920,000, and shall mature on June 1 in each of the years, in the respective principal amounts and bear interest at the respective rates, as follows:

Year	Principal Amount	Interest Rate Per Annum	Year	Principal Amount	Interest Rate Per Annum
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	_____%			

Section 4. The Chief Financial Officer is hereby designated as the Bond Registrar and Paying Agent for the Series 2026 Bonds and may be hereinafter referred to as the "Bond Registrar" or the "Paying Agent".

All of the interest on the Series 2026 Bonds is payable semiannually on the first day of June and December in each year, commencing December 1, 2026. Payment of interest on the Series 2026 Bonds shall be made in lawful money of the United States of America to the registered owners appearing on the bond registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owners at the addresses shown on such registration books. Principal of the Series 2026 Bonds shall be payable in lawful money of the United States of America to the registered owners or their legal representatives upon presentation and surrender of the Series 2026 Bond or Bonds at the office of the Paying Agent.

The City reserves the right to call for redemption prior to maturity 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. If less than all of the Series 2026 Bonds of any like maturity are to be redeemed, the particular part of those Series 2026 Bonds to be redeemed shall be selected by the Registrar by lot. The Series 2026 Bonds may be called in part in one or more units of $5,000.

If less than the entire principal amount of any Series 2026 Bond in a denomination of more than $5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Series 2026 Bond, a new bond or bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Series 2026 Bond. Notice of such redemption as aforesaid identifying the bond or

bonds (or portion thereof) to be redeemed shall be sent by electronic means or mailed by certified mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Series 2026 Bonds so called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Series 2026 Bonds called for redemption in the same manner as the original redemption notice was sent. All of such Series 2026 Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

The Series 2026 Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the Deputy City Clerk, and shall be fully registered bonds without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Series 2026 Bonds shall cease to be such officer before the delivery of the Series 2026 Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if he or she had remained in office until delivery.

The Series 2026 Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Bond Registrar. Each Series 2026 Bond shall be transferable only upon the registration books of the City upon presentation to the Bond Registrar, together with either a written instrument of transfer satisfactory to the Bond Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of the owners of the Series 2026 Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

The Series 2026 Bonds shall not be valid or become obligatory for any purpose until the Certificate of Authentication thereon shall have been signed by the Bond Registrar.

Section 5. Notwithstanding anything above to the contrary, the Series 2026 Bonds shall be issued initially as Depository Bonds, with one fully registered Series 2026 Bond for each maturity date, in aggregate principal amounts equal to the amount of principal maturing on each such date, and registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). On original issue, the Series 2026 Bonds shall be deposited with DTC for the purpose of maintaining a book-entry system for recording the ownership interests of its participants and the transfer of those interests among its participants (the "Participants"). In the event that DTC determines not to continue to act as securities depository for the Series 2026 Bonds or the City determines not to continue the book-entry system for recording ownership interests in the Series 2026 Bonds with DTC, the City will discontinue the book-entry system with DTC. If the City does not select another qualified securities depository to replace DTC (or a successor depository) in order to continue a book-entry system, the City will register and deliver replacement bonds in the form of fully registered certificates, in authorized denominations of $5,000 or integral multiples of $5,000, in accordance with instructions from Cede & Co., as nominee for DTC. In the event that the City identifies a qualified securities depository to replace DTC, the City will register and deliver replacement

bonds, fully registered in the name of such depository, or its nominee, in the denominations as set forth above, as reduced from time to time prior to maturity in connection with redemptions or retirements by call or payment, and in such event, such depository will then maintain the book-entry system for recording ownership interests in the Series 2026 Bonds.

Ownership interest in the Series 2026 Bonds may be purchased by or through Participants. Such Participants and the persons for whom they acquire interests in the Series 2026 Bonds as nominees will not receive certificated Series 2026 Bonds, but each such Participant will receive a credit balance in the records of DTC in the amount of such Participant's interest in the Series 2026 Bonds, which will be confirmed in accordance with DTC's standard procedures. Each such person for which a Participant has an interest in the Series 2026 Bonds, as nominee, may desire to make arrangements with such Participant to have all notices of redemption or other communications of the City to DTC, which may affect such person, forwarded in writing by such Participant and to have notification made of all interest payments.

The City will have no responsibility or obligation to such Participants or the persons for whom they act as nominees with respect to payment to or providing of notice for such Participants or the persons for which they act as nominees.

As used herein, the term "Beneficial Owner" shall hereinafter be deemed to include the person for which the Participant acquires an interest in the Series 2026 Bonds.

DTC will receive payments from the City, to be remitted by DTC to the Participants for subsequent disbursement to the Beneficial Owners. The ownership interest of each Beneficial Owner in the Series 2026 Bonds will be recorded on the records of the Participants whose ownership interest will be recorded on a computerized book-entry system kept by DTC.

When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the City to DTC, and DTC shall forward (or cause to be forwarded) the notices to the Participants so that the Participants can forward the same to the Beneficial Owners.

Beneficial Owners will receive written confirmations of their purchases from the Participants acting on behalf of the Beneficial Owners detailing the terms of the Series 2026 Bonds acquired. Transfers of ownership interest in the Series 2026 Bonds will be accomplished by book entries made by DTC and the Participants who act on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest in the Series 2026 Bonds, except as specifically provided herein. Interest and principal will be paid when due by the City to DTC, then paid by DTC to the Participants and thereafter paid by the Participants to the Beneficial Owners.

Section 6. The form of the Series 2026 Bonds shall be substantially as follows:

(Form of Series 2026 Bond)

UNITED STATES OF AMERICA
STATE OF IOWA
COUNTY OF SCOTT
CITY OF DAVENPORT

GENERAL OBLIGATION CORPORATE BOND, SERIES 2026

No. ____ $_____

RATE	MATURITY DATE	BOND DATE	CUSIP
_____%	June 1, 20__	May 12, 2026	238388 ___

The City of Davenport (the "City"), in Scott County, State of Iowa, for value received, promises to pay on the maturity date of this Bond to

Cede & Co.
New York, New York

or registered assigns, the principal sum of

DOLLARS

in lawful money of the United States of America upon presentation and surrender of this Bond at the office of the Chief Financial Officer, Davenport, Iowa (hereinafter referred to as the "Bond Registrar" or the "Paying Agent"), with interest on said sum, until paid, at the rate per annum specified above from the date of this Bond, or from the most recent interest payment date on which interest has been paid, on June 1 and December 1 of each year, commencing December 1, 2026. Interest on this Bond is payable to the registered owner appearing on the bond registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owner at the address shown on such registration books.

This Bond shall not be valid or become obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Bond Registrar.

This Bond is one of a duly authorized series of General Obligation Corporate Bonds, Series 2026 (the "Series 2026 Bonds"), issued by the City in the aggregate principal amount of $27,920,000, pursuant to and in strict compliance with the laws of the State of Iowa and the special Charter of the City, and all laws amendatory thereof and supplementary thereto, and in conformity with an ordinance (the "Ordinance") adopted by the City Council of the City providing for the issuance of the Series 2026 Bonds and for the levy of taxes to pay the same for the purpose of paying costs in connection with various improvements and projects in the City.

The City reserves the right to prepay part or all of the principal of the Series 2026 Bonds maturing in each of the years 2035 to 2041, inclusive, prior to and in any order of maturity on June 1, 2034, or on any date thereafter upon terms of par and accrued interest. If less than all of the Series 2026 Bonds of any like maturity are to be redeemed, the particular part of those Series 2026 Bonds to be redeemed shall be selected by the Registrar by lot.

The Series 2026 Bonds may be called in part in one or more units of $5,000. If less than the entire principal amount of any Series 2026 Bond in a denomination of more than $5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Series 2026 Bond, a new bond or bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Series 2026 Bond. Notice of such redemption as aforesaid identifying the bond or bonds (or portion thereof) to be redeemed shall be sent by electronic means or by certified mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. All of such Series 2026 Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Bond Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Bond Registrar, together with either a written instrument of transfer satisfactory to the Bond Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Bond Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purposes of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Bond Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa to exist, to be had, to be done or to be performed precedent to and in the issue of this Bond were and have been properly existent, had, done and performed in regular and due form and time; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of and interest on this Bond as the same will respectively become due; and that the total indebtedness of the City, including this Bond, does not exceed any constitutional, statutory or Charter limitations or provisions.

IN TESTIMONY WHEREOF, the City of Davenport, Iowa, by its City Council, has caused this Bond to be executed with the duly authorized facsimile signature of its Mayor and attested with the duly authorized facsimile signature of its Deputy City Clerk, all as of May 12, 2026.

CITY OF DAVENPORT, IOWA

By (DO NOT SIGN)
Mayor

Attest:

(DO NOT SIGN)
Deputy City Clerk

Registration Date: (Registration Date)

BOND REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2026 Bonds described in the within-mentioned Ordinance.

By (DO NOT SIGN)
Chief Financial Officer

ABBREVIATIONS

TEN COM	-	as tenants in common	UTMA_____
TEN ENT	-	as tenants by the entireties	_____
			(Custodian)
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common	As Custodian for_____ (Minor) under Uniform Transfers to Minors Act
			_____ (State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

_____
(Please print or type name and address of Assignee)

_____
PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _____, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: _____

Signature guaranteed:

_____
_____
_____
(Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signatures to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.)

_____
NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

Section 7. The Series 2026 Bonds shall be executed as herein provided as soon after the adoption of this Ordinance as may be possible, and thereupon they shall be delivered to the Bond Registrar for registration, authentication and delivery to or upon the order of the Purchaser, upon confirmation of receipt by the Bond Registrar of the purchase price thereof, with accrued interest thereon, and all action heretofore taken in connection with the sale and award of the Series 2026 Bonds is hereby ratified and confirmed in all respects. The proceeds from the sale of the 2026 Bonds shall be used for the purposes identified in the preamble hereof, including the payment of costs of issuance of said Bonds.

Section 8. As required by Chapter 76 of the Code of Iowa, and for the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the interest on the Series 2026 Bonds as it falls due on December 1, 2026, and on each interest payment date thereafter to maturity, and also to pay and discharge the principal thereof at maturity, there is hereby ordered levied on all the taxable property in the City in each of the years while the Series 2026 Bonds or any of them are outstanding, a tax sufficient for that purpose, and in furtherance of this provision, but not in limitation thereof, there is hereby levied on all the taxable property in the City the following direct annual tax for collection in each of the following fiscal years, to-wit:

For collection in the fiscal year beginning July 1, 2026,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2027,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2028,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2029,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2030,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2031,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2032,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2033,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2034,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2035,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2036, sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2037, sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2038, sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2039, sufficient to produce the net annual sum of $_____; and

For collection in the fiscal year beginning July 1, 2040, sufficient to produce the net annual sum of $_____.

Section 9. A certified copy of this Ordinance shall be filed with the County Auditor of Scott County, and the County Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Series 2026 Bonds hereby authorized and for no other purposes whatsoever. The amounts received by the City as accrued interest shall be deposited into such special account and used to pay interest due on the Series 2026 Bonds on the first interest payment date.

Section 10. The interest or principal and both of them falling due in any year or years shall, if necessary, be paid promptly from current funds on hand in advance of taxes levied and when the taxes shall have been collected, reimbursement shall be made to such current funds in the sum thus advanced.

Section 11. The City has heretofore determined that certain revenues from special funds shall be available for retirement of that portion of the Series 2026 Bonds utilized to defray the costs of certain projects related to such funds. Therefore, such funds may be employed and used to the extent available from year to year for the payment of that portion of the principal of and interest on the Series 2026 Bonds which is applicable to that portion of the total Series 2026 Bond issue applicable to such fund. Each year while any of said Series 2026 Bonds remain outstanding and unpaid, such of said available funds in amounts sufficient to meet the interest on that portion of the Series 2026 Bonds applicable to such fund and to pay the principal becoming due on such portion of the Series 2026 Bonds during each year may be used for that purpose, in accordance with the Series 2026 Bond Financing Plan on file with the Chief Financial Officer, and in that event, the tax hereinbefore provided for the payment of such interest and principal may be reduced by the amount so used. The Deputy City Clerk is hereby authorized and directed to certify to the County Auditor of Scott County as to the remission or reduction of said ad valorem tax so that said tax, to the extent such fund is actually available and set aside for such purpose, shall not be extended or entered upon the tax rolls for collection.

It is hereby declared to be the purpose and intent of the City to issue the Series 2026 Bonds hereby authorized as general municipal obligations, but at the same time permitting the use of such funds for the payment of the principal of and interest on that portion of the Series 2026 Bonds issued with respect to such funds.

Section 12. All funds held in any fund or account created or required to be maintained under the terms of this Ordinance shall be deposited in lawful depositories of the City or invested in accordance with Chapters 12B and 12C of the Code of Iowa and continuously held and secured as provided by the laws of the State of Iowa relating to the depositing, securing, holding and investing of public funds, or as may be otherwise required to comply with the rebate provisions of the Internal Revenue Code.

All interest received by the City as a result of investments under this section in excess of the amount, if any, required to be paid to the United States Government in order to comply with the rebate provisions of the Internal Revenue Code, shall be deposited into or transferred to the Debt Service Fund subaccount referred to herein and used solely and only for the purpose of paying principal of and/or interest on the Series 2026 Bonds. The City hereby covenants and agrees that no such investment shall ever be made so as to cause the interest on the Series 2026 Bonds to become taxable as "arbitrage bonds" pursuant to the provisions of Section 148 of the Internal Revenue Code.

Section 13. The Securities and Exchange Commission has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the "Rule") that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of $1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, it has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding.

On the date of issuance and delivery of the Series 2026 Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City covenants and agrees that it will comply with and carry out the provisions of the Continuing Disclosure Certificate. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Section 14. It is the intention of the City that interest on the Series 2026 Bonds be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the "Internal Revenue Code"). In furtherance thereof the City covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Series 2026 Bonds will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

Section 15. All ordinances or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved April 8, 2026.

_____
Mayor

Attest:

_____
Deputy City Clerk

Published on the _____ day of _____, 2026.

_____
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, correct and complete transcript of the minutes of the meeting of the City Council related to the adoption of an ordinance providing for the sale and issuance of the City's General Obligation Corporate Bonds, Series 2026, and for the levy of taxes to pay the same, including a true and correct copy of such ordinance.

WITNESS MY HAND this _____ day of _____, 2026.

_____
Deputy City Clerk

COUNTY FILING CERTIFICATE

STATE OF IOWA

SS:

COUNTY OF SCOTT

I, the undersigned, County Auditor of Scott County, do hereby certify that the Deputy City Clerk of the City of Davenport, Iowa, certified and delivered to me a complete copy of an ordinance of that municipality adopted by the City Council thereof on April 8, 2026, providing for the sale and issuance of $27,920,000 General Obligation Corporate Bonds, Series 2026, and for the levy of taxes to pay the same, and that I have duly placed said copy of the ordinance on file in my records.

I further certify that the taxes provided for in the ordinance will, in due time, manner and season, be entered on the State and County tax lists of the County for collection in each fiscal year as provided in the said ordinance.

WITNESS MY HAND this _____ day of _____, 2026.

_____
County Auditor

PUBLICATION 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 an ordinance providing for the sale and issuance of $27,920,000 General Obligation Corporate Bonds, Series 2026, and for the levy of taxes to pay the same, 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 hereto publisher's affidavit of publication with a clipping of the ordinance as published)

City of Davenport

Department: Finance **Action / Date**
Contact Info: Basia Gerlach | 563-326-7727 **4/1/2026**

Subject:
Resolution setting a Public Hearing on amending the FY 2026 Operating and Capital Improvement Budgets. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The operating budget is amended to incorporate new programs, budget changes to revenue estimates, budget grant funding, transfer funds between programs, and adopt full-time personnel adjustments. The capital budget is amended to close out completed projects, adjust grant funding levels, and move unspent bonded financing sources forward to the current year.

This Resolution formally sets the Public Hearing for the purpose of amending the FY 2026 Operating and Capital Budgets at the Committee of the Whole Meeting on May 6, 2026, beginning at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street. Specific amendment information will be provided with the agenda item appearing on that Council cycle.

Attachments:
1. Resolution

Resolution No. _____

Resolution offered by Alderwoman Newton.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION setting a Public Hearing on amending the FY 2026 Operating and Capital Improvement Budgets.

WHEREAS, amending the operating budget is necessary to incorporate new programs, budget changes to revenue estimates, budget grant funding, transfer funds between programs, and adopt full-time personnel adjustments; and

WHEREAS, amending the capital budget is necessary to close out completed projects, adjust grant funding levels, and move unspent bonded financing sources forward to the current year; and

WHEREAS, a Public Hearing is necessary prior to the amendment of the operating and capital improvement budgets.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that a Public Hearing on amending the FY 2026 Operating and Capital Improvement Budgets shall be held at the Committee of the Whole Meeting on May 6, 2026, beginning at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

Passed and approved this 8th day of April, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance **Action / Date**
Contact Info: Basia Gerlach | 563-326-7727 **4/1/2026**

Subject:
Resolution setting a Public Hearing on the FY 2027 Operating Budget, FY 2027 Capital Improvement Budget, and the FY 2027 - FY 2032 Capital Improvement Program. [All Wards]

STAFF REQUESTS SUSPENSION OF THE RULES TO VOTE LATER ON THIS AGENDA

Recommendation:
Adopt the Resolution.

Background:
Under the laws of the State of Iowa, the City is required to adopt an annual budget and certify it to the County Auditor no later than April 30 of each year. Prior to the adoption of the budget, a Public Hearing is required.

This Resolution formally sets the Public Hearing for the purpose of adopting the FY 2027 Operating and Capital Budgets at the Committee of the Whole Meeting on April 15, 2026, beginning at 5:30 p.m. in Council Chambers at Davenport City Hall, 226 West 4th Street.

Specific budget adoption information will be provided with the agenda item appearing on that Council cycle.

Attachments:
1. Resolution

Resolution No. _____

Resolution offered by Alderwoman Newton.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION setting a Public Hearing on the FY 2027 Operating Budget, FY 2027 Capital Improvement Budget, and the FY 2027 – FY 2032 Capital Improvement Program.

WHEREAS, the State of Iowa requires that the City of Davenport hold a Public Hearing prior to the adoption of its annual budget; and

WHEREAS, adoption of this Resolution will set the Public Hearing for Wednesday, April 15, 2026, at the Committee of the Whole Metting beginning at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that a Public Hearing on the FY 2027 Operating Budget, FY 2027 Capital Improvement Budget, and the FY 2027 – FY 2032 Capital Improvement Program is hereby set for April 15, 2026, at the Committee of the Whole Meeting beginning at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

Passed and approved this 1st day of April, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Information Technology **Action / Date**
Contact Info: Mike Boddicker | **4/1/2026**

Subject:
Resolution ratifying the emergency purchase of FortiGate 901G firewall equipment, software, licenses, and related support services from GuidePoint Security of Reston, Virginia, in the amount of $186,197.40. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This emergency purchase was made by the Information Technology Department to address an immediate network security risk affecting City systems and operations. Immediate acquisition and deployment of upgraded firewall and related security infrastructure was necessary to protect City technology resources, reduce the risk of exposure, and support continuity of municipal operations. Because the standard procurement timeline would not have addressed the immediate operational and security need in a timely manner, the emergency purchase procedure was utilized. The purchase was approved administratively and is now presented to City Council for ratification.

Attachments:
1. Resolution

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION ratifying the emergency purchase of FortiGate 901G firewall equipment, software, licenses, and related support services from GuidePoint Security of Reston, Virginia, in the amount of $186,197.40.

WHEREAS, the City utilized the emergency purchase procedure to address an immediate network security risk affecting City systems and operations; and

WHEREAS, GuidePoint Security of Reston, Virginia, is an authorized reseller of Fortinet products under Omnia Partners Contract #01-154.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the emergency purchase of FortiGate 901G firewall equipment, software, licenses, and related support services from GuidePoint Security of Reston, Virginia, in the amount of $186,197.40 is hereby ratified.

Passed and approved this 8th day of April, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Administration
Contact Info: |

Action / Date
4/1/2026

Subject:
Motion for suspension of the rules to vote on the item listed below.

Recommendation:

Background:

Attachments:
None

City of Davenport

Department: Finance **Action / Date**
Contact Info: Basia Gerlach | 563-326-7727 **4/1/2026**

Subject:
Resolution setting a Public Hearing on the FY 2027 Operating Budget, FY 2027 Capital Improvement Budget, and the FY 2027 - FY 2032 Capital Improvement Program. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
Under the laws of the State of Iowa, the City is required to adopt an annual budget and certify it to the County Auditor no later than April 30 of each year. Prior to the adoption of the budget, a Public Hearing is required.

This Resolution formally sets the Public Hearing for the purpose of adopting the FY 2027 Operating and Capital Budgets at the Committee of the Whole Meeting on April 15, 2026, beginning at 5:30 p.m. in Council Chambers at Davenport City Hall, 226 West 4th Street.

Specific budget adoption information will be provided with the agenda item appearing on that Council cycle.

Attachments:
1. Resolution

Resolution No. _____

Resolution offered by Alderwoman Newton.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION setting a Public Hearing on the FY 2027 Operating Budget, FY 2027 Capital Improvement Budget, and the FY 2027 – FY 2032 Capital Improvement Program.

WHEREAS, the State of Iowa requires that the City of Davenport hold a Public Hearing prior to the adoption of its annual budget; and

WHEREAS, adoption of this Resolution will set the Public Hearing for Wednesday, April 15, 2026, at the Committee of the Whole Metting beginning at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that a Public Hearing on the FY 2027 Operating Budget, FY 2027 Capital Improvement Budget, and the FY 2027 – FY 2032 Capital Improvement Program is hereby set for April 15, 2026, at the Committee of the Whole Meeting beginning at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

Passed and approved this 1st day of April, 2026.

Approved:

_____
Jason Gordon
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk