

PLANNING & ZONING MEETING AGENDA
Thursday, November 14, 2024 | 6:00 p.m.
Eldridge City Hall | 305 N 3rd Street

1. Call to Order and Roll Call
2. Approval of the Minutes from the October 17, 2024, Meeting
3. Consideration of approval of Rezoning Application of 206 and 208 S. 5th Street – this portion of the meeting will include public comment
4. Consideration of approval of Preliminary Plat of Lancers Run Subdivision
5. Consideration of approval of Residential Overlay for Lancers Run Subdivision
6. Adjournment

Next Meeting: TBD



**Eldridge Planning and Zoning Commission
October 17, 2024, 6:00 p.m., Eldridge City Hall**

Minutes

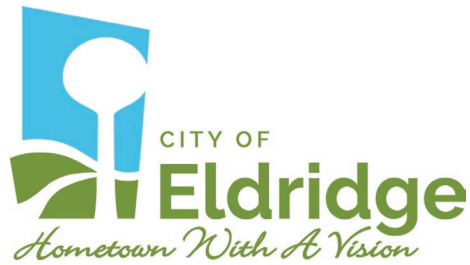
The Eldridge Plan and Zone Commission met in open session in Eldridge City Hall at 6:00 p.m. on October 19, 2024. The meeting was called to order at 6:15 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Jennifer Vittorio, Dean Ferguson, Mike Martin and Scott LaPlante. Brad Merrick was absent. Also present were Jeff Martens and Brian Dockery.

The minutes from the September 19, 2024, meeting was presented for approval. Motion by Vittorio to approve the minutes as amended. Seconded by Ferguson. Motion carried 5-0 by voice vote.

Donabauer asked Martens to present the application and final plat for a replat of Outlot A in Stone Brook 3rd Addition. Martens presented the request and confirmed that the request was substantially in accordance with City Code. He also confirmed that the engineering firm submitting the request for SKD, LC, owned by Paul Boffeli, had stated that the reason for the subdivide was to separate the creek from the outlot so the area with the detention pond could be turned over to a homeowners association. Martin made a motion to approve the final plat. Ferguson seconded the motion. The motion carried 5-0 by voice vote.

Martens presented a revised draft solar ordinance for review by the Commission. Dockery made the Commission aware that by making Solar Farms a permitted use in I-1 districts they would also be permitted uses per City Code in I-2 districts. Since the Commissions intentions at the last meeting was to allow Solar Farms only in the SA and I-1 districts this presented a dilemma that was then discussed. Some possible solutions discussed were setting a limit on the number of acres a Solar Farm could be or adding Solar Farms to the I-2 list of prohibited uses. Martens offered to further review these options and get advice from legal counsel on this issue. No action was taken. LaPlante made a motion to table this ordinance. Vittorio seconded. Motion carried 5-0 by voice vote. Martens will present a revised draft of the ordinance at the next meeting.

Martin made a motion to adjourn the meeting at 7:00 p.m. Seconded by Ferguson. Motion carried 5-0 by voice vote.



To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Rezoning of 206 and 208 S. 5th Street
Preliminary Plat of Lancers Run Subdivision
Date: 11/14/24

The North Scott School District is seeking a rezoning of parcels 931507317, known as 206 S. 5th Street and 931507002, known as 208 S. 5th Street:

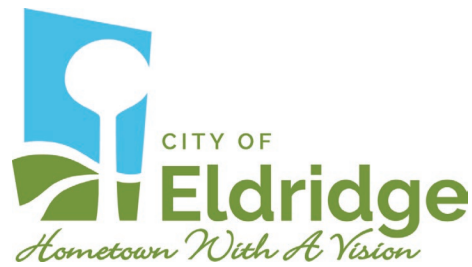
PARCEL NUMBER 931507317. MEADOW VIEW ESTATES 1ST ADD Lot: 017 MEADOW VIEW ESTATES ONLY 82' ELY 110' LOT, and;

PARCEL NUMBER 931507002. MEADOW VIEW ESTATES 1ST ADD Lot: 018 MEADOW VIEW ESTATES LOT 18 & PT LOT 17 & PT NE NE (1.70A) COM NW COR LOT 17 MEADOW VIEW ESTATES: S 272'-WLY 277.49'-N 272'-N 277.49' TO PT OF BEG.;

from R-1 Single Family Residential and R-2 Two-Family Residential to R-3 Multiple Family Residential with a Planned Residential Overlay.

The Planned Residential Overlay will allow the development flexibility in the front yard setbacks to accommodate the required 31' street and 60' ROW in the preliminary plat. All setbacks abutting adjoining properties meet the underlying districts' original requirements as specified in City Code. City staff have reviewed the rezoning request, planned residential overlay request and preliminary plat and have found them to be in accordance with City Code and recommends approval of this request. These changes also follow the Future Land Use Map included in the City's Comprehensive Plan.

Following this memo are a current zoning map with these parcels highlighted, the future land use map, the applications, and the submitted preliminary plat. A sample of the letter sent to abutting properties is also included along with the code section pertaining to Planned Residential Overlays.



Current zoning on these parcels:

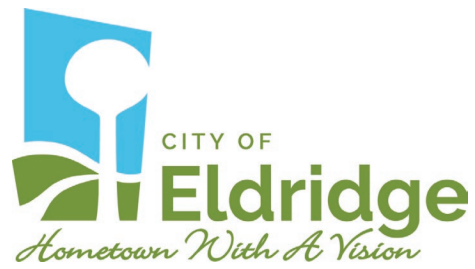


City Limit	C/I-Commercial Industrial Transition District	R-MH-Mobile Home Park Residence District
Parcel	I-2-General Industrial District	O-T-Office/Transitional District
C-1-Neighborhood Commercial District	I-1-Light Industrial District	PUD-Planned Unit Development District
C-2-Central Business District	R-1-Single Family Residential District	P/M-Public and Municipal District
C-3-General Commercial District	R-2-Two-Family Residential District	SA-Suburban Agriculture District
C-4-Highway-Oriented Commercial District	R-3-Multiple Family Residential District	

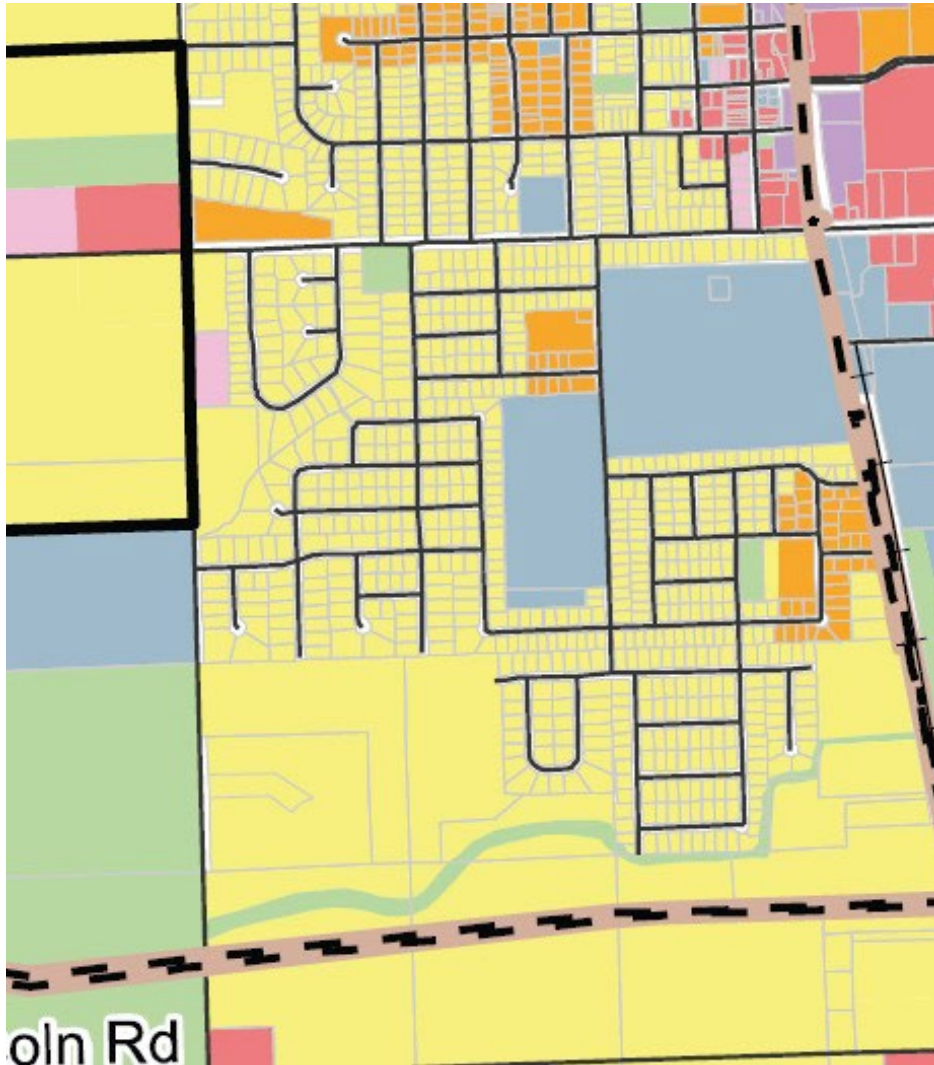
Karl Donaubaauer
Scott LaPlante

Mike Martin
Jennifer Vittorio

Brad Merrick
Dean Ferguson



Future land use map indicating these parcels as high density residential:



- Low Density Residential
- High Density Residential
- Institutional

Karl Donaubauer
Scott LaPlante

Mike Martin
Jennifer Vittorio

Brad Merrick
Dean Ferguson



REZONING APPLICATION

Plan and Zone Commission

Property Address 206 S. 5th Street & 208 S. 5th Street
Rezoning Request From R-1/R-2 Single/Two-Family To R-3 Multiple Family Residential
Legal Description of Property See attached legal description

Applicant Name North Scott Community School District
Address 251 E. Iowa Street, Eldridge, IA 52748
Phone Number 563-285-9081
Email Address _____
Main Contact Person Joe Stutting

Title Holder's (If different than applicant)

Name _____
Address _____
Phone Number _____

Signature of Applicants (s)

A handwritten signature in black ink, appearing to read "Joe Stutting", is written over a horizontal line.

Intended property use Single family homes and four-plex villas.
(please be specific) _____

On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only

Filing Fee Paid \$ 156
Payment Method Check 8865
Courtesy Letters Sent 11/7/2024

Date Filed 10/31/2024
Meeting Date 11/14/2024

LEGAL DESCRIPTION

THE NORTH 82 FEET OF THE EASTERLY 110 FEET OF LOT 17 MEADOW VIEW ESTATES FIRST ADDITION TO THE TOWN OF ELDRIDGE, IOWA; AND

LOTS 17 AN 18 IN MEADOW VIEW ESTATES FIRST ADDITION TO THE TOWN OF ELDRIDGE, SCOTT COUNTY, IOWA; EXCEPT THAT PART OF LOT 17 COVEYED TO FIRST BAPTIST CHURCH OF APLINGTON, APLINGTON, IOWA, BY WARRANTY DEED DATED OCTOBER 19, 1971 AND FILED OCTOBER 28, 1971 AS DOCUMENT NO. 13811-71 AND MORE PARTICULARLY DESCRIBED AS THE NORTH 82 FEET OF THE EASTERLY 110 FEET; AND

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 17 OF MEADOW VIEW ESTATES FIRST ADDITION TO THE TOWN OF ELDRIDGE, IOWA; THENCE SOUTH 00°18' WEST 272.0 FEET; THENCE WEST 277.49 FEET; THENCE NORTH 00°18' EAST 272.0 FEET; THENCE EAST 277.49 FEET TO THE POINT OF BEGINNING;

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Planned Residential Overlay Application for P&Z Commission

Property Address 206 S. 5th Street & 208 S. 5th Street
Underlying Zoning R-3 Multi-Family Residential
Legal Description of Property See Attached Legal Description

Applicant Name North Scott Community School District
Address 251 E. Iowa Street, Eldridge, IA 52748
Phone Number 563-285-9081
Email Address _____
Main Contact Person Joe Stutting

Title Holder's (If different than applicant)

Name _____
Address _____
Phone Number _____

Signature of Applicants (s)

A handwritten signature in black ink, appearing to be "Joe Stutting", written over a horizontal line.

Intended property use Single family homes and four-plex villas.
(please be specific) _____

Please provide:

A map showing the property location and surrounding zoning

For office use only

Filing Fee Paid \$ N/A

Payment Method —

Courtesy Letters Sent 11/7/2024

Date Filed 10/31/2024

Meeting Date 11/14/2024



PRELIMINARY PLAT APPLICATION

Plan and Zone Commission

Subdivision Name Lancers Run

Subdivision Location 206 & 208 S. 5th Street

Current Zoning R-1/R-2 Residential Proposed Zoning R-3 Multi-Family Residential

Number of Lots 14

Developer Name North Scott Community School District
Address 251 E. Iowa Street, Eldridge, IA 52748
Phone Number 563-285-9081
Email Address _____
Main Contact Person Joe Stutting

Engineer Firm Townsend Engineering
Contact Chris Townsend
Address 2224 E. 12th Street, Davenport, IA 52803
Phone Number 563-386-4236
Email chris@townsendengineering.net

Name of person filing application  Date 10-31-24

Application Fee is \$200.00 plus \$1.50 per lot

For office use only

Filing Fee Paid \$ 221

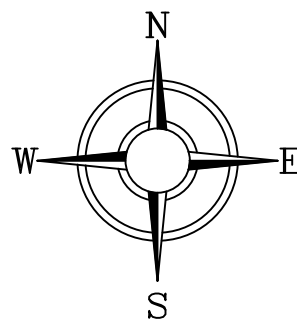
Payment Method Check 8505

Date Filed 10/31/2024

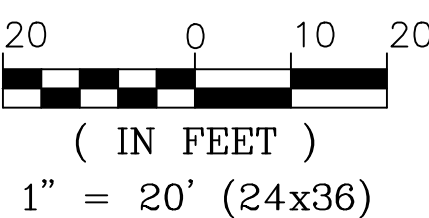
Meeting Date 11/14/2024

LANCERS RUN SUBDIVISION

BEING A REPLAT OF LOTS 17 & 18 AND VACATED
BROOKVIEW DRIVE AND PART OF THE NORTHEAST
QUARTER OF SECTION 15, TOWNSHIP 79 NORTH,
RANGE 3 EAST OF THE 5TH P.M., CITY OF
ELDRIDGE, SCOTT COUNTY, IOWA.



GRAPHIC SCALE



1. AREA OF SUBDIVISION -
TOTAL: 120,352 S.F.,
OR 2.763 ACRES +/-

2. OWNER:
NORTH SCOTT COMMUNITY
SCHOOL DISTRICT
208 S. 5TH STREET
ELDRIDGE, IOWA
3. SURVEYOR:
JERRY D. ROGERS
2224 EAST 12TH STREET
DAVENPORT, IOWA 52803
PH: (563) 386-4236

4. ATTORNEY:
TBD

NOTES

- ALL STREET RIGHTS OF WAY TO BE DEDICATED TO THE CITY OF ELDRIDGE.
- SIDEWALKS WILL BE INSTALLED ON THE LOTS AT THE TIME OF HOME CONSTRUCTION. LOT ONE AND OUTLOT A SHALL HAVE SIDEWALKS INSTALLED AT TIME OF ACCEPTANCE.
- ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE.
- AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF ELDRIDGE, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
- BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS.
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- NO PART OF THIS SUBDIVISION LIES WITHIN THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP #19163C0215G, EFFECTIVE DATE MARCH 23, 2021.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1 AND R-2. REZONE TO R-3 "WITH A PLANNED RESIDENTIAL OVERLAY, REDUCING FRONT SETBACK OF LOTS 5-12 REDUCED FROM 25 FEET TO 20 FEET" IS REQUESTED WITH THIS DEVELOPMENT.
- OUTLOT A IS TO BE OWNED AND MAINTAINED BY A HOME OWNER'S ASSOCIATION.
- SUMP PUMP MAINS AND SUBDRAIN TO BE INSTALLED, 6" MINIMUM.
- OVERLAND FLOW FROM PROPOSED DETENTION SHALL NOT NEGATIVELY IMPACT ADJOINERS HOUSES.

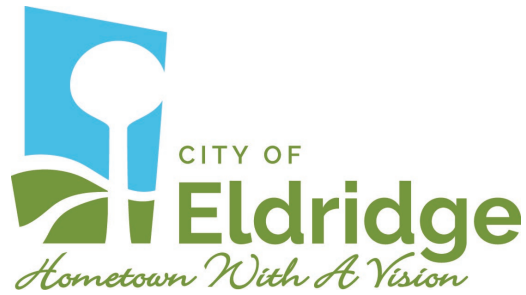
THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

ACREAGE OF SUBDIVISION	
TOTAL ACREAGE OF SUBDIVISION	2.76 ACRES
14 LOTS	1.84 ACRES
OUTLOT A	0.15 ACRES

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE =
SECTION LINE =

Curve Table					
Curve #	Length (ft)	Radius (ft)	Chord Length (ft)	Chord Direction	Delta
C1	23.472	15.00	21.15	S43° 11' 08"W	089° 39' 18"
C2	23.562	15.00	21.21	N46° 59' 13"W	090° 00' 00"
C3	23.562	15.00	21.21	N43° 00' 47"E	090° 00' 00"
C4	23.652	15.00	21.28	S46° 48' 52"E	090° 20' 42"

PRELIMINARY PLAT, NOT TO BE RECORDED



305 N. Third Street, P. O. Box 375
Eldridge, Iowa 52748-0375
(563) 285-4841
(563) 285-7376 fax

November 7, 2024

XXXXXXX

XXXXXXX

Eldridge, Iowa 52748


















To whom it may concern:

This is a courtesy letter from the City of Eldridge informing you that a property adjacent to your property has submitted a rezoning request that will be considered at a public Planning and Zoning Commission meeting scheduled for Thursday, November 14th, 2024, at Eldridge City Hall at 6:00 p.m. The property includes parcel numbers 931507317, known as 206 S. 5th Street and 931507002, known as 208 S. 5th Street and are shown on the included map. The request is to rezone from R-1 Single Family Residential and R-2 Two-Family Residential to R-3 Multiple Family Residential. If you have any questions, feel free to contact me at the City Offices.

Sincerely,

Jeff Martens
Assistant City Administrator/Zoning Official
City of Eldridge, Iowa



	City Limit		C/I-Commercial Industrial Transition District		R-MH-Mobile Home Park Residence District
	Parcel		I-2-General Industrial District		O-T-Office/Transitional District
	C-1-Neighborhood Commercial District		I-1-Light Industrial District		PUD-Planned Unit Development District
	C-2-Central Business District		R-1-Single Family Residential District		P/M-Public and Municipal District
	C-3-General Commercial District		R-2-Two-Family Residential District		SA-Suburban Agriculture District
	C-4-Highway-Oriented Commercial District		R-3-Multiple Family Residential District		

§ 23.00 PLANNED RESIDENTIAL OVERLAY DISTRICTS.

This is a district that provides more flexibility in development by releasing a developer from compliance with the strict site and structure requirements of §§ 20.00, 21.00 and 22.00 of this chapter, Residential Districts, and providing a small increase in density. This zone retains the same land use requirements and primary controls as are stipulated in the underlying zone contained in each of §§ 20.00, 21.00 and 22.00 of this chapter, as well as retaining the same general intent for the district as the description at the beginning of each zone through compliance with the procedure outlined below.

§ 23.01 PROCEDURE.

Each zone in §§ 20.00, 21.00 and 22.00 of this chapter is hereby overlaid with an additional planned zone named PR-(appropriate number) (appropriate district descriptive name) Planned Residential Overlay District, which may be considered for any land within the city. Zones contained in §§ 20.00, 21.00 and 22.00 of this chapter are hereby made underlying zones to be used for partial regulation of the rezoned tract. Each tract shall be at least 5,000 square feet in size. This zone shall be established in the same manner as all other zoning districts, but shall revert to the prior zoning classification without rezoning when special procedures as outlined in § 23.13 of this chapter are appropriate. As part of the application, the developer shall state the reason the Planned Overlay District is desired and why a regular zoning classification would not be appropriate. Nothing in this section shall be interpreted as waiving any portion of the city's Building Code or standard specifications and standard drawings.

§ 23.02 PERMITTED USES.

Same as §§ 20.01, 21.01 and 22.01 of this chapter depending on the underlying zoning.

§ 23.03 PERMITTED USES ON REVIEW.

Same as §§ 20.02, 21.02 and 22.02 of this chapter depending on the underlying zoning.

§ 23.04 MINIMUM LOT AREA.

None required.

§ 23.05 MINIMUM LOT WIDTH.

None required.

§ 23.06 HEIGHT REQUIREMENTS.

Same as §§ 20.03, 21.03 and 22.03 of this chapter depending on the underlying zoning.

§ 23.07 FRONT YARD.

None required except where adjacent to non-planned residence zones, then the requirements of §§20.04(B), 21.04(B) and 22.04(B) of this chapter shall apply depending on the underlying zoning.

§ 23.08 SIDE YARD.

None required except where adjacent to non-planned residence zones, then the requirements of §§20.04(B), 21.04(B) and 22.04(B) of this chapter shall apply depending on the underlying zoning.

§ 23.09 REAR YARD.

None required except where adjacent to non-planned residence zones, then the requirements of §§20.04(B), 21.04(B) and 22.04(B) of this chapter shall apply depending on the underlying zoning.

§ 23.10 MAXIMUM DENSITY.

A total density shall be set by ordinance for the rezoning of any Planned Residential Overlay District when said zoning is approved by the City Council. Said density shall be defined as a total maximum number of dwelling units or bedrooms or combination. The total density may range between one dwelling unit and 15% over what the rezoned tract could have had under ideal conditions if developed under the underlying zoning classification.

§ 23.11 SPECIAL PROVISIONS.

All special provisions in the base zone are required in the overlay planned residence zone, unless specifically changed or noted by the Commission and City Council on the development plan.

§ 23.12 DEVELOPMENT PLAN.

In order to obtain a building permit in a planned residence district, the developer must prepare a development plan or plans as the Commission and City Council may approve. The Commission and the City Council may approve generalized concepts for the entire tract and require a more detailed development plan as phases of the project are submitted in accordance with the development schedule. The development plan may be submitted with preliminary or final plats which

may be needed, or may be submitted separately if the requirements of Title D, Chapter 1 have been met. The development plan shall be submitted and approved by the commission and the City Council in the same manner as final plats as specified in Title D, Chapter 1, §§ 11.00 through 15.00. The development shall contain those items listed in §30.00 of this chapter which the Commission or City Council may deem necessary. The development plan shall be filed with an appropriate application form and fee of \$50. The developer will also reimburse the city for any review made by the City Engineer. The Commission shall record in its minutes where the development plan makes appropriate use of the flexibility possible in this zone.

§ 23.13 TIME LIMIT.

The development plan shall be filed with the city within a submittal period of one year after the approval of the planned residential zoning. The one-year period of submittal may be extended up to one additional year by City Council resolution. If the development plan is not filed within the submittal period, the zoning of the tract shall automatically revert to the prior zoning district effective at the end of the submittal, or upon denial or withdrawal of the development plan, if after the end of the submittal period. Planned residence zoning can be re-established by a new zoning procedure as stated in §§ 18.01 through 18.07 of this chapter.

§ 23.14 SCHEDULE.

In addition to the information in §30.00 of this chapter, the development plan shall include a development schedule indicating the stages and dates of actual development. If the development becomes more than 270 days behind the approved schedule, the City Council may, by resolution, remove the planned residence zoning and replace it with the prior zoning district for all or part of the zoning district, or the City Council may amend the development schedule by resolution as it may deem appropriate.

§ 23.15 ALTERNATIVES.

The developer may submit the development plan with the rezoning application and use the one-year period to obtain approval of the development schedule. The developer may also submit with the application a preliminary development plan, which, if approved, shall subsequently bind the Commission and City Council to approval of a development plan to the extent of the items contained in the preliminary plan. Where the developer has extra density, it should be expected that some aspect of the development shall work to the city's benefit so as to offset in some manner the extra cost incurred by the city in servicing the extra people in the area.

§ 23.16 COMPLETED PROJECT.

(A) Upon completion of development, the Zoning Enforcement Officer shall notify the City Council. The City Council shall, upon its consideration and agreement, pass a final resolution determining that the development is complete.

(B) Any questions as to permitted development occurring after passage of the final resolution shall be applied for to the Board of Adjustment in accordance with normal Board procedures. The Board shall decide if the proposal is in compliance with the intent and spirit and continued practical usefulness of the plans and requirements of the planned residential district and may approve amendments as it may deem necessary.