

## **PLANNING & ZONING MEETING AGENDA**

**Thursday, May 15, 2025 | 6:00 p.m.**

**Eldridge City Hall | 305 N 3<sup>rd</sup> Street**

1. Call to Order and Roll Call
2. Approval of the Minutes of the April 17, 2025, Meeting
3. Public Hearing to consider recommending the Comprehensive Plan Future Use Map to change Parcel Number 931155307, 931155308—5 and 931155601 from Light Industrial to Commercial – this portion of the meeting will include public comment.
4. Consideration to approve the Final Plat Application of Aqua Tech First Addition.
5. Consideration of recommending approval of Rezoning Application of Aqua Tech First Addition from I-2 General Industrial to C-3 General Commercial District – this portion of the meeting will include public comment.
6. Adjournment

Next Meeting: TBD



**Eldridge Planning and Zoning Commission  
April 17, 2025, 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 April 17, 2025. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Dean Ferguson, Mike Martin, Brad Merrick and Scott LaPlante. Jennifer Vittorio was absent. Also present were Brian Dockery, Jeff Martens, Ryan Iossi and Dale Grunwald.

The minutes from the February 27, 2025, meeting were presented for approval. Motion by LaPlante to approve the minutes as presented. Seconded by Martin. Motion carried 5-0 by voice vote.

Donaubaauer reviewed ground rules for the meeting and asked Martens to present the staff review of the request to change the Comprehensive Plan Future Use Map designation for 113 E. Lincoln Road to Commercial from Heavy Industrial. Martens stated that when the future use map was created this was a cement plant and that was why the future use was industrial. Martens and staff agree that now that the area is predominately residential that commercial would be a better use.

Martens presented maps from the agenda packet and went on to state that staff recommended the rezoning changes from I-2 General Industrial to C-3 General Commercial for the same reasons. He said Iossi was contemplating a restaurant/strip mall on this corner and was present to answer questions.

Dockery recommended keeping the area labeled as recreation on the future land use map unless Iossi had a different opinion. The commission discussed the area labeled as recreation surrounding this parcel on the future use map and the consensus was to leave the recreation area alone for now.

Iossi requested Martens to distribute a pamphlet he had created with illustrations of the site and said that he had a verbal agreement with 7 Hills Brewery, a brewery/restaurant out of Dubuque, to be the anchor on this property. He said he also had retail interest and there would be an outdoor seating area.

Donaubaauer asked Grunwald if he had any comments and Grunwald replied he thought this was great.

Martin asked if the building was lossi's or the City's and lossi confirmed it was his and would be coming down. He would leave it up for storage during construction.

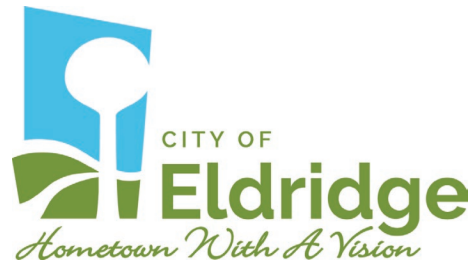
Donaubauer closed public comment. Donaubauer clarified that the only thing changing on Comprehensive Future Land Use Map was the Industrial area to Commercial and Martens confirmed it was. Merrick asked if plans involved moving the bike path. lossi said that due to the nature of the agreement with the Rails to Trails program it be difficult to move and it would not be advantageous to his business for him to move it.

lossi said there would be some benefit for the City to maintain a trail head on site down the road. Dockery clarified that the City did not currently own any of the adjacent property for green space. Martin expressed some concerns about parking along 1<sup>st</sup> Street. Martens stated the City had setbacks that would need to be met for parking. lossi said that a study several years ago showed a turn lane on that corner. Martin commented that this rezoning makes sense.

Merrick made a motion to recommend changing the Comprehensive Land Use Map designation for 113 E. Lincoln Road from Industrial to Commercial. Ferguson seconded. Roll call votes all ayes.

LaPlante made a motion to recommend approval of the application for 113 E. Lincoln Road to be rezoned from I-2 General Industrial to C-3 General Commercial. Martin seconded the motion. Roll call votes all ayes.

LaPlante made a motion to adjourn the meeting at 6:25 p.m. Seconded by Martin. Motion carried.



To: Planning and Zoning Commission  
From: Jeff Martens, Assistant City Administrator  
Re: Aqua Tech First Addition  
Date: 5/15/25

Brad Burt, and the owners of the White Family Revocable Trust, are seeking to replat parcels currently numbered 931155307 and 931155308—5 into one parcel named the Aqua Tech First Addition. It is their intention to build a tunnel car wash on this site.

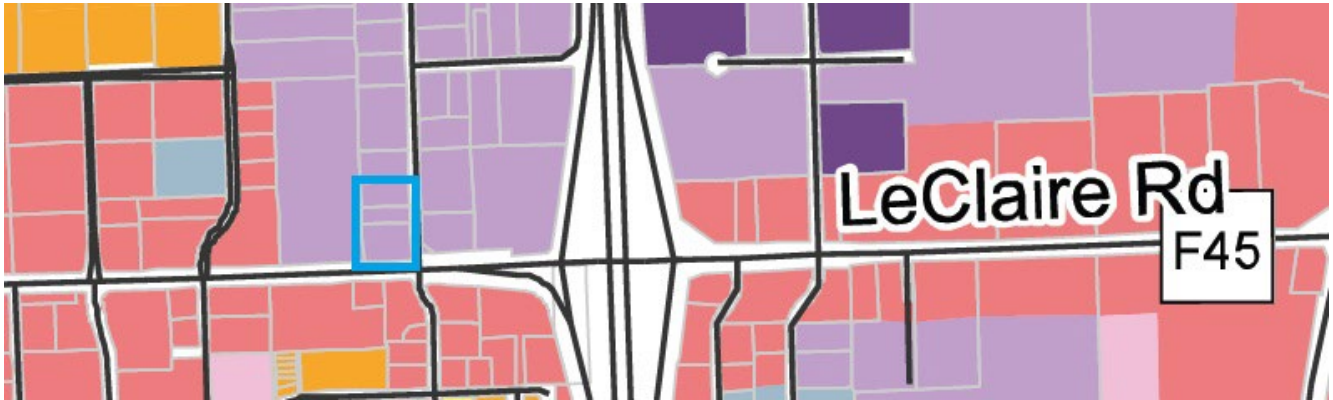
They have also submitted a rezoning request for these two parcels that once combined into the Aqua Tech First Addition will have a new legal description of:

All of Lot 7 of Lancer Park Fifth Addition and the following portion of Lots 8 and 9; beginning at the northeast corner of said Lot 9; thence South 01°47'31" East along the east line of said Lot, a distance of 85.81 feet (85 feet, record distance) to the north line of that real estate conveyed to Casey's Marketing Company per Warranty Deed, Document No. 2009-22700 dated July 22, 2009; thence along said north line, South 88°01'43" West, a distance of 260.23 feet (260.00 feet, record distance) to the west line of said Lot 8; thence North 02°06'05" West, along the west line of said Lot, a distance of 85.34 feet (85 feet, record distance) to the northwest corner of said Lot 8; thence easterly along the north line of said Lots 8 and 9, a distance of 260.70 feet (260.00 feet, record distance) to the Point of Beginning.

from I-2 General Industrial District to C-3 General Commercial District. City Staff has reviewed these requests and are recommending approval.

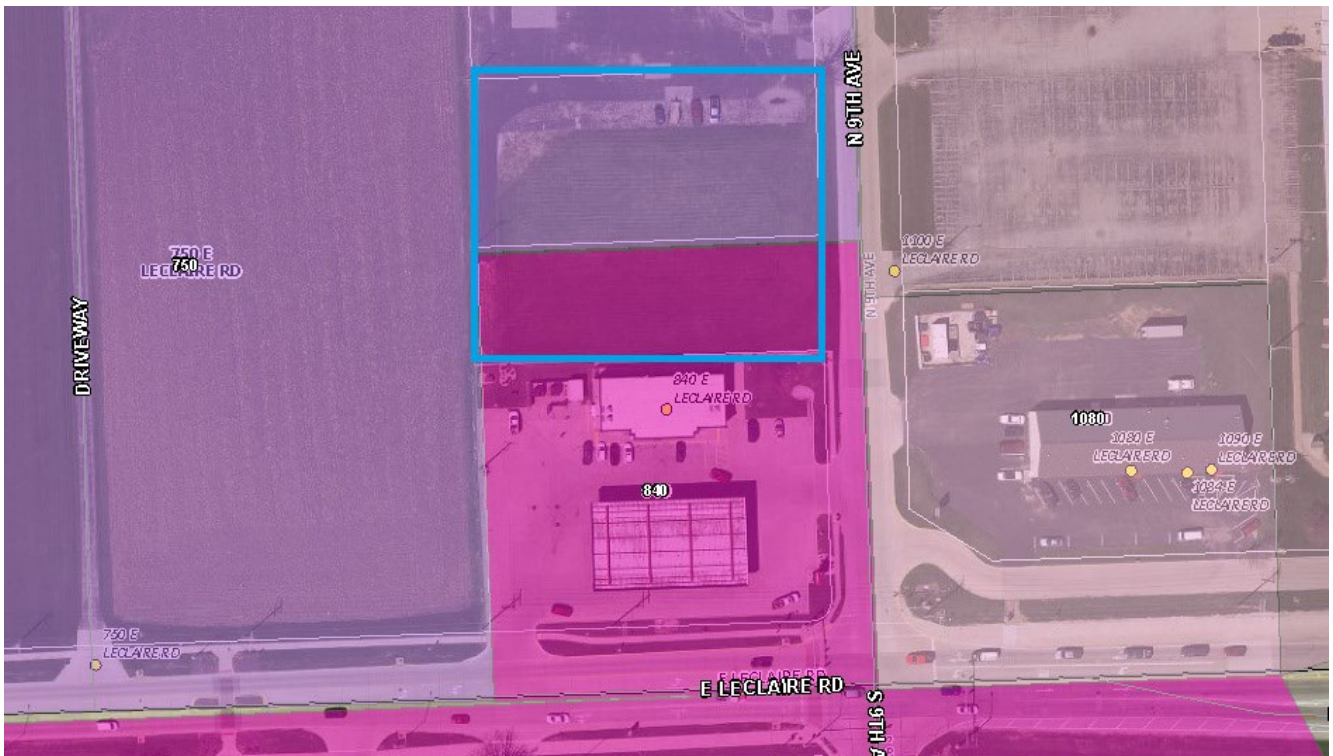
This would require the Future Land Use Map in the Comprehensive Plan adopted in 2011 to be amended. Please see the illustration below.

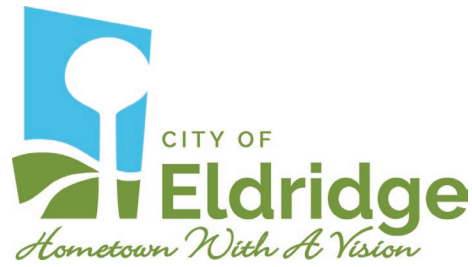
The Future Land Use map designates these two parcels as Light Industrial as well as the parcel below it currently zoned C-3 Commercial containing Casey's General Store. It is recommended the Future Use Map be amended to reflect this change in zoning if approved along with the parcel containing Casey's as staff does not believe this use will be changing any time soon.





Following you will see a current zoning map with the parcels included in Aqua Tech First Addition highlighted, along with the rezoning and final plat applications. A sample of the letter sent to abutting property owners is also included.

The current zoning on the norther parcel is I-2 General Industrial and the current zoning on the southern parcel is C-3 General Commercial:





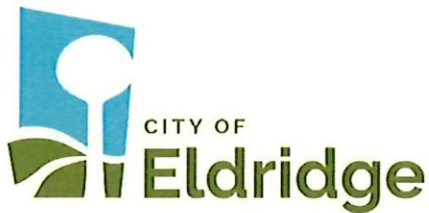
	City Limit		C/I-Commercial Industrial Transition District		R-MH-Mobile Home Park Residence District
	Parcel		I-2-General Industrial District		O-T-Office/Transitional District
	C-1-Neighborhood Commercial District		I-1-Light Industrial District		PUD-Planned Unit Development District
	C-2-Central Business 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





# REZONING APPLICATION

## Plan and Zone Commission

Property Address AQUA TECH FIRST ADDITION  
Rezoning Request From I-2 To C-3  
Legal Description of Property See attached.

Applicant Name Brad Burt  
Address 901 W. Pinehurst Drive Eldridge, IA 52748  
Phone Number 563-505-3840  
Email Address drbradley@burtclinic.com  
Main Contact Person \_\_\_\_\_

Title Holder's (If different than applicant)  
Name White Family Revocable Trust  
Address 217 Golfview Drive, Eldridge, IA 52748  
Phone Number 563-285-4069

Signature of Applicants (s)   


Intended property use Proposed car wash with associated parking and vaccums. Detention is provided.  
(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	\$	<u>156</u>	Date Filed	<u>4/28/2025</u>
Payment Method		<u>check</u>	Meeting Date	<u>5/15/2025</u>
Courtesy Letters Sent		<u>5/8/2025</u>		

SURVEYOR'S CERTIFICATE

Abbitt Survey and Development, PLLC, 826 16<sup>th</sup> Avenue, East Moline, IL 61244 309-755-9003

I, James W. Abbitt, Jr., of Abbitt Survey and Development, PLLC, hereby certify that, I am Licensed in compliance with the laws of the State of Iowa, that this **FINAL PLAT OF AQUA TECH FIRST ADDITION** is a RE-SUBDIVISION of LOT 7 AND PART OF LOT 8 AND LOT 9 OF LANCER PARK FIFTH ADDITION, all within the City of Eldridge, County of Scott, Iowa, correctly represents a survey completed by me or under my direct supervision in April 2025, that all of the monuments and iron rods shown thereon exist as required by the Code of Iowa, and that their location, size, type and material are accurately shown, and that the correct description of said addition is as follows:

All of Lot 7 of Lancer Park Fifth Addition and the following portion of Lots 8 and 9; beginning at the northeast corner of said Lot 9; thence South 01°47'31" East along the east line of said Lot, a distance of 85.81 feet (85 feet, record distance) to the north line of that real estate conveyed to Casey's Marketing Company per Warranty Deed, Document No. 2009-22700 dated July 22, 2009; thence along said north line, South 88°01'43" West, a distance of 260.23 feet (260.00 feet, record distance) to the west line of said Lot 8; thence North 02°06'05" West, along the west line of said Lot, a distance of 85.34 feet (85 feet, record distance) to the northwest corner of said Lot 8; thence easterly along the north line of said Lots 8 and 9, a distance of 260.70 feet (260.00 feet, record distance) to the Point of Beginning.

The entire parcel lies within the corporate limits of the City of Eldridge, County of Scott, and State of Iowa, and contains 1.26 acres, more or less.

Prepared by:

James W. Abbitt, Jr., PLS No. 18465  
Abbitt Survey and Development, PLLC  
My License Expires December 31, 2026

Date





# Final Plat Application - City of Eldridge

Name of Subdivision: AQUA TECH FIRST ADDITON

Number of lots in subdivision: 1 Current Zoning: I-2

Who should be contacted regarding this plat: ABBITT SURVEY & DEVELOPMENT, PLLC

Phone Number: 309-755-9003

Email Address: jim@abbittsurvey.com

Name of Developer: Brad Burt

Developer's contact: same

Address: 901 W. Pinehurst Drive Eldridge, IA 52748

Phone Number: 563-505-3840

Email Address: drbradley@burtclinic.com

Name of Engineer preparing construction drawings: Maggie Motto - RTM Engineering

Address: 5137 Utica Ridge Rd., Davenport, IA 52807

Phone Number: 563.726.6307

Email Address: maggie.motto@rtmec.com

Name of land surveyor preparing plat: Jim Abbitt - Abbitt Survey & Development, PLLC

Address: 826 16th Avenue East Moline, IL 61244

Phone Number: 309-755-9003

Email Address: jim@abbittsurvey.com

Name of person preparing legal documents: Vollertsen Britt & Gorsline, P.C. (Mike Gorslin)

Address: 5119 Utica Ridge Rd. Davenport, IA 52807

Phone Number: 309-755-9003

Email Address: Mike@vb-law.com

Filing fee included with this application: \$ 100

The following shall be filed with this application:

- A. Ten (10) copies of the final plat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings

Filing Fee Paid \$ 100

Date Filed: 4-28-2025

# FINAL PLAT OF AQUA TECH FIRST ADDITION

A RESUBDIVISION OF LOT 7 AND PART OF LOT 8 AND  
LOT 9 OF LANCER PARK FIFTH ADDITION, CITY OF  
ELDRIDGE, COUNTY OF SCOTT, STATE OF IOWA

**OWNER:**  
BRAD BURT  
901 W. PINEHURST DR.  
ELDRIDGE, IA 52748

**ATTORNEY:**  
MIKE GORSLINE  
5119 UTICA RIDGE RD.  
DAVENPORT, IA 52807

**LAND SURVEYOR:**  
JAMES W. ABBITT, JR.  
ABBITT SURVEY & DEVELOPMENT, PLLC  
826 16TH AVENUE,  
EAST MOLINE, ILLINOIS 61244  
309-755-9003  
EMAIL: jim@abbittsurvey.com

**INDEX LEGEND**

LOCATION: LOT 7 & PART OF LOT 8 &  
9 OF LANCER PARK 5TH ADD., CITY OF  
ELDRIDGE, COUNTY OF SCOTT  
REQUESTOR: RTM ENGINEERING  
CONSULTANTS, LLC  
PROPRIETOR: BRAD BURT  
SURVEYOR: JAMES W. ABBITT, JR.  
COMPANY: ABBITT SURVEY &  
DEVELOPMENT, PLLC  
826 16TH AVENUE  
EAST MOLINE, IL 61244  
309-755-9003  
RETURN TO: JAMES ABBITT, PER ABOVE  
ADDRESS

**THE UTILITY EASEMENTS SHOWN ARE APPROVED:**

MEDIACOM DATE

ALLIANT ENERGY DATE

CENTRAL SCOTT TELEPHONE DATE

WINDSTREAM ENTERPRISE DATE

MIDAMERICAN DATE

UNITI DARK FIBER DATE

**CITY NOTATIONS:**

1. SIDEWALKS WILL BE INSTALLED ON THE FRONT OF ALL LOTS AT THE TIME THE LOT IS DEVELOPED.
2. ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF ELDRIDGE.
3. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT, REAR, AND SIDES OF ALL LOTS TO BE GRANTED TO THE CITY OF ELDRIDGE, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES.
4. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS.

**ZONING & LOT INFORMATION:**

CURRENT ZONING: LOT 7 IS  
GENERAL COMMERCIAL DISTRICT  
C-3 & LOTS 8 & 9 ARE GENERAL  
INDUSTRIAL DISTRICT I-2  
PROPOSED ZONING: GENERAL  
COMMERCIAL DISTRICT C-3  
TOTAL NUMBER OF LOTS: 1  
TOTAL ACREAGE OF LOTS: 54,685  
SQ FT (1.26 AC)  
TOTAL R.O.W. ACREAGE: 0.00 AC  
TOTAL SITE ACREAGE: 54,685 SQ  
FT (1.26 AC)  
LOT WIDTH & YARD REQUIREMENTS:  
FRONT YARD SETBACK - 25 FT  
SIDE YARD SETBACK - 5 FT

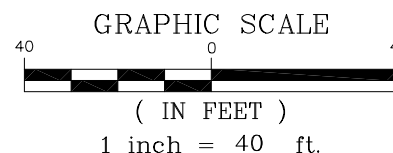
**CITY COUNCIL**  
STATE OF IOWA )  
SS  
SCOTT COUNTY )

WE, \_\_\_\_\_, MAYOR AND \_\_\_\_\_, CITY CLERK  
OF THE CITY OF ELDRIDGE DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS  
ADOPTED BY THE CITY COUNCIL OF THE CITY OF ELDRIDGE AT A REGULAR MEETING HELD ON  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, "RESOLVED BY THE CITY COUNCIL OF ELDRIDGE  
THAT THE FINAL PLAT OF AQUA TECH FIRST ADDITION, AN ADDITION TO THE CITY OF ELDRIDGE,  
IOWA AS FILED WITH THE CITY CLERK 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 AND THE MAYOR AND CITY CLERK OF  
SAID CITY BE AND THEY ARE AUTHORIZED AND DIRECTED TO CERTIFY THE ADOPTION OF THIS  
RESOLUTION ON SAID PLAT AS REQUIRED BY LAW"  
DATED AT ELDRIDGE, IOWA THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

(SEAL)  
ATTEST

CITY CLERK

MAYOR

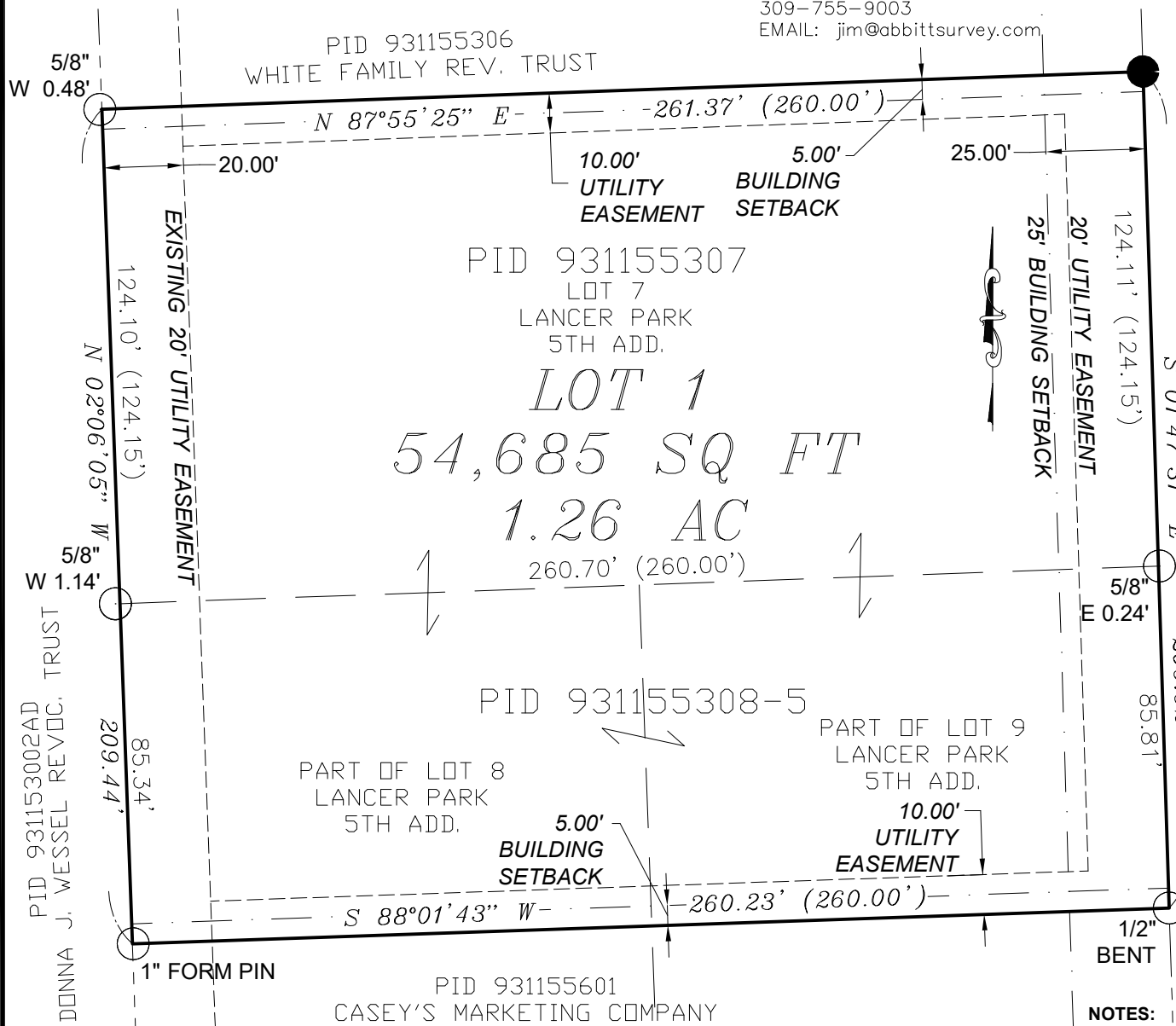


**LEGEND**

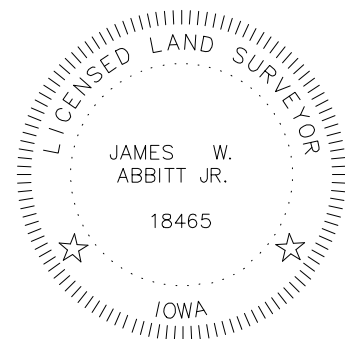
- FOUND IRON ROD (AS NOTED)
- SET 5/8" REBAR W/ GREEN PLASTIC CAP # 18465
- BOUNDARY LINE
- - - ROW LINE OR LOT LINE
- - - ORIGINAL LOT LINE
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE
- (100.00') DEED OR PLATTED
- 100.00' MEASURED

**NOTES:**

1. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
2. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.
3. ANY AND ALL CHANGES TO BOUNDARIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH RELATIVE CHAPTERS OF THE IOWA ADMINISTRATIVE CODE, THE CODE OF IOWA AND THE CITY CODE OF ELDRIDGE.



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.



JAMES W. ABBITT, JR. DATE

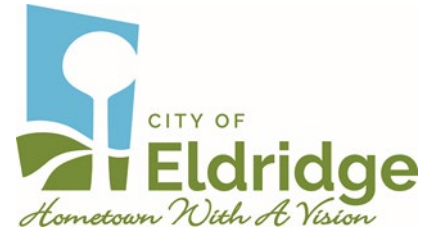
REG. NO. 18465  
MY LICENSE EXPIRES DECEMBER 31, 2026  
PAGES OR SHEETS COVERED BY THIS SEAL:  
2 PAGES

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

DATE: 5-6-2025	SCALE: 1" = 40'	DRAWN BY: JADB	CHECKED BY: JWA
PREPARED FOR: RTM ENGINEERING CONSULTANTS, LLC 5137 UTICA RIDGE ROAD DAVENPORT, IA 52807		PAGE: 1 OF 2 SEE PAGE 2 FOR LEGAL DESCRIPTION	
DRAWING TITLE: <b>PLAT OF SUBDIVISION</b>		DRAWING No.: 25-158-IAED-BT-RTM CAR WASH	

# City of Eldridge

## MEMORANDIUM



To: Property Owner  
From: City of Eldridge  
Re: Parcel 931155307 Rezoning Request  
Date: 05/8/2025

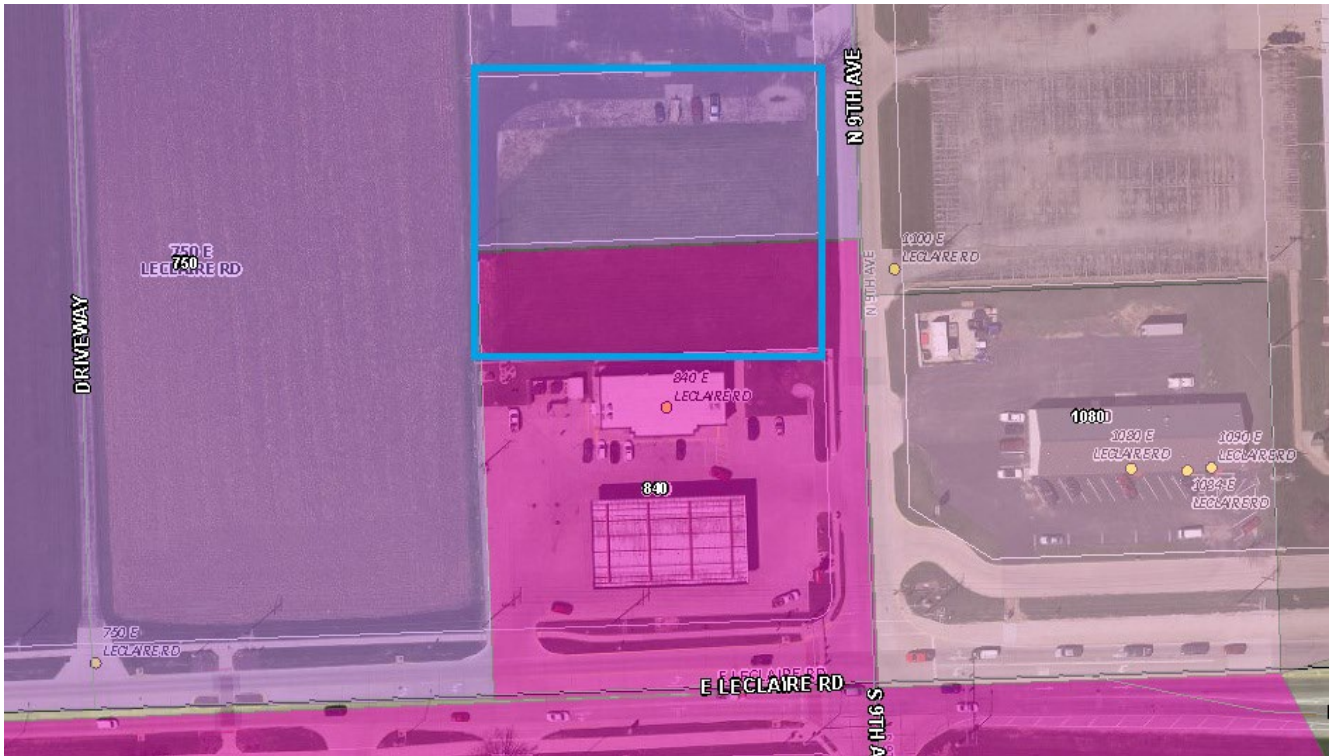
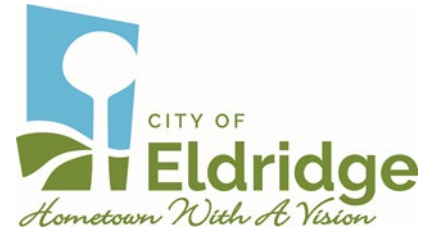
Property Owner,


















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, May 15<sup>th</sup>, 2025, in Eldridge City Hall at 6:00 p.m. The property includes parcel C, on N. 16<sup>th</sup> Ave., shown on the map on the reverse side of this letter. The request is to rezone from I-2 General Industrial District to C-3 General Commercial District. Comments will be accepted in writing up to 4:00 p.m. on May 15<sup>th</sup> or in person at the meeting. 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 of Eldridge MEMORANDIUM



 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
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