

## **PLANNING & ZONING MEETING AGENDA**

**Thursday, April 17, 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 from the February 27, 2025, Meeting
3. Consideration of amending the Comprehensive Plan Future Use Map to change 113 E. Lincoln Road from I-2 General Industrial to C-3 General Commercial District – this portion of the meeting will include public comment
4. Consideration of approval of Rezoning Application of 113 E. Lincoln Road from I-2 General Industrial to C-3 General Commercial District – this portion of the meeting will include public comment
5. Adjournment

Next Meeting: TBD



**Eldridge Planning and Zoning Commission  
February 27, 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 February 27, 2025. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Dean Ferguson, Mike Martin, Jennifer Vittorio and Scott LaPlante. Brad Merrick was absent. Also present were Jeff Martens and Dale Grunwald.

The minutes from the January 16, 2025, meeting were presented for approval. Motion by Ferguson to approve the minutes as presented. Seconded by Vittorio. Motion carried 5-0 by voice vote.

Donaubaauer asked Martens to present the Development Plan for the Grunwald Grove 2<sup>nd</sup> Addition Planned Residential Overlay. Martens stated that City Staff and the City Engineer reviewed the Development Plan and found it to be substantially in accordance with City Code and recommends approval.

He stated the setback distances around the exterior of the development match or exceed the setback distances of the adjacent development with 25' at the front, 25' on the sides and 30' or more at the rear. You will see that the interior front and rear interior yards are less than required by city code in a R-3 Multiple Family Residential District but are allowed in a Planned Residential Overlay District. As a reminder there is no minimum front and rear setback in a Planned Residential Overlay District except where adjacent to another district.

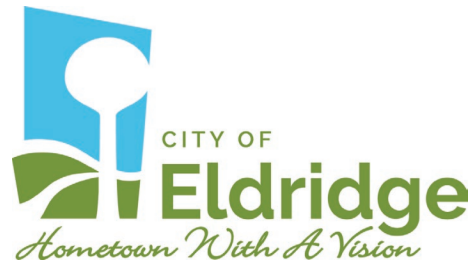
The interior driveways and storm water infrastructure are all privately owned. Parking space requirements of two spaces per dwelling are met with a two-car attached garage at each dwelling.

Each lot averages 5,000 square feet and the minimum for multifamily in an R-3 Multiple Family District would be 2,500 square feet. There is no minimum lot size in a Planned Residential Overlay District but they are meeting the R-3 requirement in this case. There is not increase in density over a standard R-3 district.

The board asked the developer a few clarifying questions. Martin made a motion to approve the Development Plan as presented. LaPlante seconded the motion. The motion was carried 5-0 by voice vote.

Martin made a motion to adjourn the meeting at 6:30 p.m. Seconded by Ferguson.  
Motion carried 5-0 by voice vote.

Karl Donaubaueer      Mike Martin      Brad Merrick      Jennifer Vittorio  
Scott LaPlante      Dean Ferguson



To: Planning and Zoning Commission  
From: Jeff Martens, Assistant City Administrator  
Re: Rezoning of 113 E. Lincoln Road  
Date: 4/17/25

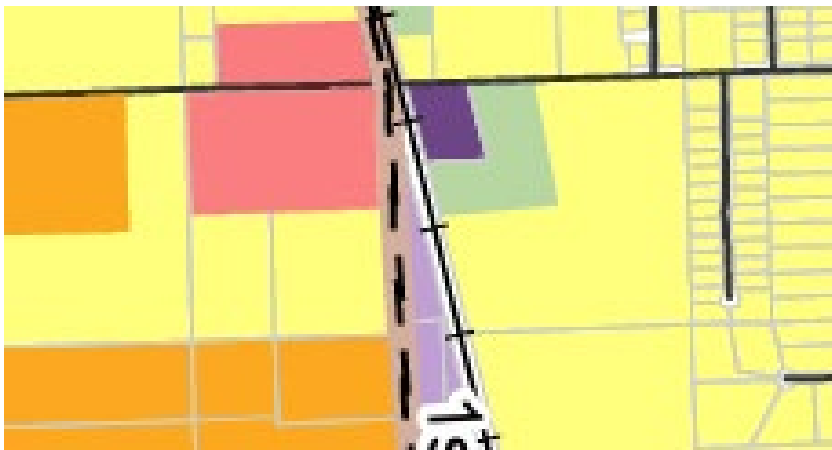
Lincoln Landing LLC, owned by Jaime and Ryan Iossi, are seeking to rezone parcel 932305001, commonly known as 113 E. Lincoln Road:

Sec:23 Twp:79 Rng:03PT NW NE & PT NE NWCOM NE OCR NE NW: W304.5' TO CEN/L SO1ST ST-S 02D 02' E 350.42'-E 551.73'-N 12D 12' W 433.93'-WLY ALG N/L NW NE 174.66' TO PT OF BEG. EXC R. R. ROW;

from I-2 General Industrial District to C-3 General Commercial District. City staff is in favor of this request as this use is preferred to an industrial use this close to new and existing residential districts.

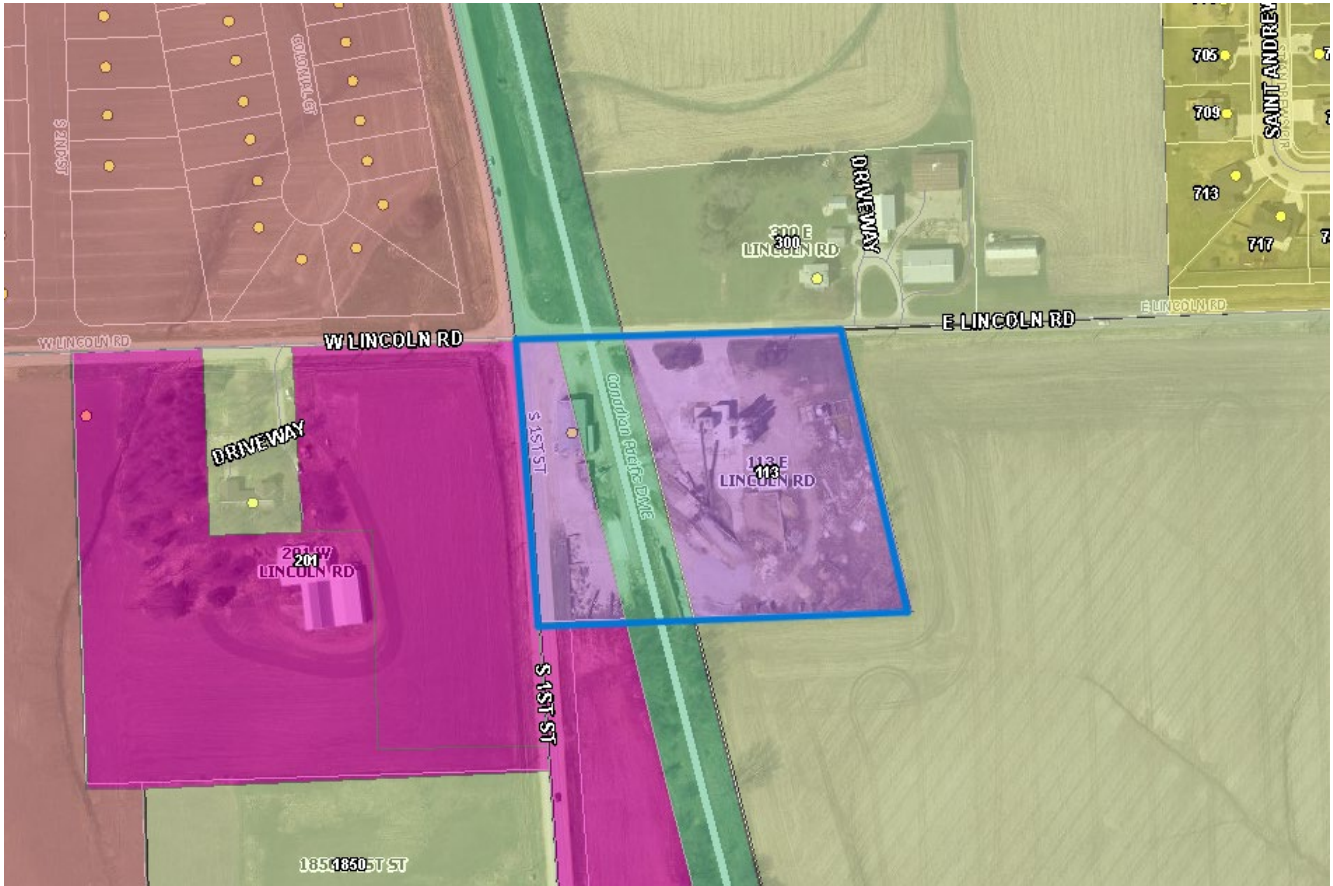
This request would require the Future Land Use Map in the Comprehensive Plan to be amended. Please see the illustration below.















The Future Land Use map shows this area as a combination of Heavy Industrial and Recreation. It is recommended the Future Use Map be amended to reflect this change in zoning if approved.

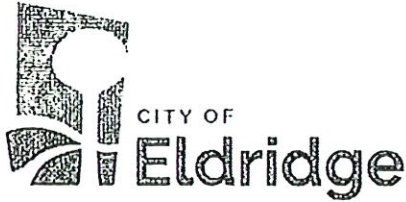


On the next pages you will see a current zoning map with this parcel highlighted, and the rezoning application. A sample of the letter sent to abutting properties is also included.

The current zoning on this parcel is I-2 General Industrial:



	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		



# REZONING APPLICATION

## Plan and Zone Commission

Property Address 113 E. Lincoln Rd Eldridge IA 52748

Rezoning Request From I-2 General Industrial To C-3 Commercial

Legal Description of Property Sec:23 Twp:79 Rng:03PT NW NE & PT NE NWCOM NE OCR NE NW: W304.5' TO GEN/L SO1ST ST-S  
02D 02' E 350.42'-E 551.73'-N 12D 12' W 433.93'-WLY ALG N/L NW NE 174.66' TO PT OF BEG. EXC R. R. ROW

Applicant Name Jaime lossi / Ryan lossi  
Address 852 Stonebridge Circle Eldridge IA 52748  
Phone Number 563-370-4048  
Email Address rjiinvestqc@gmail.com  
Main Contact Person Jaime lossi

Title Holder's (If different than applicant)

Name Lincoln Landing LLC  
Address 21220 N. Brady Steet Davenport, IA 52806  
Phone Number 563-370-4048

Signature of Applicants (s) Jaime lossi  
  
Jaime Lossi (Mar 6, 2025 11:04 CST)

Intended property use 13-15k SF Commercial Retail Building, Anchor will be a  
(please be specific) restraurant, with other retail spaces available.

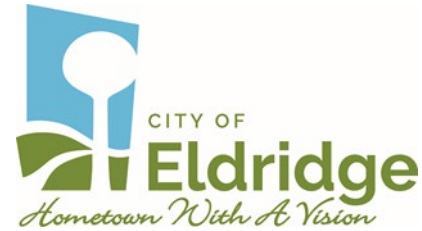
On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only			
Filing Fee Paid	\$	<u>156</u>	Date Filed <u>3-5-2025</u>
Payment Method		<u>Check #5110</u>	Meeting Date _____
Courtesy Letters Sent		_____	

# City of Eldridge

## MEMORANDIUM



To: Property Owner  
From: City of Eldridge  
Re: 113 E. Lincoln Road Rezoning Request  
Date: 04/10/2025

Property Owner,

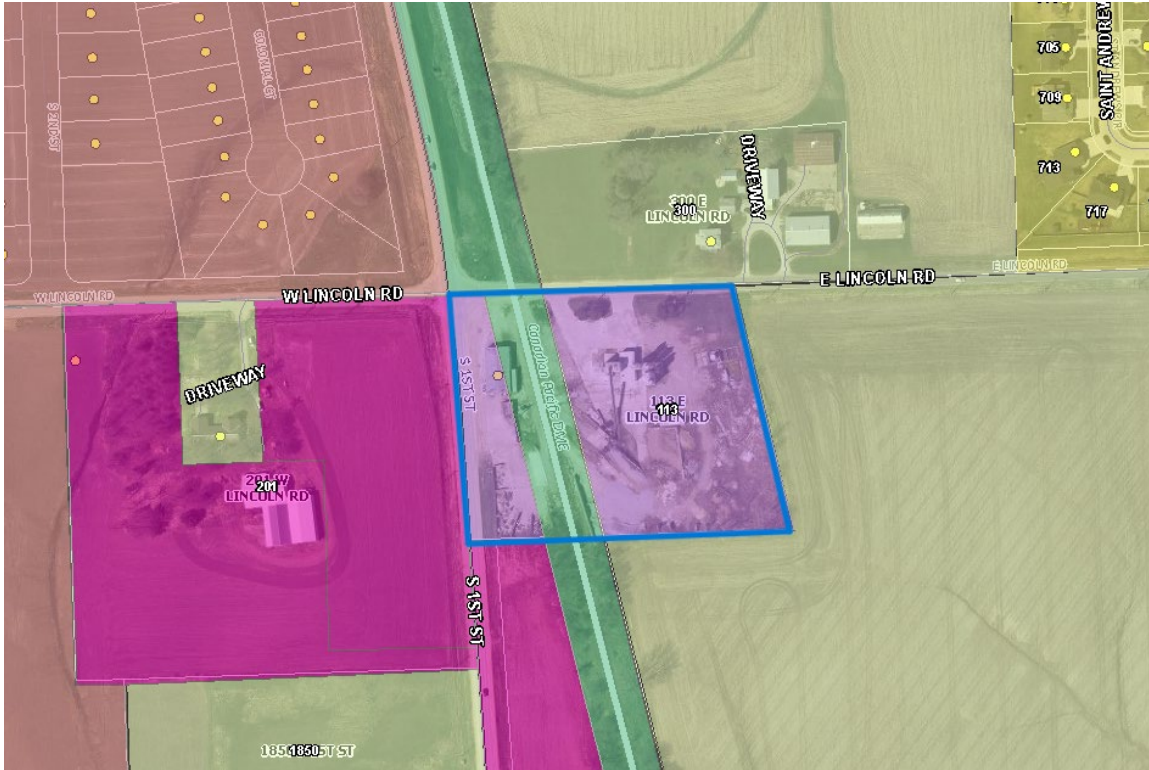
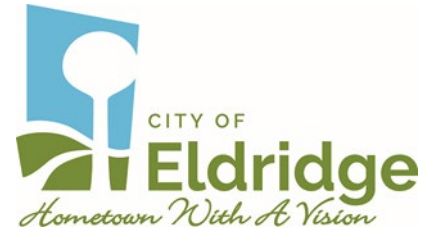
This is a courtesy letter from the City of Eldridge informing you that a property adjacent to your property has submitted a rezoning request that will be considered at a public Planning and Zoning Commission meeting scheduled for Thursday, April 17<sup>th</sup>, 2025, in Eldridge City Hall at 6:00 p.m. The property includes parcel 932305001, commonly known as 113 E. Lincoln Road, shown on the included map. 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 April 17<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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