

BOARD OF ADJUSTMENT MEETING AGENDA
Wednesday, April 2, 2025 - 6:00 PM
Eldridge City Hall - 305 N 3rd Street

1. Call to Order, Roll Call
2. Election of Chairman and Vice Chairman
3. Consideration of approval of minutes from November 16, 2023
4. Public Hearing:
Application for variance from 301 N. 4th Avenue, Kevin Rossmiller of MercyOne Genesis
A. Variance to reduce the number of required parking spaces for office expansion
5. Consideration of Approval
6. Adjournment



**Eldridge Board of Adjustment
November 16, 2023, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Board of Adjustment meeting was called to order by Paul Hayungs at 5:57 p.m. at Eldridge City Hall on November 16, 2023. Board members present were Dean Ferguson, Paul Hayungs, Eric Gruenhagen and Bob Kuehl. Karl Donaubauber was absent. Also present were Jeff Martens and Drew Lawrence.

The minutes from the previous meeting on October 12, 2023 were presented for review. A motion was made by Kuehl to approve the minutes, seconded by Gruenhagen. Motion carried 4-0 by voice vote.

Hayungs reviewed the ground rules for Public Hearings with those present and called the Public Hearing to order at 6:00 p.m. Martens presented an overview of the application from GRT Eldridge Property, LLC to vary the setback distance at their property located at 400 S. 16th Avenue for the parking lot from 25' to 21.7'. Martens let the board know that city staff had reviewed the application and believes it meets the standard for variances and authorization set forth in city code and the staff recommended approval. He let the board know that this development was created prior to this setback distance being adopted and they were following the pattern of the previous parking lot constructed on this site. Martens also noted several other businesses in this development did not meet the current setback distances. Lawrence commented that this variance would help allow the creation of approximately 50 extra parking spaces in this lot. The Public Hearing was closed at 6:05 p.m.

After a short discussion Gruenhagen motioned to approve the variance. Second by Ferguson. Motion carried 4-0 by roll call vote.

Motion to adjourn by Ferguson at 6:09 p.m. Second by Kuehl. Motion carried.

Respectfully submitted,

Jeff Martens
Assistant City Administrator

Eric Gruenhagen

Karl Donaubauber
Dean Ferguson

Paul Hayungs
Bob Kuehl

City of Eldridge

MEMORANDIUM

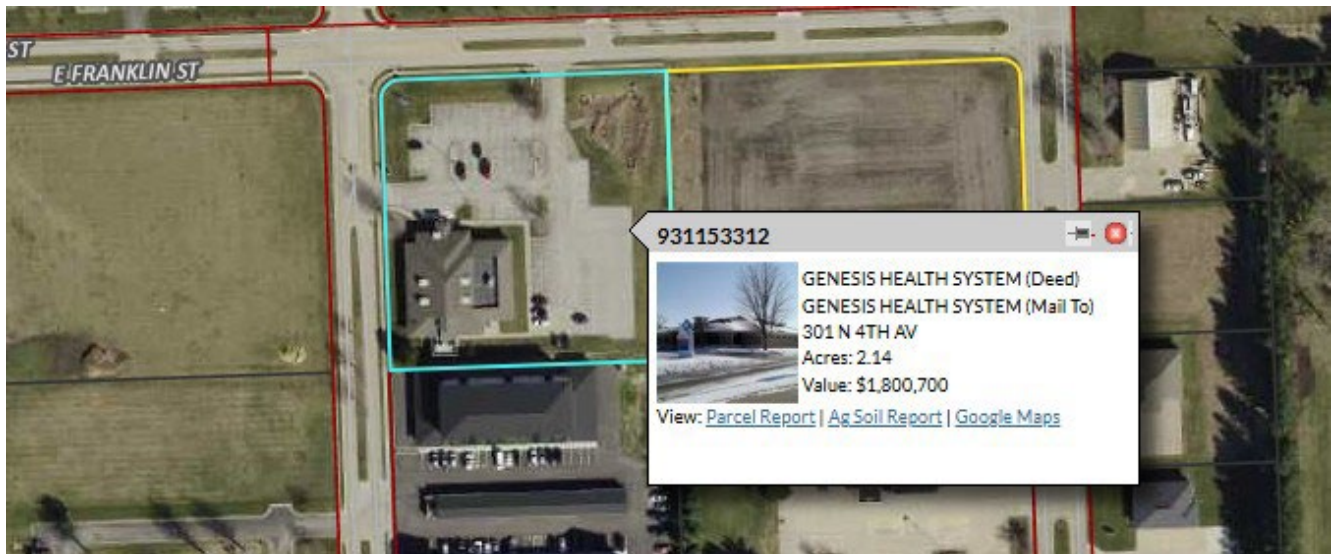


To: Board of Adjustment
From: Jeff Martens, Assistant City Administrator
Re: 301 N 4th Avenue Variance Request
Date: 04/02/2025

Kevin Rossmiller of MercyOne Genesis has submitted a Variance Application to reduce the number of required parking spaces for their office expansion at 301 N. 4th Avenue, Eldridge.

This request is an Authorized Variance per this section of City Code: (E) To reduce the parking and loading requirements in any of the districts whenever the character or use of a building is such as to make unnecessary the full provision of parking or loading facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely being granted for a convenience;

Upon review of the supplementary materials submitted by the applicant by city staff, which follows the application below, we believe they have substantially met the Standards for Variances. Their calculations show that their parking ratio will be increased by 12% after construction is complete over the current facility. Even though the parking stall requirements listed in City Code is not being met there have been no reported incidents of parking issues. Due to this fact city staff is recommending approval of this request.





BOARD OF ADJUSTMENT APPLICATION VARIANCE

Property Address 301 N 4th Avenue, Eldridge, IA 52748


Variance Requested Authorized Variance 15.07(E) - To reduce the parking count requirements.

For a variance to be granted, a non-self-imposed hardship must be shown. Explain your hardship:

The proposed parking stall count is believed to be adequate for the level of use. We present two comparisons that demonstrate an increased pre-to-post parking ratio. Both comparisons indicate an improved parking ratio when evaluating pre-to-post conditions, with one ratio comparing stall count to building square footage and the other comparing stall count to maximum occupancy.

Applicant Name Kevin Rossmiller
 Address 1227 E Rusholme Street, Davenport, IA 52803
 Phone Number 563-421-1611
 Email Address Kevin.Rossmiller@mercyone.org

Title Holder's (If different than applicant)
 Name MercyOne Genesis
 Address 1227 E Rusholme Street Davenport, IA 52803
 Phone Number 563-421-1000

Signature of Applicants (s)  Kevin M. ROSSMILLER
EXEC. DIRECTOR OF CONST. & DESIGN
SECRETARY, GEN VENTURES

Signature of Title Holder(s)
 (if different than applicant) _____

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

- a. A scale accurate drawing showing the property location and boundary lines
- b. A scale accurate site plan showing developed features on the site and location of any requested variances

For office use only			
Amount Due	\$ 50 single family; \$200 all others	Date Filed	<u>3/5/2025</u>
Filing Fee Paid	\$ <u>200</u>	Publication Date	<u>3/19/2025</u>
Payment Method	<u>Credit Card</u>	Hearing Date	<u>4/2/2025</u>

Genesis/Mercy One Project –Variance Request- (Parking Reduction):

City ordinance - 35.05 Parking Requirements. (Office use, medical clinics). Requires 2 for each office, examine room, treatment room, plus (+) one for each employee.

Parking calcs per city ordinance:

(13 offices, 33 exam rooms, 5 treatment rooms, and capable of holding 65 employees).

(51 rooms x 2 stalls per room = 102 stalls plus 1 per employee (65 x 1= 65). Overall, **167 stalls required** per ordinance.

Variance Requested (This is an authorized Variance per city code):

Authorized Variance 15.07(E) – “To reduce the parking and loading requirements in any of the districts whenever the character or use of a building is such as to make unnecessary the full provision of parking or loading facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely being granted for a convenience.”

We propose 148 parking stalls, which falls short of the 167-stall requirement as per city ordinance. When examining various pre-to-post scenarios, we enhance the pre-to-post parking ratios based on the following comparisons:

Note: The Existing building is approximately 10,814 square feet and the proposed addition is 7,142 square feet.

Pre-to-Post comparison by maximum occupancy:

	Existing	Proposed	Total
Max Occupancy (People)	108	72	180
Parking Stall Count (# Stalls)	77	148 proposed stalls after demolition and construction.	
Parking Count to Max Occupancy Ratio	0.71	0.82	Increased ratio by 0.12 pre-to-post.

Pre-to-Post comparison on parking per square footage:

	Existing	Proposed	Total
Building (Square Feet)	10,814	7,142	17,956
Parking Stall Count (# Stalls)	77	148 proposed stalls after demolition and construction.	
Parking Count per 1000 SF of Building space	7.1 stalls	8.2 stalls	Increase of 1.1 stalls per 1000 SF

A variance request is being submitted with the aim of approving a reduction of 19 parking stalls, as the pre-to-post comparisons above demonstrate that the proposed parking is sufficient for the level of use.

NOTES

THIS TOPOGRAPHIC SURVEY WAS PREPARED AT THE REQUEST OF GENESIS ELDRIDGE CLINIC, AND FOR THE EXCLUSIVE USE OF GENESIS ELDRIDGE CLINIC. USE BY ANY OTHER PERSON OR ENTITY IS STRICTLY PROHIBITED.

HORIZONTAL CONTROL IS BASED ON IA STATE PLANE SOUTH 1402, NAD 83.

VERTICAL CONTROL IS BASED ON NAVD 88 DATUM.

NO INVESTIGATION CONCERNING ZONING FOR CURRENT OR FUTURE USAGE WAS PERFORMED AS A PART OF THIS TOPOGRAPHIC SURVEY.

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS TOPOGRAPHIC SURVEY.

A VISUAL INVESTIGATION WAS MADE AS A PART OF THIS TOPOGRAPHIC SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF VARIOUS UTILITIES OR MUNICIPAL FACILITIES. EXPLORATORY EXCAVATIONS ON SITE TO DETERMINE UTILITY LOCATIONS WERE NOT CONDUCTED. QUALITY LEVEL C IN ACCORDANCE WITH CI/ASCE 38-02 STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. UNDERGROUND UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE LOCATIONS ONLY AND SHALL BE VERIFIED BY THE OWNER OR CONTRACTOR.

CI/ASCE 38-02 QUALITY LEVELS:

QUALITY LEVEL A - PROVIDES THE HIGHEST LEVEL OF ACCURACY BY LOCATING OR POTHOLING UTILITIES IN ADDITION TO QUALITY LEVELS B, C, AND D TASKS. THE LOCATED UTILITY INFRASTRUCTURE IS SURVEYED AND MAPPED TO DEVELOP PLAN AND PROFILE INFORMATION.

QUALITY LEVEL B - INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND RECORDING THE INFORMATION THROUGH A SURVEY METHOD. IN ADDITION TO QUALITY LEVELS C, AND D TASKS.

QUALITY LEVEL C - INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HANDHOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS, AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH THE EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. IN ADDITION TO QUALITY LEVEL D TASKS.

QUALITY LEVEL D - INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS, THAT MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICE MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASE, CONSTRUCTION PLANS, ETC. DATABASES, CONSTRUCTION PLANS, ETC.

CALL IOWA ONE CALL AT 1-800-292-8989 FOR INFORMATION REGARDING UTILITIES OR FACILITIES LOCATED ON OR ADJACENT TO THIS SITE.

DESIGN INFORMATION RESULTS FOR TICKET # 552203874

CENTRAL SCOTT TELEPHONE
 Contact Name : Brent Lindle
 Contact Phone: 5633458800
 Contact Email: outsideplant@ctesth.com

ELDRIDGE ELECTRIC & WATER
 Contact Name : Jacob Rowe
 Contact Phone: 5632104482
 Contact Email: jrowe@cityofeldridgeia.org

MIDAMER-GAS
 Contact Name : Matt Kovacic
 Contact Phone: 3097933704
 Contact Email: gqlocates@midamerican.com

MEDIACOM COMMUNICATIONS CORP
 Contact Name : Chris Minard
 Contact Phone: 8155975103
 Contact Email: cmminard@mediacomcc.com

LEGEND

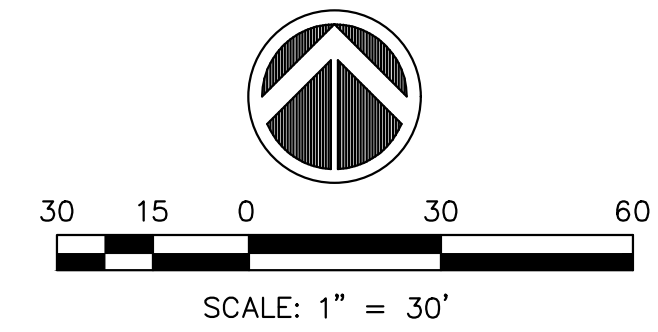
- EXISTING**
- STORM MANHOLE
 - STORM INLET
 - FLARED END SECTION
 - DOWNSPOUT
 - SANITARY MANHOLE
 - SANITARY/STORM CLEANOUT
 - UNKNOWN MANHOLE
 - WATER VALVE
 - HYDRANT
 - SPRINKLER BOX
 - ELECTRIC PEDESTAL/TRANSFORMER
 - ELECTRIC METER
 - TELEPHONE PEDESTAL
 - HANDHOLE
 - GAS METER
 - LIGHT POLE
 - VAPOR LIGHT
 - MAIL BOX

LEGEND

- EXISTING**
- SIGN
 - POST/BOLLARD
 - ADA STALL
 - CONIFER TREE
 - DECIDUOUS TREE
 - BUSH/SHRUB
 - TREE STUMP
 - CONTROL POINT
 - BENCHMARK
 - SANITARY SEWER
 - STORM SEWER
 - VINYL FENCE
 - WOOD FENCE
 - SILT FENCE
 - CONTOUR

HORIZONTAL CONTROL - NAD 83

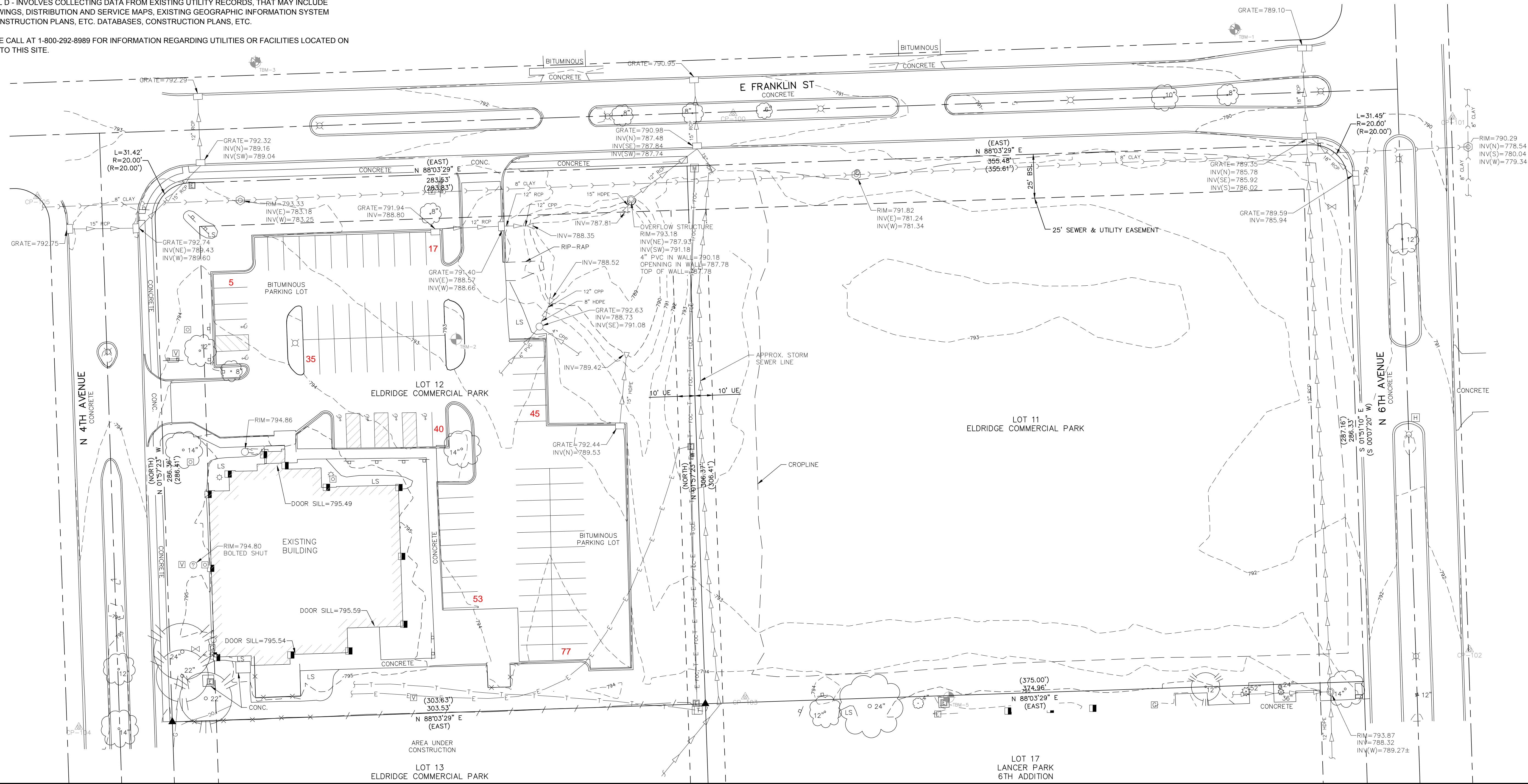
POINT #	NORTHING	EASTING	DESCRIPTION
100	617355.2101	2439071.4740	#5 REBAR
101	617353.1441	2439480.8770	#5 REBAR
102	617049.8549	2439490.5660	#5 REBAR
103	617022.9938	2439078.3260	#5 REBAR
104	617005.7887	2438699.0950	#5 REBAR
105	617307.9266	2438675.5500	#5 REBAR



VERTICAL CONTROL

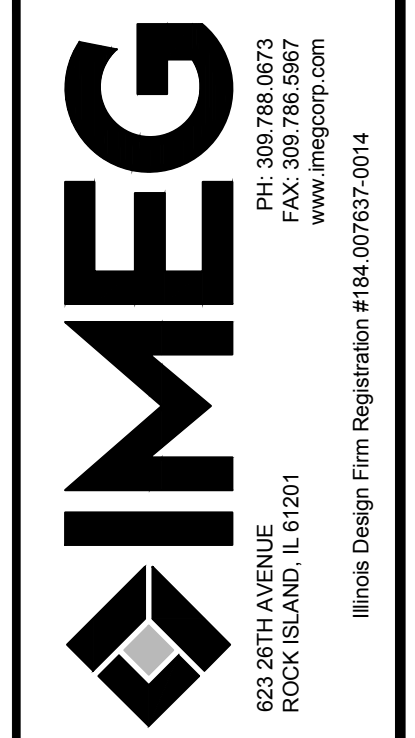
	DESCRIPTION	ELEVATION
TBM-1	BOLT IN WORD "MUELLER" ON FH AT NW COR N. 6TH AVE AND E FRANKLIN STREET	793.21
TBM-2	CUT "X" ON CONC LP BASE IN ISLAND AT NE COR EXISTING BUILDING	795.73
TBM-3	BOLT IN WORD "MUELLER" ON FH AT NE COR E. FRANKLIN STREET AND N. 4TH AVE.	795.73
TBM-4	BOLT IN WORD "MUELLER" ON FH AT NE ENTRANCE TO DUTRAC COMMUNITY CREDIT UNION	797.69
TBM-5	CUT "X" ON NE COR ELEC TRANS PAD AND NW COR LIBRARY BUILDING	796.27

Note: Property / Right of Way / Easement line locations shown here are based on limited property line retracement survey and should not be relied upon as a completed survey.



Tuesday, March 4, 2025 11:59:34 AM G:\2022\22005243\00\DESIGN\CIVIL\C30\SURVEY\22005243-00_TOPO.DWG

DATE	REVISIONS	DESCRIPTION
	No	



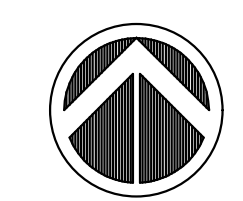
GENESIS ELDRIDGE CLINIC
 ELDRIDGE, IOWA
EXISTING CONDITIONS

IMEG Project No:
 22005243-00
 File Name:
 22005243-00 Topo.dwg
 © COPYRIGHT 2024
 ALL RIGHTS RESERVED
 Field Book No:
 Drawn By: WAN
 Checked By: JDL
 Date: 8/23/2022

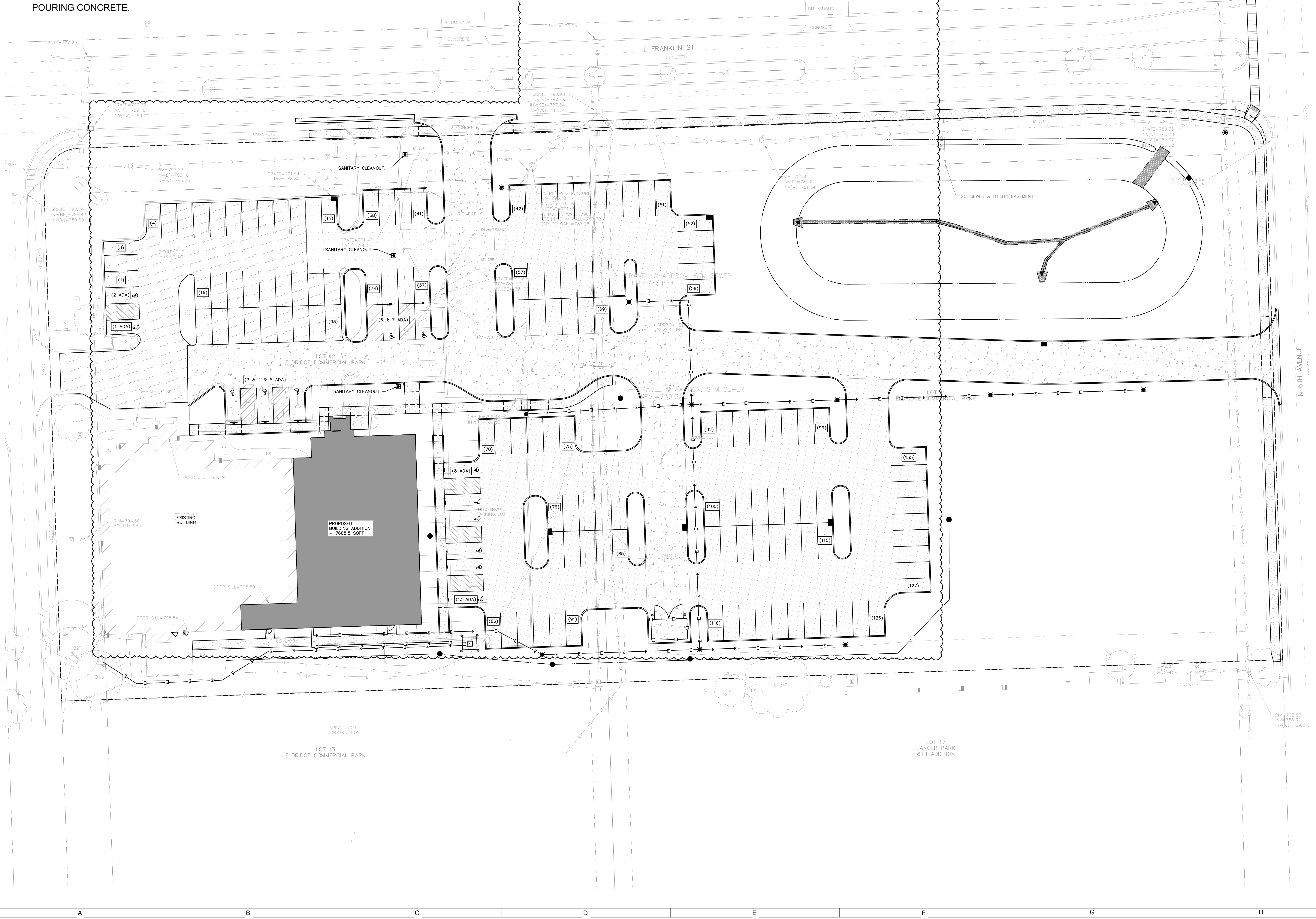
GENERAL NOTES:

1. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT '07885080 GENESIS ELDRIDGE CLINIC EXPANSION'.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. PROPOSED BUILDING ADDITION SHOWN MAY NOT BE PLUMB. SEE ARCHITECTURAL PLANS FOR DETAILS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL COORDINATE WITH ELDRIDGE ELECTRIC AND CENTRAL SCOTT ON EXISTING UTILITIES/UTILITY WORK PRIOR TO POURING CONCRETE.

PARKING NOTES:
 PROPOSED: 148 OVERALL STALL COUNT INCLUDING 13 ADA STALLS.



SCALE: 1" = 20'



Autodesk Revit 2022
 2133202260
 12/20/2024
 12/20/2024
 02/28/2025

SHIVE-HATTERY
 ARCHITECTURE+ENGINEERING
 2144 56TH AVENUE WEST
 BETTENDORF, IA 52722
 563.653.7300 | SHIVE-HATTERY.COM

Genesis Eldridge Clinic
 Genesis Health System
 301 North 4th Avenue | Eldridge, IA 52748

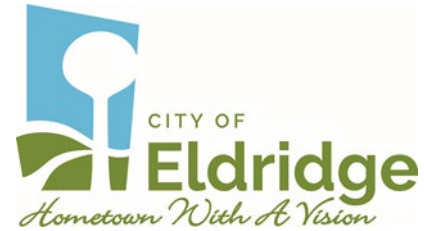
12/18/2024
 12/20/2024
 02/28/2025
 1. ASI #1
 2. PRI
 3. ASI #003

CHJ
 JLH
 NOT FOR CONSTRUCTION
 12/20/2024
 2133202260
 PROJECT NUMBER
 FIELD BOOK

SITE LAYOUT AND PAVING PLAN
 C-200

City of Eldridge

MEMORANDIUM

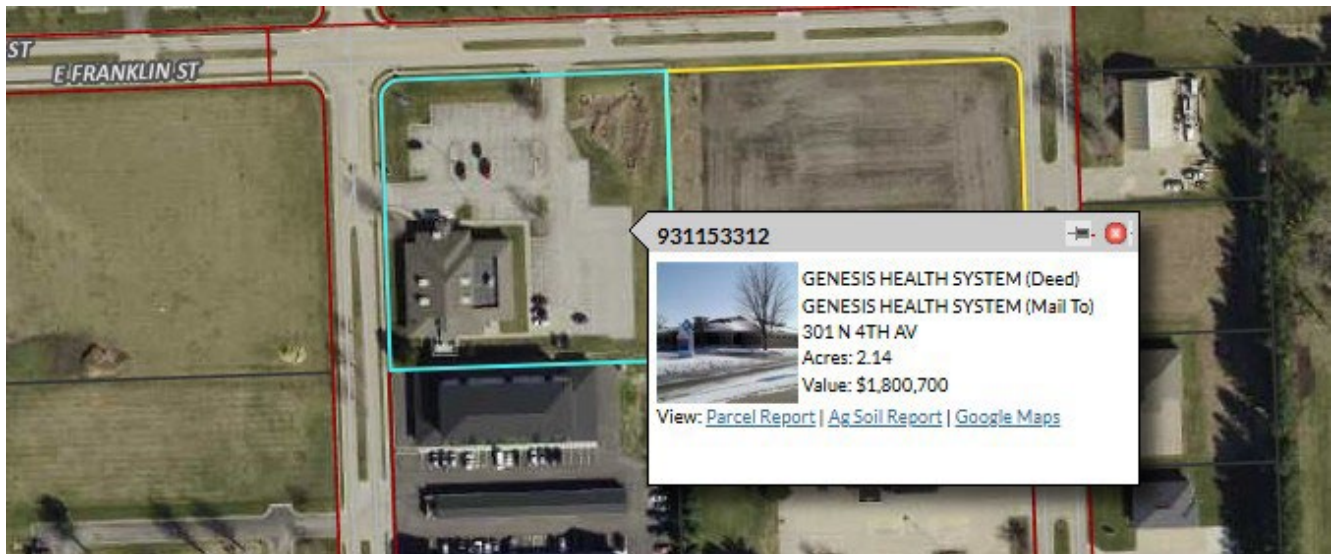


To: Property Owner
From: City of Eldridge
Re: 301 N. 4th Avenue Variance Request
Date: 03/26/2025

Kevin Rossmiller of MercyOne Genesis has submitted a Variance Application to reduce the number of required parking spaces for their office expansion at 301 N. 4th Avenue, Eldridge.

You are receiving this letter because you own property within 200' of this property owner.

A public hearing has been set for April 2 at 6:00 p.m. at City Hall, 305 N. 3rd Street, on this matter. Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter at the meeting and written comments will be accepted until 4:00 p.m. April 2, 2025.



PUBLIC HEARING NOTICE
CITY OF ELDRIDGE

The City of Eldridge Board of Adjustment will conduct a public hearing at 6:00 p.m., April 2, 2025 at the Eldridge City Hall, 305 N 3rd Street, on the following matter:

Kevin Rossmiller of MercyOne Genesis has submitted a Variance Application to reduce the number of required parking spaces for their office expansion at 301 N. 4th Avenue, Eldridge.

Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter at the meeting. Written comments will be accepted until 4:00 p.m. April 2, 2025.

Jeff Martens
Assistant City Administrator

Please publish on Wednesday March 19, 2025