

**PLANNING & ZONING MEETING AGENDA**  
**Thursday, December 21, 2023 | 6:00 p.m.**  
**Eldridge City Hall | 305 N 3<sup>rd</sup> Street**

1. Call to Order
2. Approval of the Minutes from the August 31, 2023 Meeting
3. Consideration of approving Grunwald Grove 2<sup>nd</sup> Addition application to change Planned Residential Overlay back to R-3 Multifamily Residential District.
4. Review and consideration of changing E. Iowa Street No Parking zones.
5. Consideration of approving RILCO public improvement plans.
6. Adjournment

Next Meeting: TBD

Karl Donaubaauer  
Tisha Boussetot  
Terry Harbour

Mike Martin  
Nancy Gruber

Brad Merrick  
Duane Miller



**Eldridge Planning and Zoning Commission  
August 31, 2023, 6:00 p.m., Eldridge City Hall**

**Minutes**

The Eldridge Plan and Zone Commission met in open session at Eldridge City Hall at 6:00 p.m. on August 31, 2023. The meeting was called to order at 6:02 p.m. by Chairman Karl Donaubaauer. Present were Duane Miller, Brad Merrick and Nancy Gruber. Tisha Boussetot, Terry Harbour and Mike Martin were absent. Also present were Jeff Martens, Dale Grunwald and Jerry Downs.

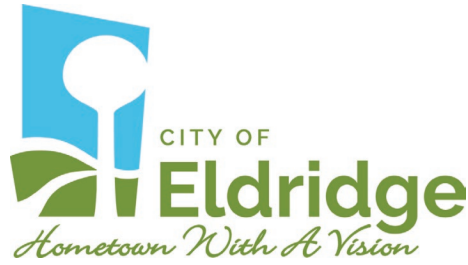
The minutes from the August 3, 2023, meeting were presented for approval. Donaubaauer had two corrections. Motion by Miller to approve the minutes. Seconded by Gruber. Motion carried 4-0 by voice vote.

Consideration of the approval of the Vacation of Drainage Easement at 717 St. Andrews Circle. Martens gave an overview of the request and presented location map, vacation application, letter from the Downs, letter from Townsend Engineering and the final plats to the board. A few clarifying questions were asked by the commission about the easement which Martens and Downs answered. Motion by Gruber to approve the vacation of easement on the condition that should the city ever need that area for expansion of the road the homeowner would be asked to comply. Seconded by Miller. Motion carried 4-0 by voice vote.

Consideration of the Final Plat for Grunwald Grove 2<sup>nd</sup> Addition Planned Residential Overlay (PRO) district. Martens gave a review of the request and presented location map, final plat application and the final plat to the board. Martens let the commission know that the plat met city requirements and all underlying easements had already been approved. The commission discussed the PRO and asked clarifying questions concerning driveway dimensions and distances between units. Both Martens and Grunwald answered questions. Motion by Miller to approve the plat. Seconded by Gruber. Motion carried 4-0 by voice vote.

Consideration of approval of Planned Residential Overlay District Development Plan for Grunwald 2<sup>nd</sup> Addition. All questions had been answered during the previous discussion. Motion by Merrick to approve the development plan. Seconded by Miller. Motion carried 4-0 by roll call vote.

Gruber made a motion to adjourn the meeting at 6:44 p.m. Seconded by Merrick. Motion carried 4-0 by voice vote.



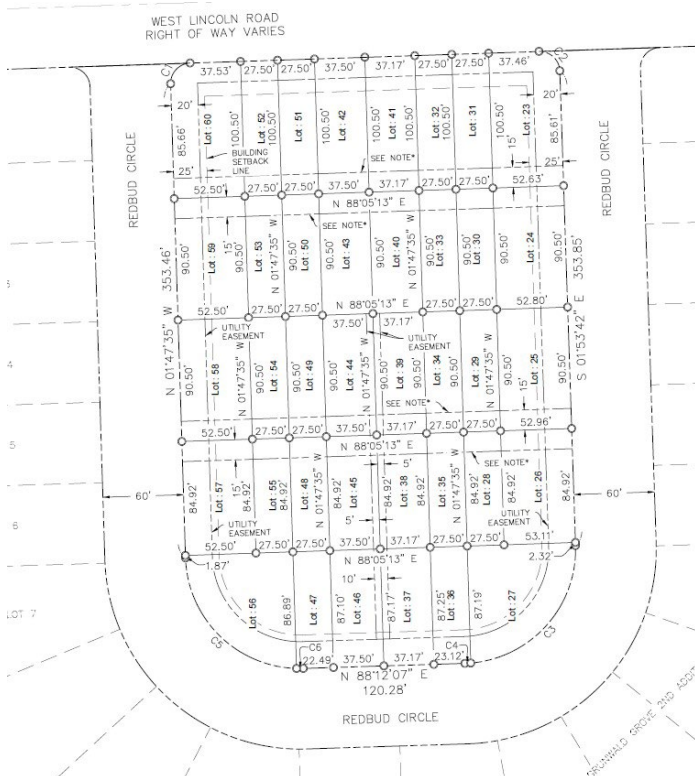
To: Plan and Zone Commission  
 From: Jeff Martens, Assistant City Administrator  
 Re: Grunwald Grove 2<sup>nd</sup> Addition Reversal of Planned Residential Overlay  
 Date: 12/21/23

Plan and Zone Commission:

The City has received the attached Rezoning Application from Grunwald Land Development to remove the Planned Residential Overlay District (PRO) that was approved by this commission on August 31, 2023, back to the original zoning of R-3 Multiple Family Residential District.

This will strip away the overlay of individual lots that was created for the purpose of building townhouse units and revert the property back to the original four lots that were platted. This will allow for the constructing of 8-Plex Condominiums of the same design as those in Emily Acres on E. Franklin Street.

This overlay will be removed:

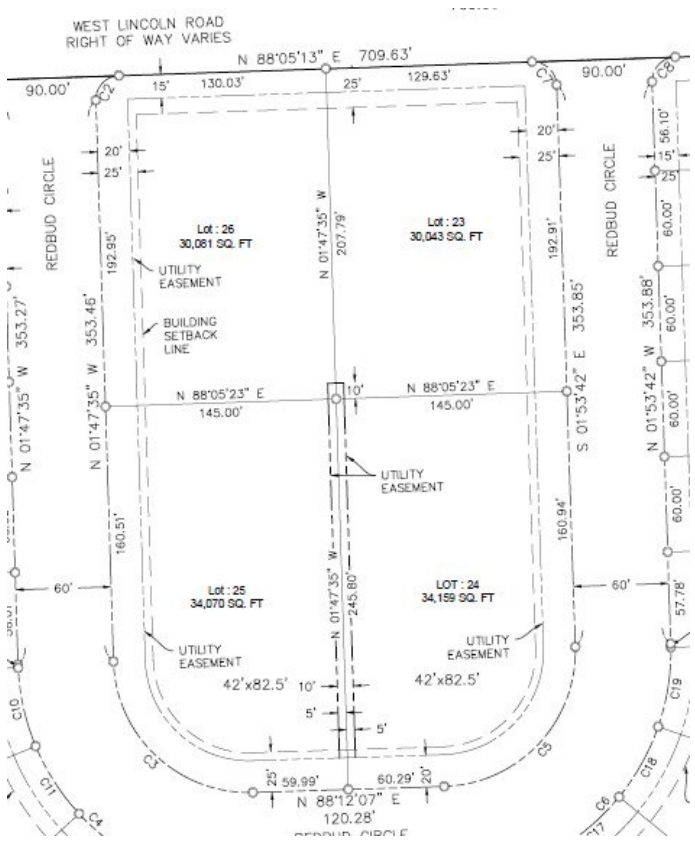


Karl Donaubaauer  
 Tisha Boussetot  
 Terry Harbour

Mike Martin  
 Nancy Gruber

Brad Merrick  
 Duane Miller

Leaving the original four lots originally platted:



Karl Donaubaauer  
 Tisha Bousselot  
 Terry Harbour

Mike Martin  
 Nancy Gruber

Brad Merrick  
 Duane Miller



# REZONING APPLICATION

## Plan and Zone Commission

Property Address Part NW Qtr Section 23, Township 79 N, Range 3, East of the 5<sup>th</sup> PM  
 Rezoning Request From PRO To R-3 Multifamily  
 Legal Description of Property W. Lincoln Rd and Redbud Circle, center area of Redbud Circle - Grunwald Grove 2<sup>nd</sup> Addition

Applicant Name Grunwald Land Development  
 Address 409 S. Schultz Drive, Long Grove, IA 52756  
 Phone Number 563-343-1006 (Dale cell ph)  
 Email Address ranch51@netins.net  
 Main Contact Person Dale Grunwald

Title Holder's (If different than applicant) SAME  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone Number \_\_\_\_\_

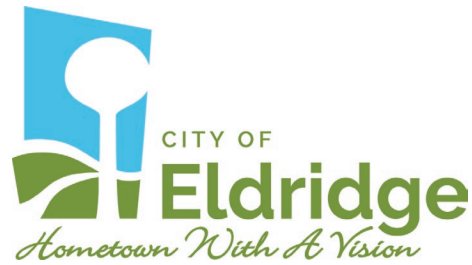
Signature of Applicants (s) Dale A. Grunwald

Intended property use Build multifamily building - condos  
 (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>100<sup>00</sup></u>	Date Filed <u>11/29/2023</u>
Payment Method		<u>check</u>	Meeting Date <u>12/21/2023</u>
Courtesy Letters Sent		<u>N/A</u>	





To: Plan and Zone Commission  
From: Jeff Martens, Assistant City Administrator  
Re: No Parking Zones on E. Iowa Street  
Date: 12/21/23

Plan and Zone Commission:

The city recently became aware that when the condominiums were constructed on the 600 block of E. Iowa Street in 2012 the No Parking signs were taken down and never put back up on the south side of the street. The residents living in the condominiums have asked the city to review this ordinance as there is also a No Parking Zone directly across the street from them. Please see attached letter from these residents.

Upon review the City has determined that there have been no issues with parking during the 12 years that the signs have been removed. City staff sees no reason that No Parking Zones on both sides of the street are needed. Staff is recommending that we honor the request and vacate the No Parking Zone on the south side of E. Iowa Street from S. 4<sup>th</sup> Avenue to a point 330 feet west. This would start the No Parking Zone on the south side of the street at the point where the No Parking Zone on the north side of the street ends.

Please see the attached illustration for further details.

Karl Donaubaauer  
Tisha Boussetot  
Terry Harbour

Mike Martin  
Nancy Gruber

Brad Merrick  
Duane Miller

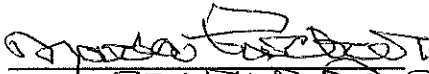
Villas of Rustic Ridge  
Home Owners Association  
December 14, 2023

City of Eldridge  
Planning & Zoning

The HOA members of the Villas of Rustic Ridge, Eldridge, Iowa, respectfully request that the City of Eldridge vacate the No Parking ordinance on the south side of East Iowa Street in front the condominiums. Currently, there are no parking signs on both of the north and south sides of the street leaving the residences without visitor parking.

Marla Parker 563.285.8117


603 E Iowa St, Eldridge, IA

  
Signed MARLA PARKER

15 Dec. 2023  
Dated

Carole Oliver 563.349.2878


607 E Iowa St, Eldridge, IA

  
Signed Carole Oliver

dec 15, 2023  
Dated

Nancy Duffek 563.370.8802

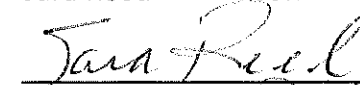
611 E Iowa St, Eldridge, IA

  
Signed Nancy Duffek

12/14/2023  
Dated

Sara Reed 563.343.2935

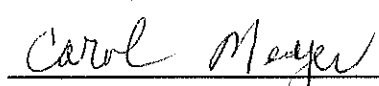
615 E Iowa St, Eldridge, IA

  
Signed Sara Reed

12/14/23  
Dated

Carol Meyer 563.285.8426

619 E Iowa St, Eldridge, IA

  
Signed Carol Meyer

12/14/23  
Dated

Diana Baetke 563.285.4692

623 E Iowa St, Eldridge, IA

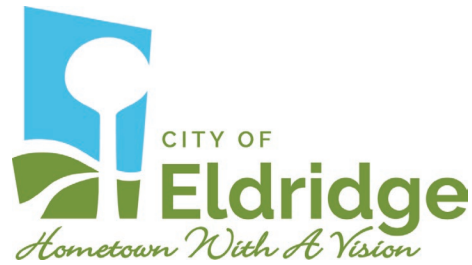
  
Signed Diana L. Baetke

12-13-23  
Dated



- Current no parking anytime.
- Current no parking M-F 7:00 a.m. - 4:00 p.m.
- - - Recommended vacation of no parking.



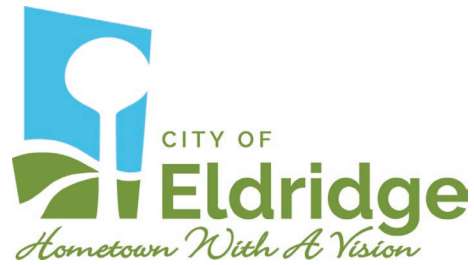


To: Plan and Zone Commission  
From: Jeff Martens, Assistant City Administrator  
Re: RILCO public improvement plans  
Date: 12/21/23

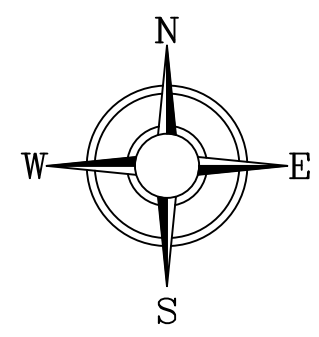
Plan and Zone Commission:

City staff recommends approval of the following RILCO public improvement plans based on these conditions:

1. If P&Z and Council agree with the staff recommendation to omit sanitary sewer extension, the proposed sanitary sewer design should be removed from the plans.
2. The developer will need to submit an assessment waiver for all sanitary sewer extension in the right-of-way adjacent to Lot 1 of Meinhardt's 2<sup>nd</sup> Addition to City Council for consideration.
3. An assessment waiver for the portion of the water main between the road stub and the end of the property will also need to be submitted for consideration.
4. Please include a typical section of the proposed pavement and subbase/subgrade and PCC pavement to be 9" thick in the plans.
5. Install a concrete header at south edge of pavement, doweled to existing pavement, per City Standard Detail SD-26.
6. Contact the City of Eldridge and Shive-Hattery a minimum of two weeks prior to the anticipated start of water main installation.
7. Prior to construction provide the City and Shive with copies of the water main product submittals to demonstrate compliance with City Specifications.
8. It is not known if the existing water main has restrained joints such that it can be exposed and extended without closing valves further to the north. Either expose the existing fittings and joints to the north to determine if sufficient joint restraint exists or coordinate the shutdown with the City Water Utility and four existing customers that will be affected by a shutdown of the existing main.
9. Set center of water main 7' from edge of pavement per City Standard Detail SD-2. Use 11.25 or 22.5 degree bends at tie-in point to accommodate that deflection.
10. Water main and appurtenances need to be polyethylene encased per AWWA C105.
11. Instead of branching a fire hydrant east of the main install an 8" valve at the south end of proposed main and then reduce to 6" and set a fire hydrant in line with the main. When the main is extended in the future the valve will remain, the hydrant will be removed.



12. Design and indicate on the plans the necessary length of restrained joints at the south end of proposed water main such that the main can be extended in the future without need to close any valves other than the proposed 8" valve immediately north of that dead end.
13. Since P&Z and Council would be approving the public infrastructure plans in advance of the water main construction, City Code says "A bond, certified check, or irrevocable letter of credit" sufficient to cover the cost of the improvement must be provided to the City. Please provide one of these options to the city as soon as possible.



**OWNER / DEVELOPER**  
 GRT Eldridge Property LLC  
 2172 56th Avenue West  
 Bettendorf, IA 52722  
 563-323-2626



**ENGINEER**  
 Townsend Engineering  
 2224 E. 12th Street  
 Davenport, IA 52803  
 563-386-4236

# FINAL ENGINEERING PLANS

## John Deere / RILCO Building

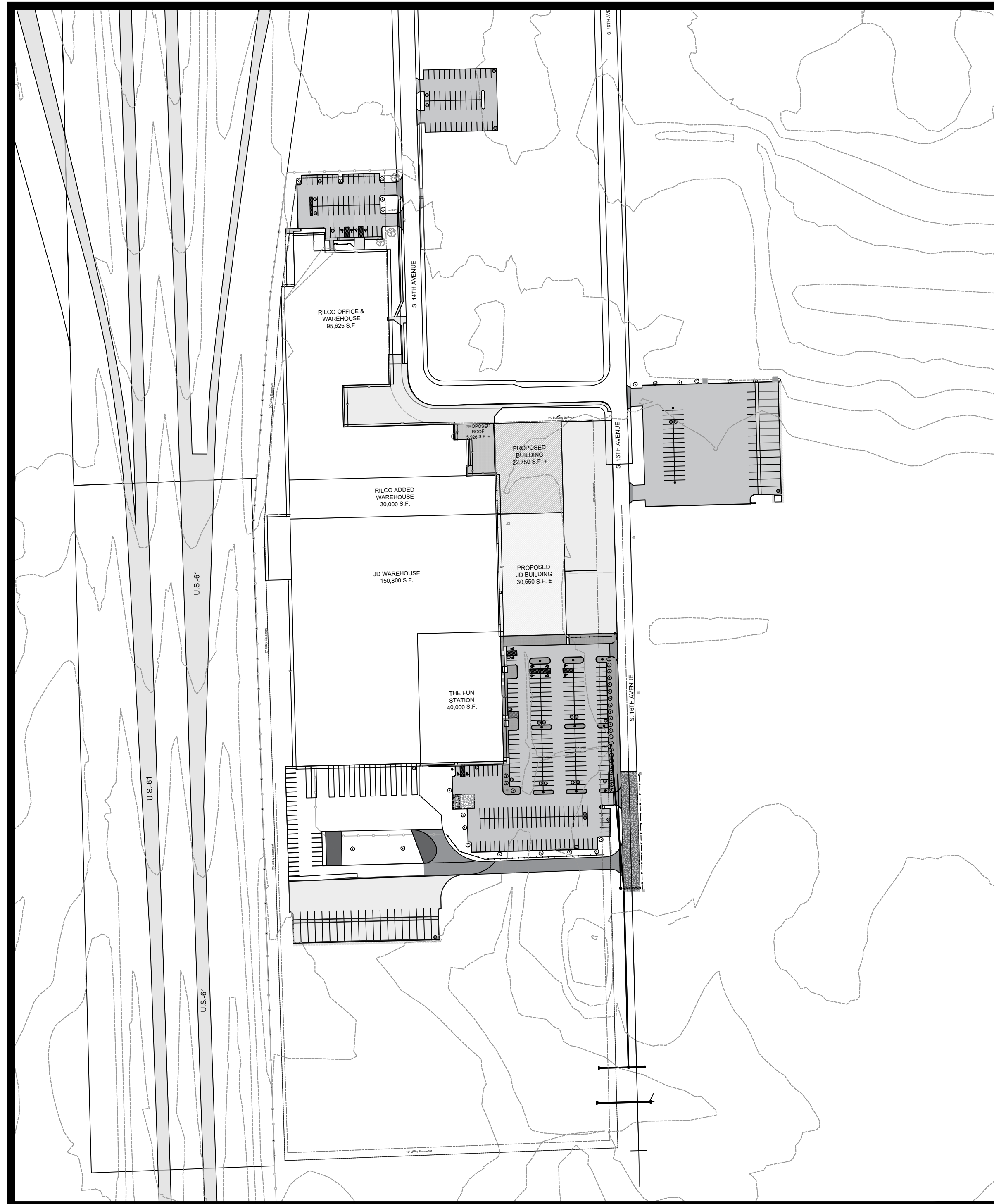
### Building and Parking Lot Additions 2023

**UTILITY CONTACT**  
 City of Eldridge  
 Public Works  
 (563) 285-4841  
 105 E. Le Claire Road  
 Eldridge, IA 52748

Tony Rupe,  
 Wastewater Plant Manager  
 (563) 285-5236

Jake Rowe,  
 Utility Manager  
 (563) 210-4482

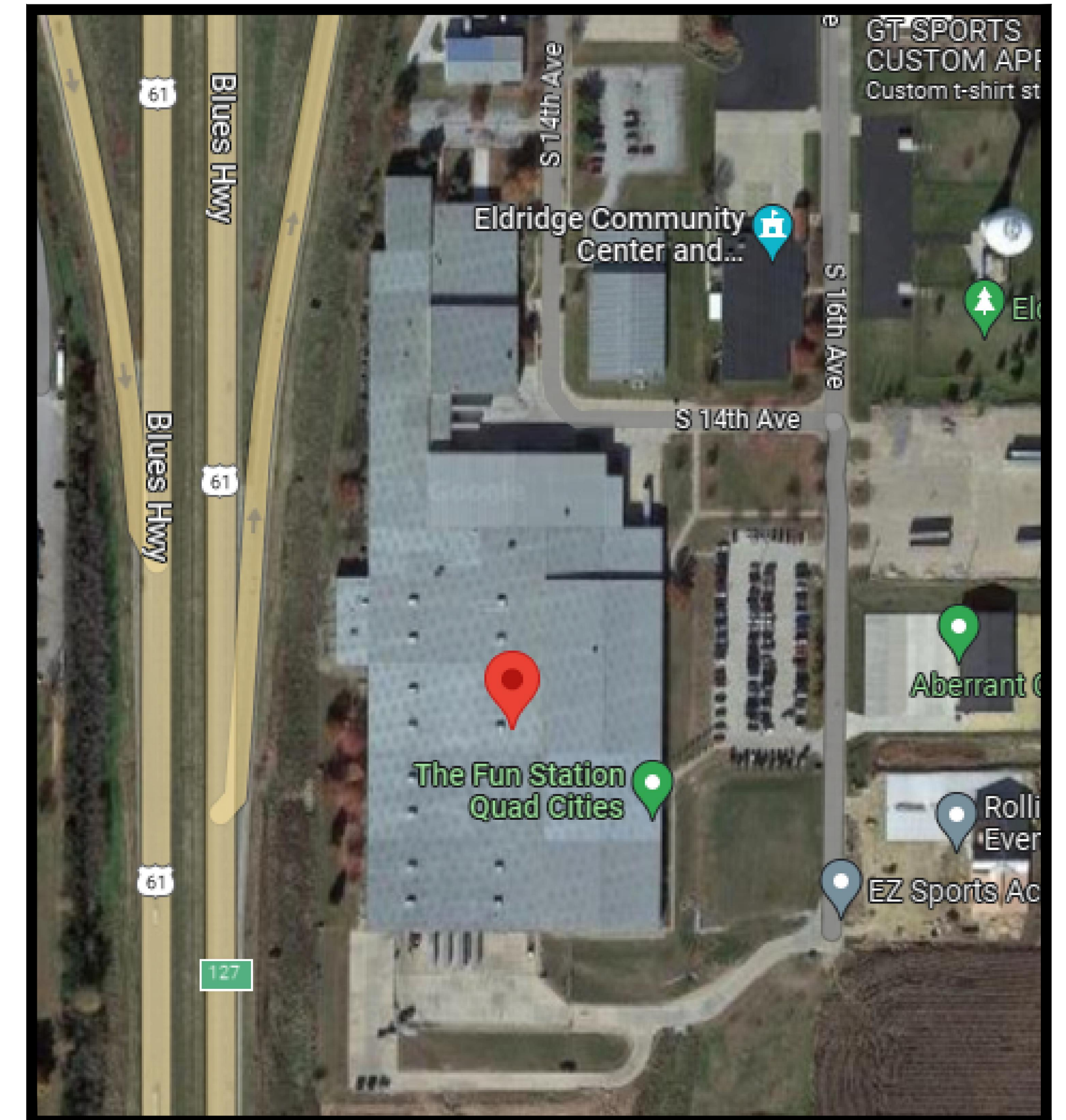
Brian Wessel,  
 Public Works Director  
 (563) 285-3924



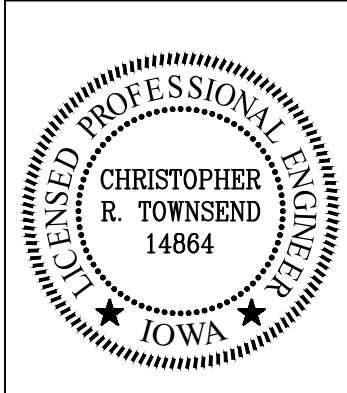
400 South 14th Avenue  
 Eldridge, Iowa 52748

#### Sheet Index:

- Cover Sheet
- C1 - Site Plan
- C2 - North Site Plan
- C3 - South Site Plan
- C4 - Demolition Plan
- C5 - City Street Utility Details
- C5.1-Parking Lot Utility Details
- C6 - Erosion Control Plan
- C7 - Lot 2 - RILCO North Parking
- C8 - Lot 3 - RILCO Parking
- C9 - Lot 4 - East Addition & Truck Dock
- C10 - Lot 5 - The Fun Station North Parking
- C10.1 - Lot 5 - The Fun Station South Parking
- C11 - Lot 6 - John Deere South Parking
- C12 - Detention Plan
- C13 - S 16th Avenue Extension
- C14 - S 16th Avenue Plan & Profiles



I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

 Christopher R. Townsend, P.E. Date: 12/13/2023  
 License number: 14864  
 My license renewal date is December 31, 2024  
 Pages or Sheets covered by this seal: Cover Sheet - C14



DATE: 12/13/2023  
 563 386.4236 office 386.4231 fax  
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: TAS  
 CHECKED BY: CRT  
 DRAWING LOCATION  
 S:\FRIEMEL\ELDRIDGE BAWDEN BUILDING\SITE PLAN.DWG

NO.	REVISIONS: DESCRIPTION	DATE

**PROJECT**  
 COVER SHEET  
 JD/RILCO BUILDING  
 400 S. 14TH AVENUE  
 ELDRIDGE, IOWA 52748

**DEVELOPER**  
 GRT ELDRIDGE PROPERTY LLC  
 2172 56TH AVENUE WEST  
 BETTENDORF, IA 52722

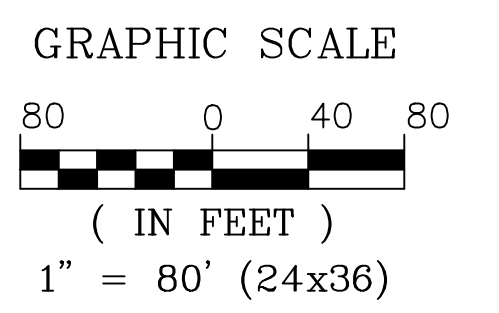
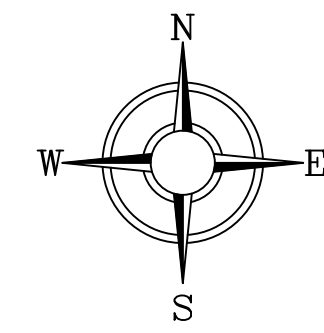
**SHEET NO.**  
 Cover Sheet

SITE PLAN

# GRT ELDRIDGE PROPERTY LLC

## John Deere / RILCO Building

TO THE CITY OF ELDRIDGE, IA

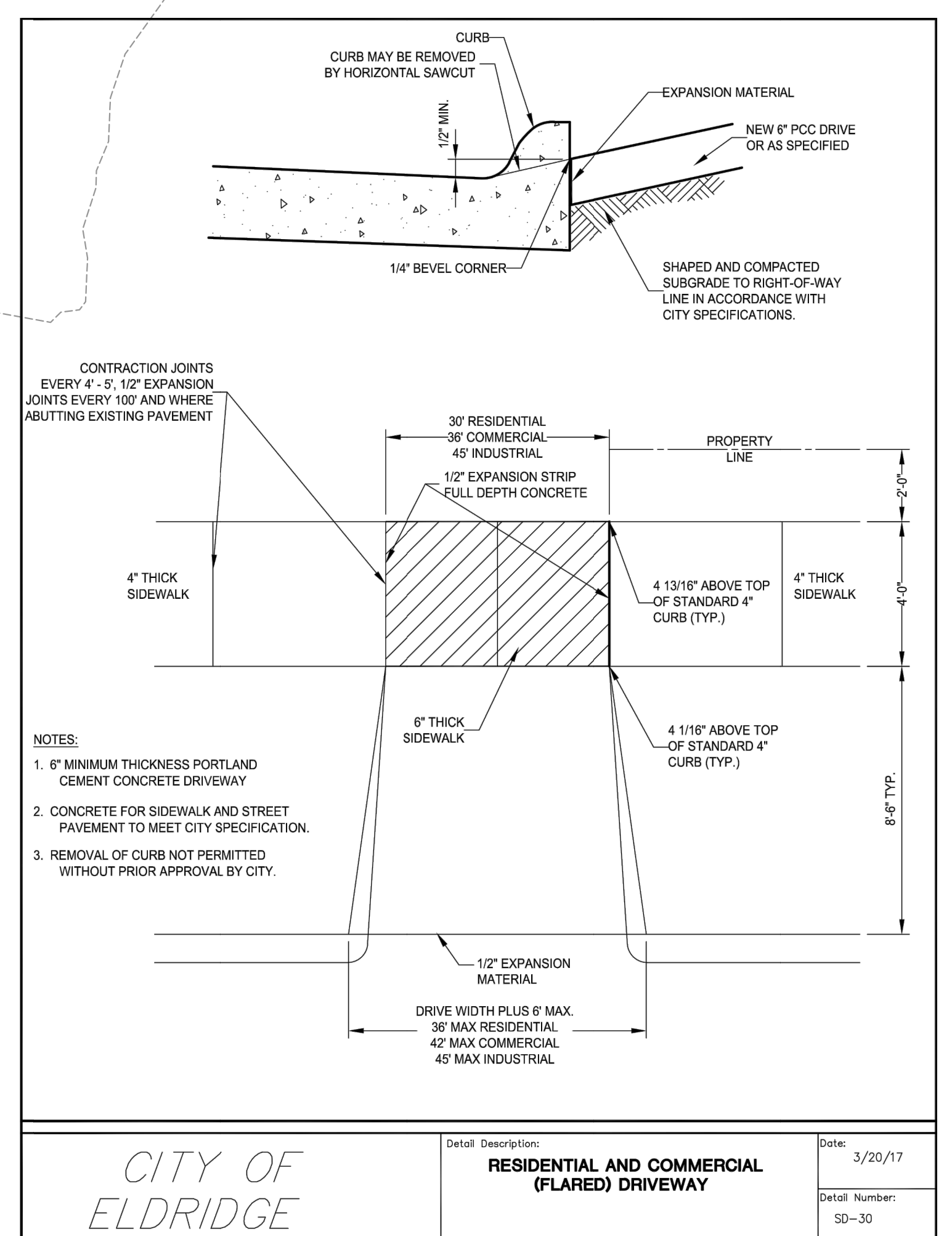
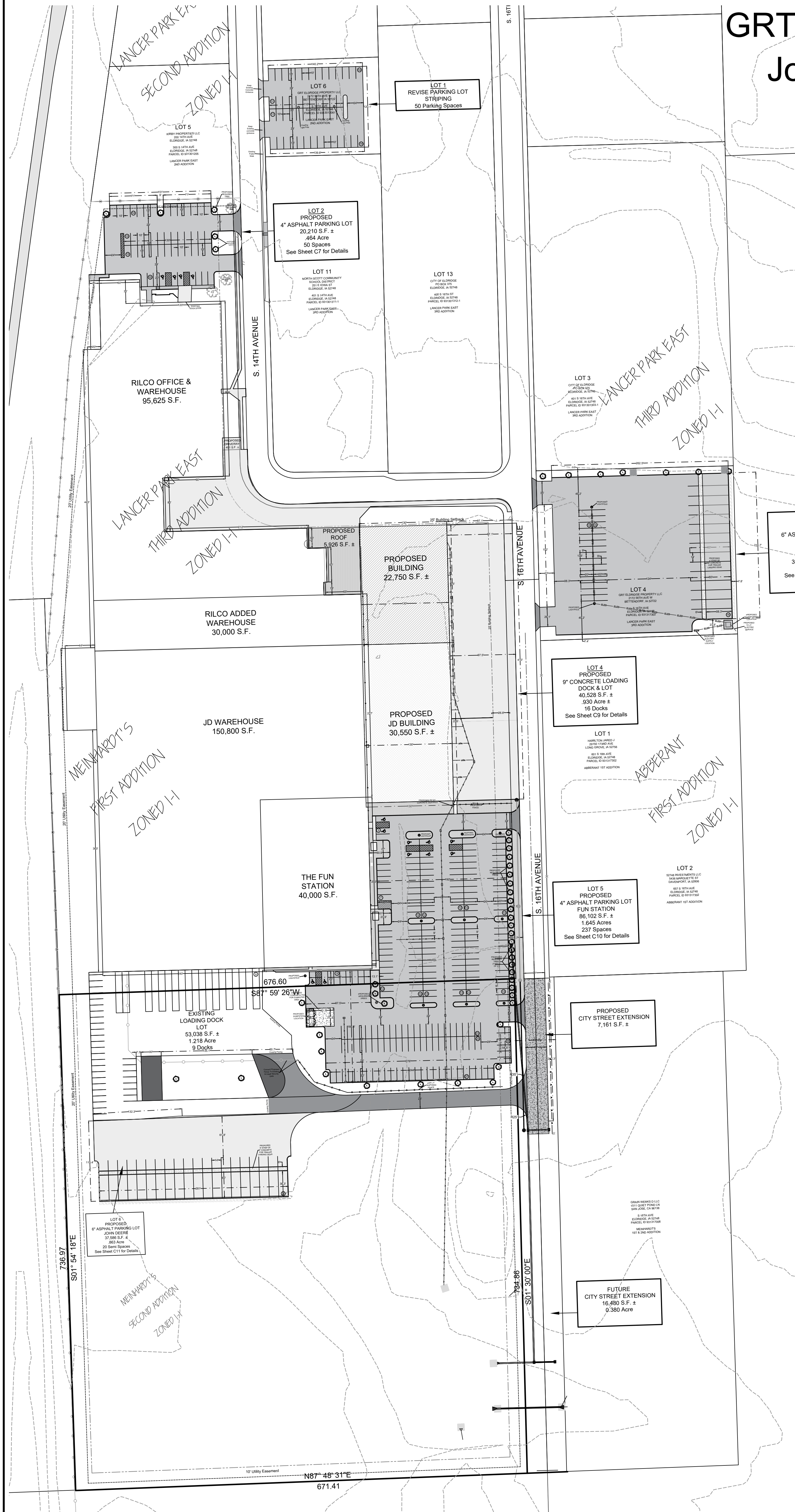


### I-1 Zoning Requirements

- Front Yard Setback: 25' Minimum
- Side Yard Setback: 5' Minimum w/ Sum Not Less Than 15'
- Rear Yard Setback: 10' Minimum
- Parking: Warehouse & Storage Buildings  
1 Space for Each Employee + 1 for Each Work Vehicle  
Total Required Parking Spaces =  
Total Proposed Parking Spaces = 164

GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF ELDRIDGE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. LEGAL DESCRIPTION OF PROPERTY: LOTS 5, 6, 7, 8, & 9 OF LANCASTER PARK EAST THIRD ADDITION AND LOT 1 OF MEINHARDT'S FIRST ADDITION, BEING PART OF THE NORTHWEST 1/4, SECTION 13, RANGE 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF ELDRIDGE, SCOTT COUNTY IOWA.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF ELDRIDGE AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
5. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
6. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
7. CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ELDRIDGE STANDARDS AND SPECIFICATIONS.
8. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
9. NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.



LEGEND:

	EASEMENT		EXISTING GAS VALVE		EXISTING CONTOUR LINE
	SETBACK LINE		EXISTING WATER VALVE		PROPOSED CONTOUR LINE
	CENTERLINE		EXISTING UTILITY POLE		SPOT ELEVATION TOP OF CURB
	PROPERTY BOUNDARY		EXISTING LIGHT POLE		SPOT ELEVATION FL @ GUTTER
	EXISTING FENCE		EXISTING TREE		SPOT ELEVATION SIDEWALK
	EXISTING SANITARY		EXISTING BUSH		SPOT ELEVATION FINISHED FLOOR ELEVATION
	PROPOSED SANITARY		EXISTING MANHOLE		
	EXISTING STORM SEWER		EXISTING FIRE HYDRANT		
	PROPOSED STORM SEWER		FOUND PROPERTY PIN		
	EXISTING WATER		CONTROL POINT		
	PROPOSED WATER				
	EXISTING GAS LINE				
	EXISTING ELECTRIC				



DATE: 12/13/2023  
563 386.4236 office 386.4231  
2224 East 12th Street, Davenport, IA 52803

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CHECKED BY: CRT  
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NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: SITE PLAN  
JD/RILCO BUILDING  
400 S. 14TH AVENUE  
ELDRIDGE, IOWA 52748

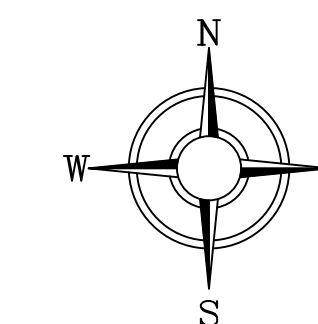
DEVELOPER: GRT ELDRIDGE PROPERTY LLC  
2172 56TH AVENUE WEST  
BETTENDORF, IA 52722

SHEET NO. C1

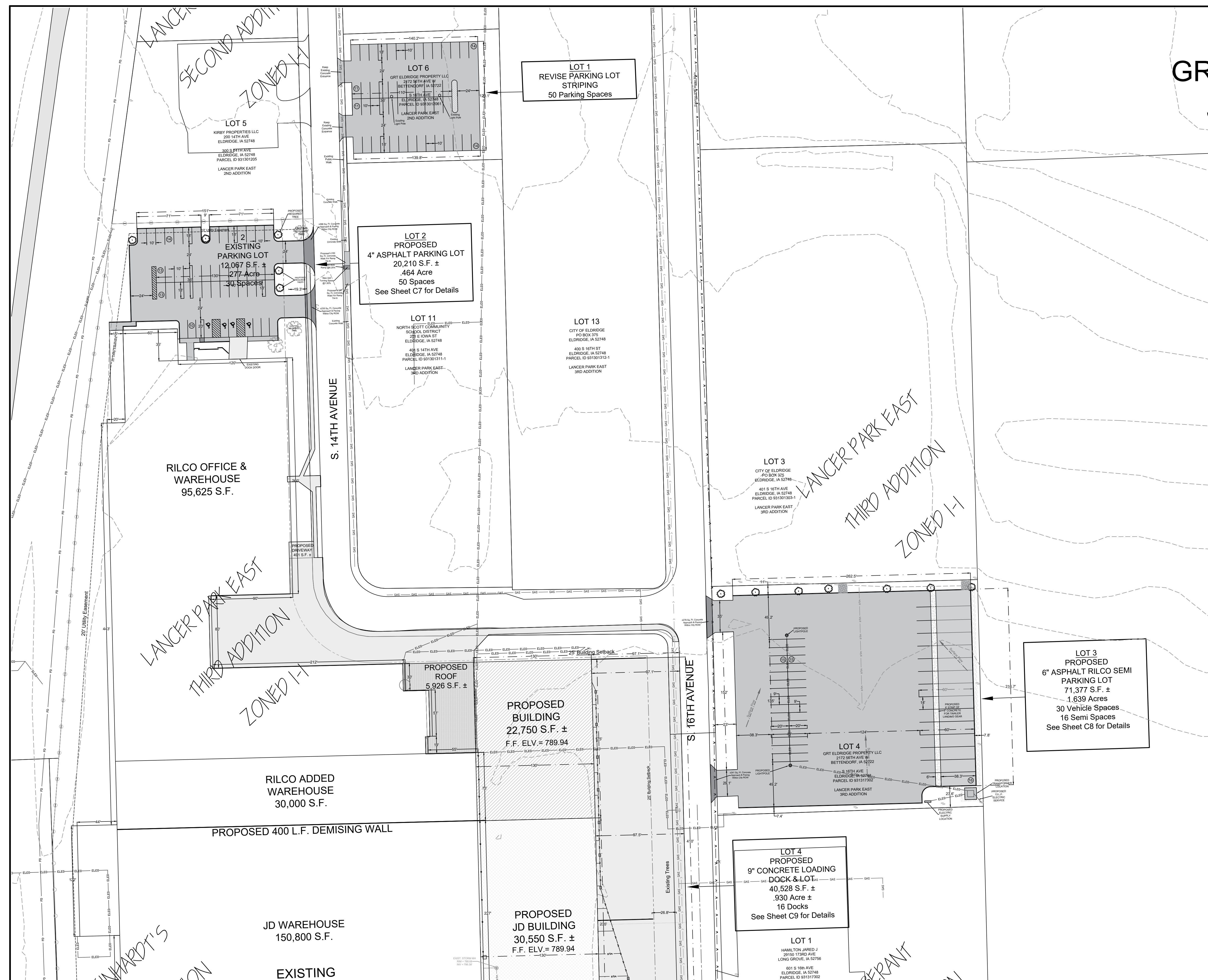
NORTH SITE PLAN

GRT ELDRIDGE PROPERTY LLC  
John Deere / RILCO Building

TO THE CITY OF ELDRIDGE, IA



GRAPHIC SCALE  
50 0 25 50  
( IN FEET )  
1" = 50' (24x36)



LOT 1  
REVISE PARKING LOT  
STRIPING  
50 Parking Spaces

LOT 2  
PROPOSED  
4" ASPHALT PARKING LOT  
20,210 S.F. ±  
.464 Acre  
50 Spaces  
See Sheet C7 for Details

LOT 11  
NORTH SCOTT COMMUNITY  
SCHOOL DISTRICT  
28 E IOWA ST  
ELDRIDGE, IA 52748  
408 S 16TH AVE  
ELDRIDGE, IA 52748  
PARCEL ID 031301311-1  
LANCER PARK EAST  
3RD ADDITION

LOT 13  
CITY OF ELDRIDGE  
PO BOX 375  
ELDRIDGE, IA 52748  
400 S 16TH ST  
ELDRIDGE, IA 52748  
PARCEL ID 031301312-1  
LANCER PARK EAST  
3RD ADDITION

LOT 3  
CITY OF ELDRIDGE  
PO BOX 325  
ELDRIDGE, IA 52748  
401 S 16TH AVE  
ELDRIDGE, IA 52748  
PARCEL ID 031301303-1  
LANCER PARK EAST  
3RD ADDITION

LOT 3  
PROPOSED  
6" ASPHALT RILCO SEMI  
PARKING LOT  
71,377 S.F. ±  
1.639 Acres  
30 Vehicle Spaces  
16 Semi Spaces  
See Sheet C8 for Details

LOT 4  
PROPOSED  
9" CONCRETE LOADING  
DOCK & LOT  
40,528 S.F. ±  
.930 Acre ±  
16 Docks  
See Sheet C9 for Details

LOT 1  
HAMILTON JARED J  
2010 173RD AVE  
LONG GROVE, IA 52756  
601 S 16TH AVE  
ELDRIDGE, IA 52748  
PARCEL ID 031311302



DATE: 12/13/2023  
563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

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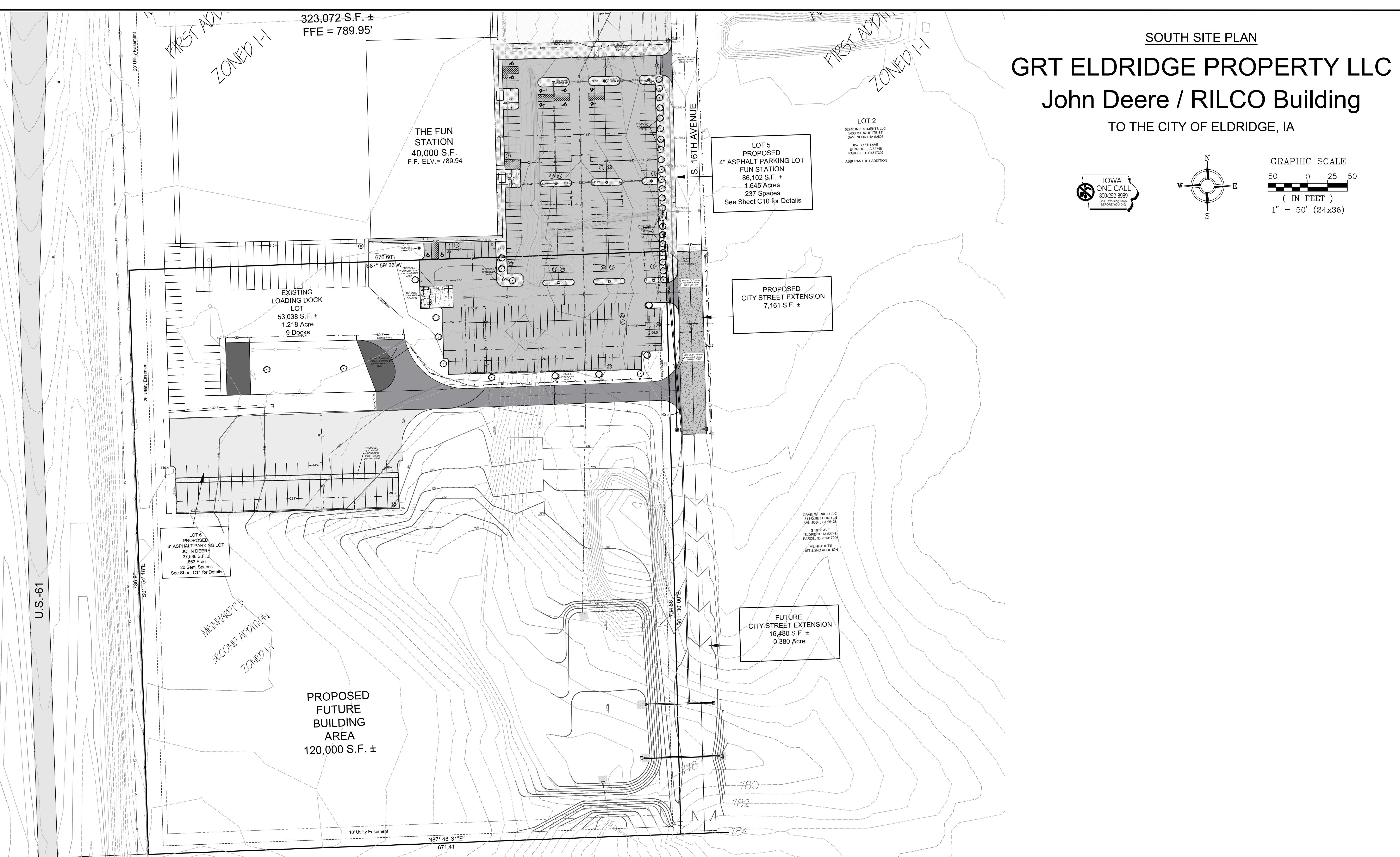
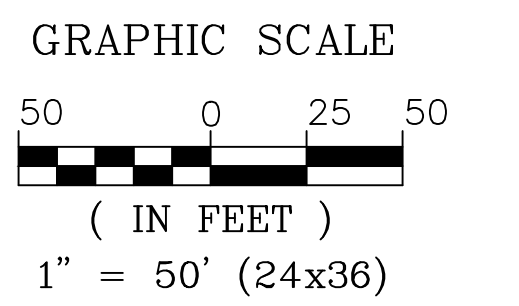
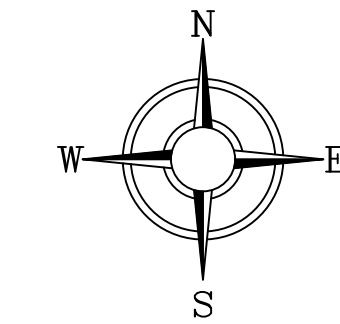
PROJECT NORTH SITE PLAN  
JD/RILCO BUILDING  
400 S. 14TH AVENUE  
ELDRIDGE, IOWA 52748

DEVELOPER GRT ELDRIDGE PROPERTY LLC  
2172 56TH AVENUE WEST  
BETTENDORF, IA 52722

SHEET NO.  
C2

SOUTH SITE PLAN

GRT ELDRIDGE PROPERTY LLC  
 John Deere / RILCO Building  
 TO THE CITY OF ELDRIDGE, IA



DATE: 12/13/2023  
 563 386.4236 office 386.4231 fax  
 2224 East 12th Street, Davenport, IA 52803

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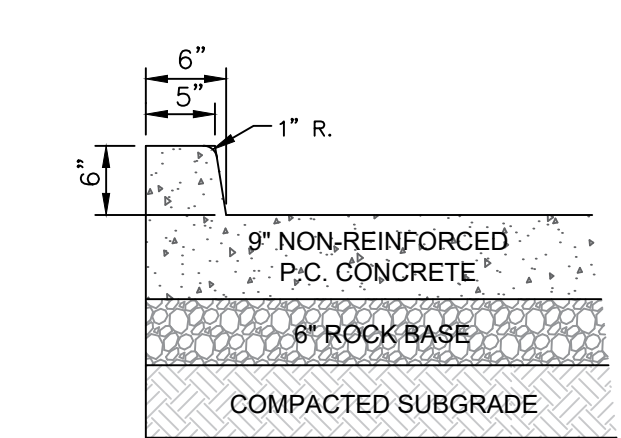
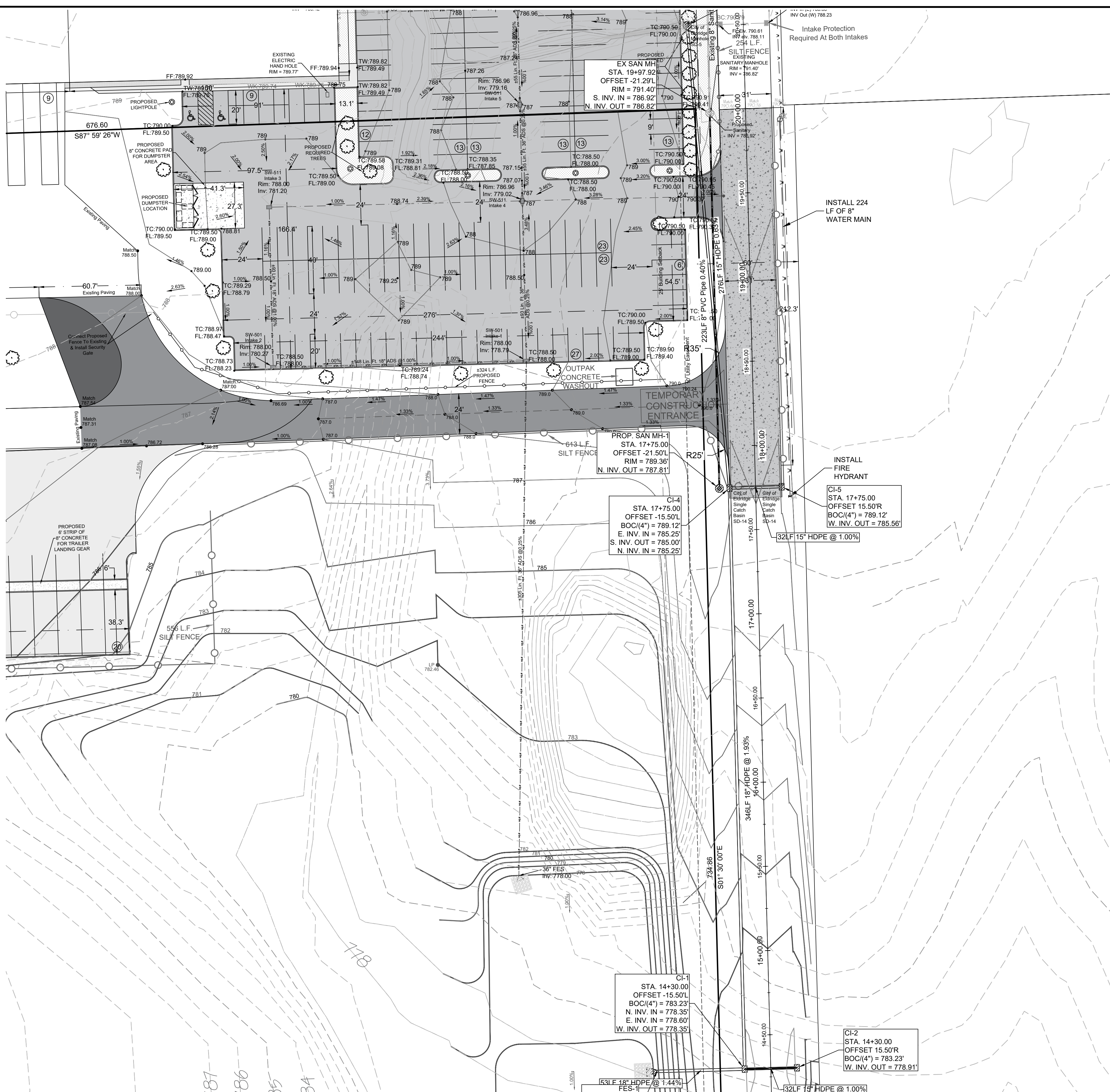
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DEVELOPER GRT ELDRIDGE PROPERTY LLC  
 2172 56TH AVENUE WEST  
 BETTENDORF, IA 52722

SHEET NO. C3

S. 16TH AVENUE EXTENSION  
**GRT ELDRIDGE PROPERTY LLC**  
**John Deere / RILCO Building**  
 TO THE CITY OF ELDRIDGE, IA

IOWA ONE CALL  
 800.292.8989  
 Call 2 Working Days BEFORE YOU DIG



**HEAVY DUTY PCC PAVING DETAIL**  
 NOT TO SCALE

**HEAVY DUTY CONCRETE FOR LOT 4:**  
 9 INCHES OF PCC OVER 6 INCHES OF ROCK BASE  
 20,173 S.F. ±



DATE: 12/13/2023  
 563 386.4236 office 386.4231 fax  
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: TAS  
 CHECKED BY: CRT  
 DRAWING LOCATION  
 S:\FRIEMEL\ELDRIDGE BAWDEN BUILDING\SITE PLAN.DWG

NO.	REVISIONS: DESCRIPTION	DATE

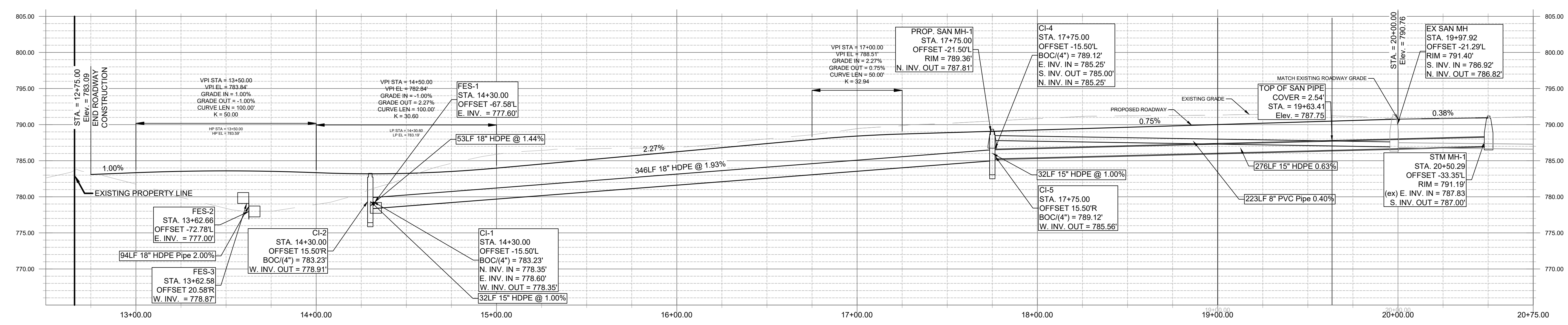
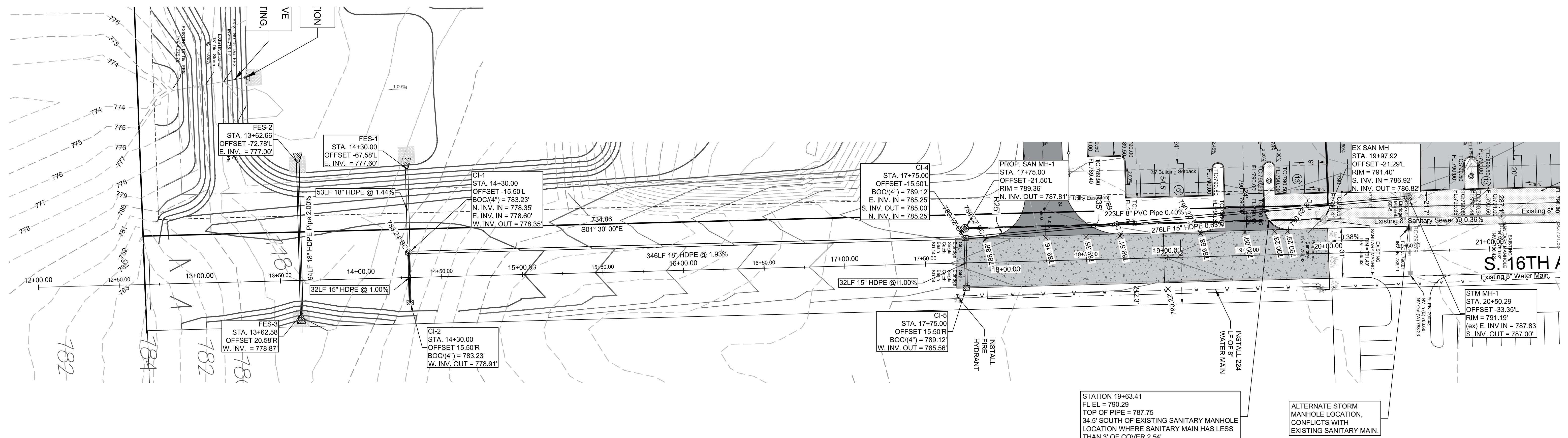
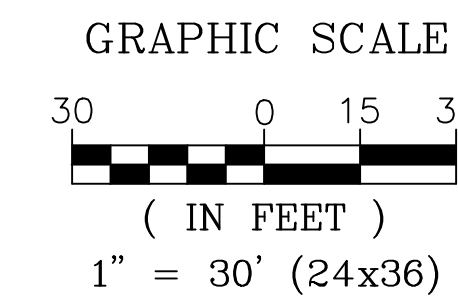
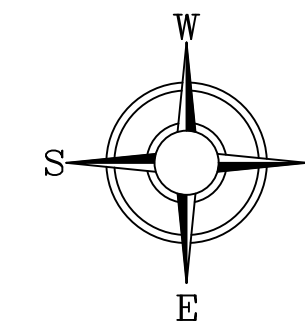
**PROJECT** S. 16TH AVE EXTENSION  
 JD/RILCO BUILDING  
 400 S. 14TH AVENUE  
 ELDRIDGE, IOWA 52748

**DEVELOPER**  
 GRT ELDRIDGE PROPERTY LLC  
 2172 56TH AVENUE WEST  
 BETTENDORF, IA 52722

**SHEET NO.**  
 C13

S. 16TH AVENUE  
PAVEMENT PLAN & PROFILE

GRT ELDRIDGE PROPERTY LLC  
John Deere / RILCO Building  
TO THE CITY OF ELDRIDGE, IA



SCALE: 1" = 30' HORIZONTAL  
SCALE: 1" = 10' VERTICAL



DATE: 12/13/2023  
563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: BJB  
CHECKED BY: CRT  
DRAWING LOCATION: s:\riemel\eldridge bawden building\jd rilco site plan 8-9-23

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: S. 16TH AVE EXTENSION  
JD/RILCO BUILDING  
400 S. 14TH AVENUE  
ELDRIDGE, IOWA 52748

DEVELOPER: GRT ELDRIDGE PROPERTY LLC  
2172 56TH AVENUE WEST  
BETTENDORF, IA 52722

SHEET NO.: C14