

PLANNING & ZONING MEETING AGENDA

Thursday, August 3, 2023 | 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 May 18, 2023 Meeting
3. Consideration of approval of the Final Plat of CRST First Addition
4. Consideration of approval of the Final Plat of American Acres 2nd Addition
5. Public Hearing of Planned Residential Overly District for Grunwald 2nd Addition Multifamily Housing and consideration of approval
6. Consideration of approval of amended Permitted Uses and Use on Review in I-1 Light Industrial and I-2 General Industrial Districts
7. Review of the Lincoln-LeClaire Urban Renewal Area for conformity of the plan to the city's Comprehensive Plan. Consideration of action stating finding.
8. Adjournment

Next Meeting: TBD

Karl Donaubauer
Tisha Boussetot
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



**Eldridge Planning and Zoning Commission
May 18, 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 May 18, 2023. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Duane Miller, Tisha Boussetot, Mike Martin, Brad Merrick, and Nancy Gruber. Terry Harbour was absent. Also present were Nevada Lemke, Jeff Martens, Karl Lewis, Dan Taylor and Ila Taylor.

The minutes from the March 30, 2023, meeting were presented for approval. Motion by Miller to approve the minutes. Seconded by Merrick. Motion carried 5-0 by voice vote. Donaubaauer abstained from the vote since he was absent at the March 30 meeting.

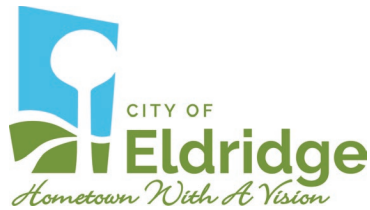
Consideration of the Final Plat for American Acres subdivision. Martens gave a review of the request and presented location map, final plat application and the final plat to the board. Martens explained that the city was involved in helping to locate the watermain that is centered in a utility easement that will become the dividing lot line of the two-lot subdivision. There is also a 10' utility easement around the perimeter of the property. The plan had previously been approved by city staff. Donaubaauer questioned the absence of a location map on the plat. Martens stated that he did normally see a location map provided but didn't know if it was required. Gruber asked if a motion for approval could be made pending adding a location map on the final plat. Martens said that the board could make that motion and he would check to see if it was a code requirement. Gruber made a motion to approve the final plat pending a location map being added if required. Miller seconded the motion. Motion carried 6-0 by vote. (Martens later checked the final plat requirements listed in city code and a location map is not one of the listed requirements so the request for adding such map is being waived.)

Consideration of approval of rezoning of Ila Taylor parcels 932703006 and 932701003 from SA-Suburban Agriculture District to I-2 General Industrial District. Donaubaauer went over the ground rules of the public hearing and opened the public hearing at 6:13 p.m. Martens presented information on the request including a location map, a zoning map, the future land use map and permitted uses in I-1 and I-2 districts. Martens said the comprehensive plan for the city lists the future use of this area as heavy industrial, so the city staff does not oppose this request. Dan and Ila Taylor arrived at 6:16 p.m. Martens updated them on the discussion so far. Some of the Davenport airport building requirements in relation to this parcel were discussed. The

public hearing was closed at 6:21 p.m. Miller made a motion to approve the rezoning request and Merrick seconded. Motion carried by roll call vote 6-0.

Bousselot made a motion to adjourn at 6:23 p.m. Gruber seconded. Motion carried 6-0 by voice vote.

Karl Donaubaueu Mike Martin Brad Merrick
Tisha Bousselot Nancy Gruber Terry Harbour Duane Miller



To: Plan and Zone Commission
From: Jeff Martens, Assistant City Administrator
Re: CRST Final Plat
Date: 8/3/23

Plan and Zone Commission:

A final plat and application has been received for CRST First Addition. This plat is combining three lots into one creating new easements and vacating old easements. The City staff and City Engineer have reviewed this plat and are recommending approval.

Following are 3 exhibits:

- 1) Location Map
- 2) Final Plat Application
- 3) Final Plat



Karl Donaubaer
Tisha Boussetot
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



Final Plat Application - City of Eldridge

Name of Subdivision: CRST First Addition

Number of lots in subdivision: 2

Current Zoning: I-2 General Industrial District

Who should be contacted regarding this plat: Kevin Koellner

Phone Number: 563-529-4753

Email Address: kevink@focusdevco.com

Name of Developer: Bankland, LLC

Developer's contact: Kevin Koellner

Address: 1805 State Street Suite 101, Bettendorf, IA 52722

Phone Number: 563-529-4753

Email Address: kevink@focusdevco.com

Name of Engineer preparing construction drawings: Martin & Whitacre Matt Krause

Address: 1508 Bidwell Road, Muscatine, IA 52761

Phone Number: 563-263-7691

Email Address: info@martin-whitacre.com

Name of land surveyor preparing plat: Matt Krause

Address: 1508 Bidwell Road, Muscatine, IA 52761

Phone Number: 563-263-7691

Email Address: mkrause@martin-whitacre.com

Name of person preparing legal documents: Joe Judge, Lane & Waterman

Address: 220 North Main Street Suite 600, Davenport, IA 52801

Phone Number: 563-333-8860

Email Address: jjudge@l-wlaw.com

Filing fee included with this application: \$ N/A

The following shall be filed with this application:

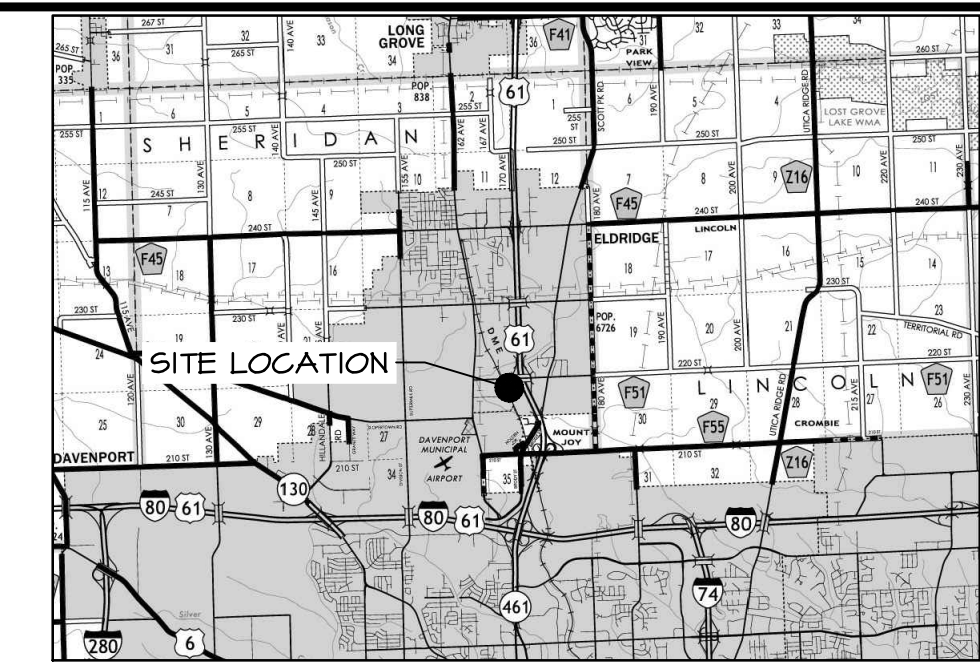
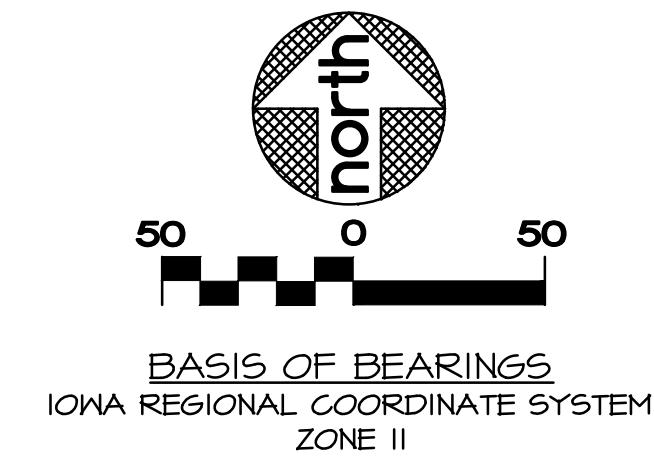
- A. Ten (10) copies of the final plat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings

Filing Fee Paid \$ N/A

Date Filed: _____

CRST FIRST ADDITION

FINAL PLAT
A PART OF THE REPLAT OF BLACKHAWK INDUSTRIAL PARK FIRST ADDITION AND ADJACENT PROPERTY IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

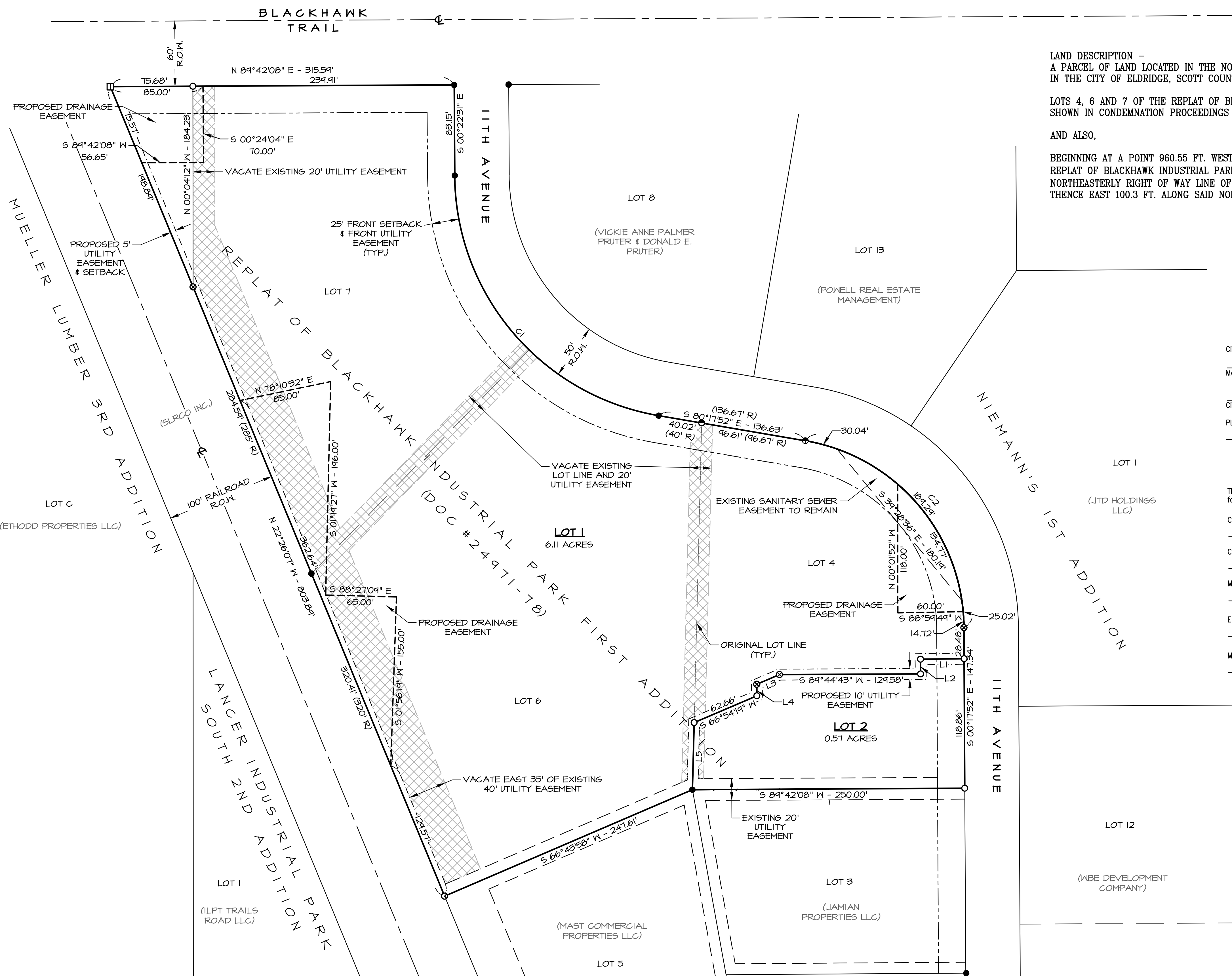


NICKLAUS 1ST ADDITION

LOT 1

ZONE = PUBLIC AND MUNICIPAL DISTRICT (SCOTT COUNTY IOWA)

(PEETERS MURPHY PARTNERSHIP)



LAND DESCRIPTION - A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA.

LOTS 4, 6 AND 7 OF THE REPLAT OF BLACKHAWK INDUSTRIAL PARK FIRST ADDITION, RECORDED AS DOCUMENT #24971-78. EXCEPTING THEREFROM THAT TRACT SHOWN IN CONDEMNATION PROCEEDINGS FILED ON NOVEMBER 30, 1979 AS DOCUMENT #23927-79.

AND ALSO,

BEGINNING AT A POINT 960.55 FT. WEST OF THE NE CORNER OF SAID SECTION 26, ON THE NORTH LINE THEREOF, SAID POINT BEING THE NW CORNER OF THE REPLAT OF BLACKHAWK INDUSTRIAL PARK 1ST ADDITION; THENCE S 0°13 3/4' W, 244.23 FT. ALONG THE WEST LINE OF SAID ADDITION TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE C.M. ST. P. & P. R.R.; THENCE N 22°08 1/4' W, 263.7 FT. ALONG SAID RIGHT OF WAY LINE TO SAID NORTH LINE; THENCE EAST 100.3 FT. ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE NORTH 60 FEET.

AREA
TOTAL = 6.68 ACRES
LOT 1 = 6.11 ACRES
LOT 2 = 0.57 ACRES

ZONING
I-2 (GENERAL INDUSTRIAL DISTRICT)

DEVELOPER
FOCUS REAL ESTATE DEVELOPMENT
1805 STATE STREET, SUITE 101
BETTENDORF, IA 52722

SETBACKS
FRONT 25'
SIDE 5' MIN W/15' TOTAL BOTH SIDES
REAR 10'

OWNER(S)
BANKLAND, L.L.C.;
CITY OF ELDRIDGE

CITY OF ELDRIDGE, IOWA

MAYOR _____ Date _____

CITY CLERK _____ Title _____ Date _____

PLANNING AND ZONING _____ Title _____ Date _____

The utility easements as shown are acceptable to the following utilities:

- CENTRAL SCOTT TELEPHONE _____ Title _____ Date _____
- CENTURYLINK, LC _____ Title _____ Date _____
- MEDIACOM _____ Title _____ Date _____
- ELDRIDGE ELECTRIC & WATER _____ Title _____ Date _____
- MID-AMERICAN ENERGY CO. _____ Title _____ Date _____

SURVEY NOTES

- IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM THE RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.
- NO INVESTIGATIONS WERE MADE AS A PART OF THIS SURVEY CONCERNING ENVIRONMENTAL OR SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY.
- NO INVESTIGATIONS WERE MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 811 OR 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.

LEGEND

- SET 1/2" X 36" REBAR W/ORANGE CAP #15981
- ⊗ SET "X" IN CONCRETE
- ⊙ SET GROWS FOOT IN CONCRETE
- FOUND 3/8" REBAR
- FOUND 3/8" REBAR W/YELLOW CAP #5493
- FOUND 3/8" REBAR W/YELLOW CAP #7636
- ⊠ FOUND I.D.O.T. RIGHT OF WAY RAIL
- ▨ EXISTING EASEMENT TO BE VACATED
- - - PROPOSED DRAINAGE EASEMENT
- - - PROPOSED UTILITY EASEMENT
- - - SETBACK LINE
- - - EXISTING EASEMENT
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

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 Professional Land Surveyor under the laws of the State of Iowa.



Matthew W. Krause
Date _____ Reg. No. 15981
My license renewal date is December 31, 2023

Pages or sheets covered by this seal: 1

SURVEY COMPANY / RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

PROPRIETOR(S): BANKLAND, L.L.C.;
CITY OF ELDRIDGE

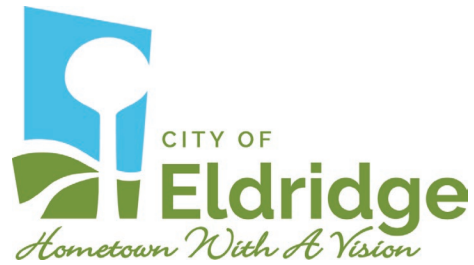
REQUESTOR: BANKLAND LLC
LOCATION: LOTS 4, 6 & 7 OF THE REPLAT OF BLACKHAWK INDUSTRIAL PARK FIRST ADDITION AND ADJACENT PROPERTY, CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

SURVEY TYPE: FINAL PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCANNED PROJECTS		1"=50'		TJB	6/26/23	8914.23
REV.	0					SHEET 1 OF 1

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 89°22'33" W	40.00'
L2	S 00°37'27" E	13.54'
L3	S 66°54'19" W	22.64'
L4	S 00°20'34" E	10.60'
L5	S 01°26'52" W	61.57'

CURVE DATA					
CURVE #	DELTA	RADIUS	ARC	BEARING	CHORD
C1	79°59'30"	225.00	314.13'	S 40°19'57" E	289.23'
C2	80°00'00"	175.00	244.35'	S 40°17'52" E	224.98'



To: Plan and Zone Commission
From: Jeff Martens, Assistant City Administrator
Re: American Acres 2nd Addition Final Plat
Date: 8/3/23

Plan and Zone Commission:

A final plat and application has been received for American Acres 2nd Addition. This plat divides one lot into three creating new easements. The City staff and City Engineer has reviewed this plat and is recommending approval.

Below are 3 exhibits:

- 1) Location Map
- 2) Final Plat Application
- 3) Final Plat



Karl Donaubauber
Tisha Bousselot
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



Final Plat Application - City of Eldridge

Name of Subdivision: American Acres 2nd Addition

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

Who should be contacted regarding this plat: Kevin Cox of Townsend Engineering

Phone Number: 563-386-4236

Email Address: kevin@townsendengineering.net

Name of Developer: Eldridge Industrial Developers LLC

Developer's contact: Justin Diercks

Address: 3211 E. 35th St., Davenport, IA 52807

Phone Number: 563-386-2435

Email Address: kelly@diercksltd.com

Name of Engineer preparing construction drawings: Chris Townsend of Townsend Engineering

Address: 2224 E. 12th St., Davenport, IA 52803

Phone Number: 563-386-4236

Email Address: chris@townsendengineering.net

Name of land surveyor preparing plat: Jerry D. Rogers of Townsend Engineering

Address: 2224 E. 12th St., Davenport, IA 52803

Phone Number: 563-386-4236

Email Address: _____

Name of person preparing legal documents: John Carroll

Address: 201 W. 2nd St., Suite 801, Davenport, IA 52801

Phone Number: 563-326-1008

Email Address: _____

Filing fee included with this application: \$ 100.00

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

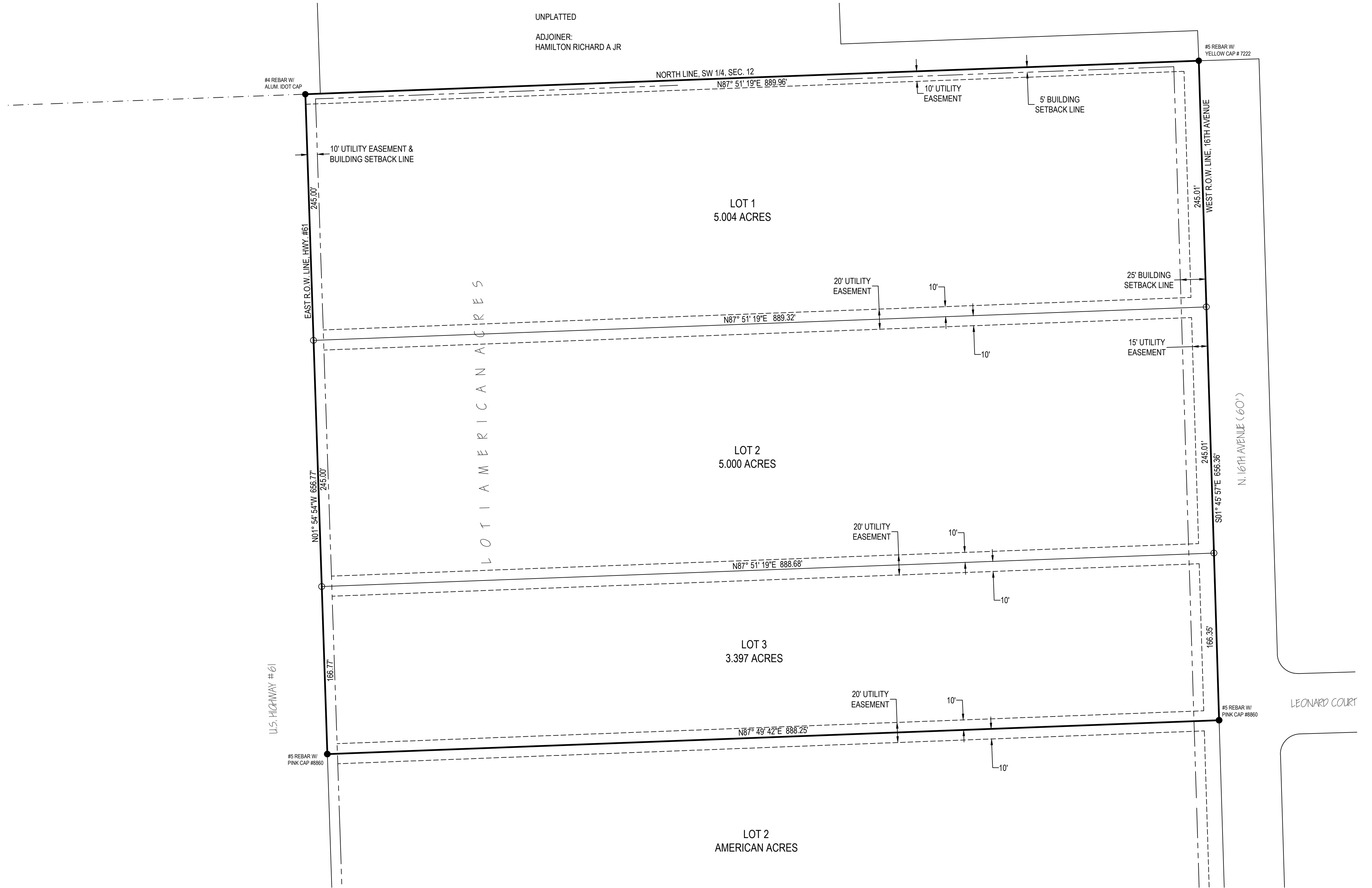
Filing Fee Paid \$ 100.00

Date Filed: 4/28/2023

FINAL PLAT

AMERICAN ACRES 2ND ADDITION

TO THE CITY OF ELDRIDGE, IOWA, BEING A REPLAT OF LOT 1 IN AMERICAN ACRES, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.



NOTES

1. ALL SIDEWALK ARE TO BE CONSTRUCTED ACCORDING TO CITY OF ELDRIDGE ORDINANCE 2023-15.
2. SIDEWALKS WILL BE INSTALLED ON THE FRONT OF ALL LOTS AT THE TIME THE LOT IS DEVELOPED.
3. ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF ELDRIDGE.
4. 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
5. 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.
6. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS.
7. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
8. NO PART OF THE 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.
9. ALL EXISTING FIELD TILES LOCATED WITHIN THIS SUBDIVISION THAT HAPPEN TO BE DISTURBED IN THE DEVELOPMENT PROCESS SHALL BE RECONNECTED OR REPLACED.
10. PROPERTY IS ZONED I-2 AND REQUIRED BUILDING SETBACKS ARE: FRONT = 25', SIDE = 5' (15' TOTAL), REAR = 10'.

APPROVED BY:
CITY OF ELDRIDGE, IOWA
BY: _____
DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION
BY: _____ DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN
DATE: _____

CITY OF ELDRIDGE
ELECTRIC & WATER UTILITY
DATE: _____

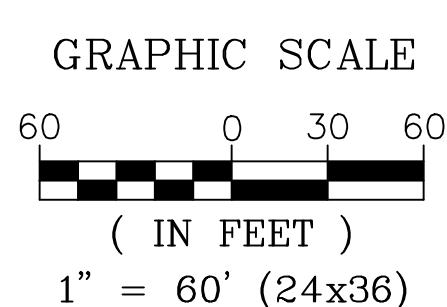
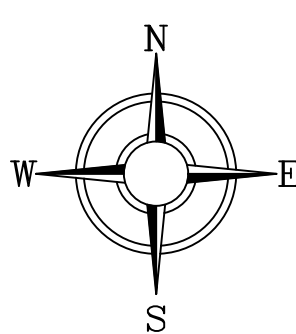
CENTRAL SCOTT
TELEPHONE CO.
DATE: _____

MEDIACOM
DATE: _____

1. Area of Subdivision - Total: 13.401 Acres +/-
2. Owner:
Eldridge Industrial Developers LLC
3211 E. 35th Street
Davenport, Iowa 52807
3. Surveyor:
Jerry D. Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
4. Attorney:
John Carroll
201 W 2nd St., Suite 801
Davenport, Iowa 52801
Ph: (563) 326-1008

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.

- 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 = —x—x—x—
EASEMENT LINE = - - - - -
SETBACK LINE = - · - · -
SECTION LINE = - · - · -



IOWA LAND SURVEYOR

JERRY D. ROGERS

8860

IOWA

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.

JERRY D. ROGERS
Iowa License Number: 8860
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1



DATE:
4/24/2023

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

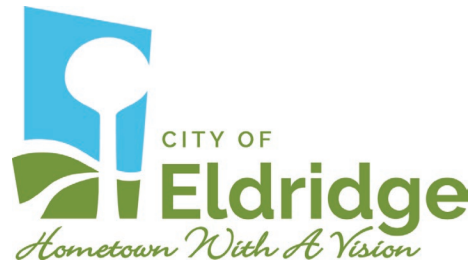
DRAWN BY:
KLC
CHECKED BY:
JDR
LOCATION:
S: \DIERCKS\ELDRIDGE SUBDIVISION

REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	7/13/23

PROJECT
FINAL PLAT
AMERICAN ACRES 2ND ADDITION
ELDRIDGE, IOWA

DEVELOPER
AMERICAN REDI MIX
1030 E. 54TH STREET
DAVENPORT, IOWA 52807

SHEET NO.
1
OF
1



To: Plan and Zone Commission
From: Jeff Martens, Assistant City Administrator
Re: Grunwald Grove Planned Residential Overlay District
Date: 8/3/23

Plan and Zone Commission:

Grunwald Land Development has applied to create a Planned Residential Overlay (PRO) District encompassing the multifamily portion of their 2nd Addition. This will be the first PRO in Eldridge and the code section governing this district is included for you to review. In this situation the PRO will allow the developer to build multifamily housing on individual lots without direct access to city streets.

Code requires the establishment of a PRO to be handled in the same manner as a rezoning even though the underlying zoning still exists thus creating the overlay.

City staff has reviewed this submission and is recommending approval of this concept. The attached plat and plan is for illustrative purposes only. At this time you are only reviewing the concept and considering the approval of the Planned Residential Overlay District. A final plat and development plan will follow in the coming weeks to be approved.

Below are 3 exhibits:

- 1) Application
- 2) Overlay illustration
- 3) City Code for PRO



REZONING APPLICATION Plan and Zone Commission

Property Address Grunwald Grove 2nd Addition
 Rezoning Request From R-3 Multiple Family Residential To Planned Residential Overlay
 Legal Description of Property Please see previously approved Final Plat and new overlay plan that has been submitted with this application

Applicant Name Grunwald Land Development (Dale Grunwald)
 Address 409 S. Schultz Drive, Long Grove, IA 52756
 Phone Number 563-343-1006
 Email Address ranch5r@netins.net & dgrunwald@mail.com
 Main Contact Person Dale Grunwald

Title Holder's (If different than applicant)
 Name _____
 Address _____
 Phone Number _____

Signature of Applicants (s) Dale Grunwald

Intended property use Multiple Family Residential - Townhouse development
 (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>150</u>	Date Filed <u>7/25/2023</u>
Payment Method		<u>Check #1570</u>	Meeting Date <u>8/3/2023</u>
Courtesy Letters Sent		<u>✓</u>	

LEGEND

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP #22228
- FOUND 5/8" IRON ROD
- FOUND 1/2" IRON ROD
- FOUND MAGNAIL
- SURVEY BOUNDARY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING LOT LINES
- - - SECTION LINE
- - - SETBACK LINE

Description: Part Northwest Quarter Section 23, Township 79 North, Range 3 East of the 5th P.M.
 Requestor: Grunwald Land Development L.C.
 Proprietor: Grunwald Land Development L.C.
 Surveyor: Luke D. Miller
 Survey Company: Klingner & Associates, P.C.
 Return To: Klingner & Associates, P.C.
 4111 East 60th Street, Davenport, Iowa 52807
 miller@klingner.com (563) 359-1348

AREA TABLE

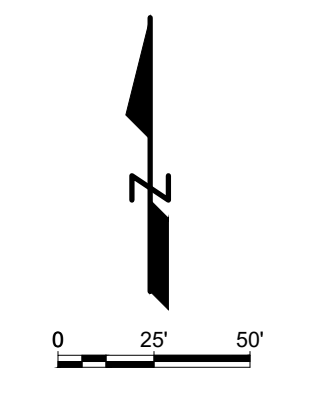
RIGHT OF WAY	0.0 AC.
LOT 1-60	2.95 AC.
TOTAL	2.95 AC.

GRUNWALD GROVE 2ND ADDITION PLANNED RESIDENTIAL OVERLAY DISTRICT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M. CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

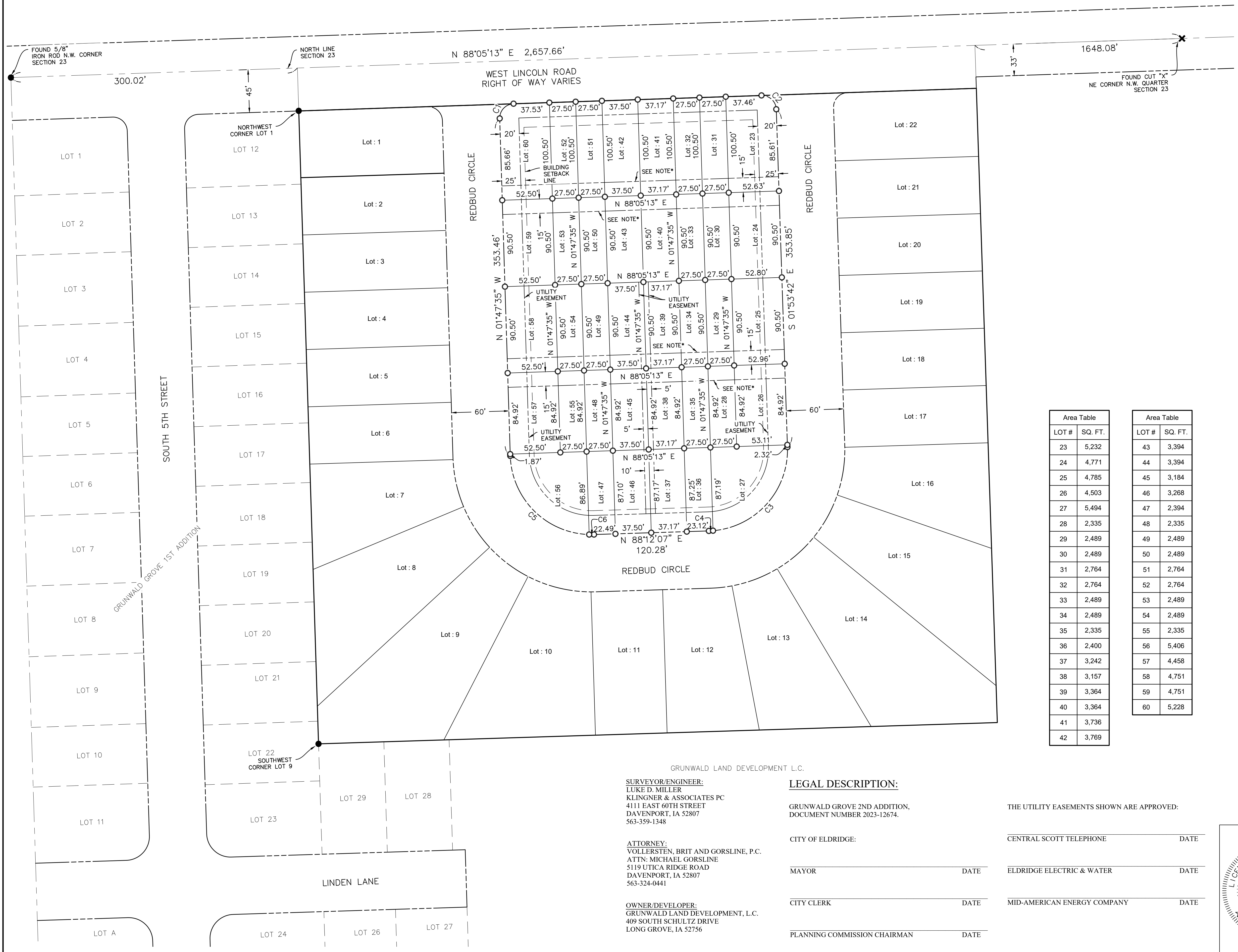
SET BACKS: R-3

	SINGLE FAMILY	TWO FAMILY	MULTI FAMILY
MIN. LOT WIDTH	60'	70'	80'
FRONT YARD	25'	25'	25'
SIDE YARD	5'	5'	5'
REAR YARD	30'	30'	30'

THE SUM OF THE SIDE YARD SETBACK IN R-3 SHALL BE 12' OR GREATER



**PRELIMINARY
NOT FOR
RECORDING**



NOTE*
 INGRESS/EGRESS EASEMENT
 30' IN WIDTH, BEING 15' ON EACH SIDE OF
 PROPOSED LOT LINE

Curve Table

Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	23.39'	15.00'	89°22'32"	S43°22'58"W	21.09'
C2	23.45'	15.00'	89°33'52"	N47°07'16"W	21.13'
C3	133.66'	85.00'	90°05'49"	N43°09'12"E	120.31'
C4	4.38'	85.00'	2°57'16"	S86°43'29"W	4.38'
C5	133.53'	85.00'	90°00'18"	S46°47'44"E	120.21'
C6	5.01'	85.00'	3°22'38"	S89°53'26"W	5.01'

Area Table

LOT #	SQ. FT.
23	5,232
24	4,771
25	4,785
26	4,503
27	5,494
28	2,335
29	2,489
30	2,489
31	2,764
32	2,764
33	2,489
34	2,489
35	2,335
36	2,400
37	3,242
38	3,157
39	3,364
40	3,364
41	3,736
42	3,769

Area Table

LOT #	SQ. FT.
43	3,394
44	3,394
45	3,184
46	3,268
47	2,394
48	2,335
49	2,489
50	2,489
51	2,764
52	2,764
53	2,489
54	2,489
55	2,335
56	5,406
57	4,458
58	4,751
59	4,751
60	5,228

GENERAL NOTES

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 SUBDIVISION CONTAINS 2.95 ACRES, MORE OR LESS.
 BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
 THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES, FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGE WAY.
 ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF A CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS SHALL GOVERN.
 ALL EASEMENTS CONGRUENT WITH RIGHT OF WAYS ARE WATER, SANITARY, STORM AND UTILITY EASEMENTS.
 WATER MAINS, HYDRANTS, AND ASSOCIATED FIXTURES SHALL BE OWNED AND MAINTAINED BY ELDRIDGE ELECTRIC AND WATER UTILITY.
 INDIVIDUAL SERVICE LINES, STARTING AT THE MAINS AND EXTENDING TO THE HOMES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER.
 THERE SHALL BE NO DIRECT ACCESS TO WEST LINCOLN ROAD FOR LOTS 23,31,32,41,42,51,52,60.

GRUNWALD LAND DEVELOPMENT L.C.

SURVEYOR/ENGINEER:
 LUKE D. MILLER
 KLINGNER & ASSOCIATES PC
 4111 EAST 60TH STREET
 DAVENPORT, IA 52807
 563-359-1348

ATTORNEY:
 VOLLERSTEN, BRIT AND GORSLINE, P.C.
 ATTN: MICHAEL GORSLINE
 5119 UTICA RIDGE ROAD
 DAVENPORT, IA 52807
 563-324-0441

OWNER/DEVELOPER:
 GRUNWALD LAND DEVELOPMENT, L.C.
 409 SOUTH SCHULTZ DRIVE
 LONG GROVE, IA 52756

LEGAL DESCRIPTION:

GRUNWALD GROVE 2ND ADDITION,
 DOCUMENT NUMBER 2023-12674.

CITY OF ELDRIDGE:

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

PLANNING COMMISSION CHAIRMAN _____ DATE _____

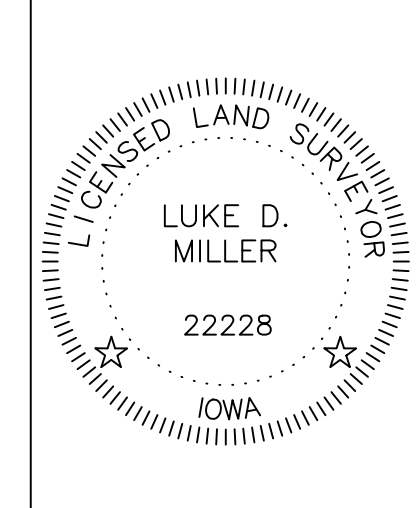
THE UTILITY EASEMENTS SHOWN ARE APPROVED:

CENTRAL SCOTT TELEPHONE _____ DATE _____

ELDRIDGE ELECTRIC & WATER _____ DATE _____

MID-AMERICAN ENERGY COMPANY _____ DATE _____

BEARINGS BASED ON THE IOWA STATE
 PLANE COORDINATE SOUTH ZONE, NAD 83
 (2011) EPOCH 2010.00



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.
DRAFT
 Signature: _____
 Luke D. Miller
 Date: _____ Reg. No. 22228
 My license renewal date is December 31, 2023
 Pages or sheets covered by this seal:
 THIS SHEET ONLY.

KLINGNER & ASSOCIATES, P.C.
 Engineers • Architects • Surveyors
 Davenport, Iowa
 4111 East 60th St
 563.359.1348
 www.klingner.com
 Quincy, IL, Galveston, TX, Burlington, IA, Peoria, IA, Hannibal, MO, Columbia, MO

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REVISION HISTORY

NO.	DESCRIPTION	DATE	APP.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**PLANNED RESIDENTIAL
OVERLAY DISTRICT
GRUNWALD LAND DEVELOPMENT, L.C.
409 SOUTH SCHULTZ DRIVE
LONG GROVE, IOWA 52756**

Non-Reduced Sheet Size: 24" x 36"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
FIELD	FIELD BOOK
CHECKED	CHECK DATE
LDM	

**PLANNED
RESIDENTIAL
OVERLAY
DISTRICT**

PROJECT NO.
21-6118-OVERLAY-7-26-23

7-25-2023

**SHEET
1 OF 1**

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 Sections 20, 21 and 22, 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 sections 20, 21 and 22, 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 Section 20, 21 and 22 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 sections 20, 21 and 22 are hereby made underlying zones to be used for partial regulation of the rezoned tract. Each tract shall be at least five thousand (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 section 23.13 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 sections 20.01, 21.01 and 22.01 depending on the underlying zoning.

23.03 PERMITTED USES ON REVIEW. Same as sections 20.01, 21.01 and 22.01 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 sections 20.03, 21.03 and 22.03 depending on the underlying zoning.

23.07 FRONT YARD. None required except where adjacent to non-planned residence zones, then the requirements of sections 20.04.B, 21.04.B and 22.04.B 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 sections 20.04.B, 21.04.B and 22.044.B 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 sections 20.04.B, 21.04.B and 22.04.B 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 fifteen (15) percent 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 Chapter One, Title D of the Eldridge City Code 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 Sections 11-15, Chapter One, Title D of the Eldridge City Code. The development shall contain those items listed in section 30 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 fifty dollars (\$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 reestablished by a new zoning procedure as stated in sections 18.01 through 18.07 of this chapter.

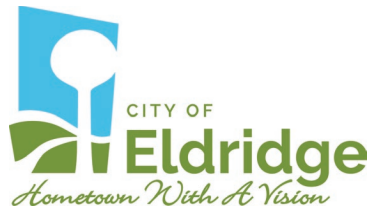
23.14 SCHEDULE. In addition to the information in Section 30, the development plan shall include a development schedule indicating the stages and dates of actual development. If the development becomes more than two hundred seventy (270) days behind the approved schedule, the city council may, by resolution, 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.

Upon completion of development, the zoning enforcement officer shall notify the city council. The city council shall, upon their consideration and agreement, pass a final resolution determining that the development is complete. 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.



To: Plan and Zone Commission
From: Jeff Martens, Assistant City Administrator
Re: Industrial Uses Amendment
Date: 8/3/23

Plan and Zone Commission:

The City Council is requesting a review of the Permitted Uses and Use on Review in I-1 Light Industrial and I-2 General Industrial Districts. The pertinent code sections are listed below with the proposed changes recommended by City Staff in red:

28.00 I-1 LIGHT INDUSTRIAL DISTRICT.

This industrial district is intended to provide for light and medium industrial, warehousing and wholesaling uses with adequate protection to adjacent district uses and sufficient control of external effects to protect one industry from another. Some commercial business services are permitted that require large tracts of land to operate and therefore are not economically feasible to be located in a conventional commercial district. Outside storage may only be permitted when, in the opinion of the Board of Adjustment, there will not be a negative impact on adjoining properties or views from adjacent roadways. Any outside storage areas which are authorized must be screened from the view of adjacent roadways.

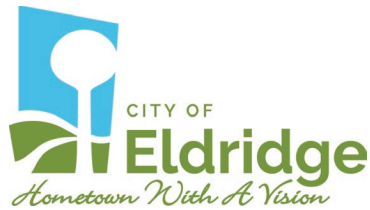
28.01 PRINCIPAL PERMITTED USES. No land shall be used or occupied and no building, structure, or premise shall be erected altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses;

- A. Automobile and motor vehicle repair garage doing major repair;
- B. Bottling works;
- C. Contractor's shop and enclosed storage yards;
- D. Environmental agency approved fertilizer blending plants, liquid and dry, and sale of feed or fuel;
- E. Grain elevator and associated enclosed warehouses;
- F. Lumber yard, wholesale and retail sales, including millwork, building materials sales and storage;
- G. Machine and welding shops;
- H. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products;
- I. The manufacture, compounding, assembling or treatment of articles or merchandise for the following previously prepared materials: canvas, cellophane, cloth, fiber, glass, leather, paper, plastics, precious or semi-precious metals or stone, rubber, textiles, wood, and yarn;
- J. The manufacture or assembling of electrical appliances, instruments and devices;

Karl Donaubaue
Tisha Bousse
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



- K. Trucking or motor freight terminals;
- L. Printing, publishing and lithography establishments;
- M. Wholesale and warehouse uses;
- ~~N. Self storage facilities;~~
- O. Laboratory and research firm involved in the research, experimentation or testing of materials, goods, or products.
- P. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to essential services, gasregulator station, telephone exchange, electric substation, public service/municipal garage and related facilities, public utility establishment, vocational school and community center;
- Q. Accessory uses or buildings customarily incidental to any of the above uses;
- R. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards. (Am. Ord. 2023-08, passed 3-20-2023)
- S. Any uses not listed above would be considered a use on review unless prohibited in section 28.03.

28.02 PERMITTED USES ON REVIEW. The following principal uses may be permitted on review by the Board in accordance with provisions contained herein:

- A. Sewage lagoon or treatment plant;
- B. Above and below ground storage of Class I, II and III materials not to exceed one-hundred thousand (100,000) gallons that shall comply with all applicable codes; and
- C. Waste handling or disposal such as a transfer station, ~~or recycling center,~~ ~~or landfill.~~
- D. Transmission Towers
- E. Outdoor storage when associated with a principal use on the lot
- F. Professional offices which have characteristics similar to, or are associated with, industrial uses allowed in this district
- G. Self storage facilities;
- H. Outdoor storage facilities: All such storage shall be screened from view of roadways by at least 7' solid decorative fencing and /or landscaping. Storage area must located on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi-trailers, campers, boats, hauling trailers, etc. shall be designed so that all driving surfaces used to hook up to such equipment is constructed of asphaltic concrete or PCC concrete.

28.03 PROHIBITED USES. The following uses are specifically prohibited in the "I-1" Light Industrial District:

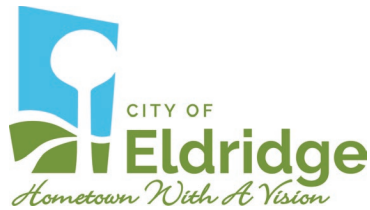
- A. Dwellings, except for watchman or caretaker on the premises;
- B. Churches or temples, schools, hospitals, clinics, and the institutions for human care, except when incidental to a permitted use; and
- C. Auto salvage and wrecking operations, industrial metal waste salvage operations, and junk yards.

28.04 HEIGHT REGULATIONS. Building height is governed by building code and fire protection requirements, provided that no building or structure shall exceed one hundred (100) feet in height.

Karl Donaubaer
Tisha Boussetot
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



28.05 LOT AREA, LOT WIDTH AND YARD REQUIREMENTS.

A. LOT AREA. The minimum lot area requirement shall be ten thousand (10,000) square feet. Lot depth shall not be more than three times the lot width.

B. LOT WIDTH AND YARD REQUIREMENTS. The following minimum requirements shall be observed:

Lot Width: None

Front Yard Depth: 25 ft.

Side Yard Width: 5 ft. minimum on one side and a total of 15 feet for both sides, except where adjoining an "R" District, then same as the least width in that "R" District

Rear Yard Depth: 10 ft., except where adjoining an "R" District, then same as required in that district

~~28.06 Outdoor Storage—Outdoor storage shall only be permitted when approved by the Board of Adjustment. All such storage shall be screened from view of roadways by solid decorative fencing and /or landscaping.~~

~~28.06~~ ~~28.07~~ Enclosure of use. All industrial operations shall take place within completely enclosed buildings, unless otherwise specified.

29.00 I-2 GENERAL INDUSTRIAL DISTRICT.

This industrial district is intended to provide for heavy or intense industries. The district is designed primarily for

manufacturing, assembling, and fabricating activities including large scale or specialized operations whose external effects will be felt to some degree by surrounding districts. Less restriction is placed upon outdoor use and storage. Certain uses having a nuisance potential, are permitted only in this district, and there only by permit use on review.

29.01 PRINCIPAL PERMITTED USES. No land shall be used or occupied and no building, structure, or premise shall be erected altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses;

A. Uses permitted in the I-1 district as listed in section 28.01 and unless specifically listed as a Prohibited Use in section 29.03

B. Cement block manufacture;

C. Concrete and asphalt mixing plants;

D. Drop forge;

E. Foundry;

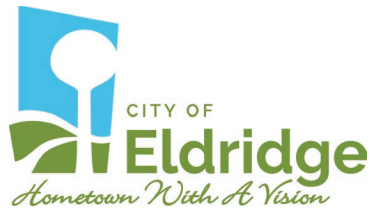
D. Meat packing, but not stockyard and slaughterhouse;

F. Planning mill and saw mill;

Karl Donaubaauer
Tisha Bousselot
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



- G. Stamping mill and other metal working processes;
- H. Grain storage and processing;
- I. Wood products manufacturing;
- ~~J. Parking lots, public and private;~~
- J. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to essential services, gasregulator station, telephone exchange, electric substation, public service/municipal garage and related facilities, public utility establishment.;
- K. Accessory uses or buildings customarily incidental to any of the above uses;
- L. Any uses not listed above would be considered a use on review unless prohibited in section 29.03.

29.02 PERMITTED USES ON REVIEW. The following principal uses may be permitted on review by the Board in accordance with provisions contained herein:

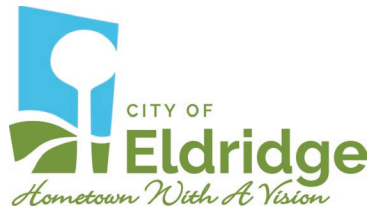
- A. Above and below ground storage of Class I, II or III materials not to exceed two-hundred thousand (200,000) gallons that shall comply with all applicable codes; and
- B. Automobile salvage or junk yard, building material salvage yard, scrap metal storage yard, or other salvage yard of any kind, provided that, all such operations are conducted in such a manner that all operation, display, or storage of material or equipment is so screened by ornamental fences, walks, and/or permanent planting that it cannot be seen from a public street or from adjoining lots when viewed by a person standing on ground level, and provided further, however, that no such screening in excess of seven (7) feet in height shall be required;
- C. Cement, lime, or gypsum manufacture;
- D. Chemical and petroleum refining;
- E. Disposal plants of all types including trash, garbage, recycling centers, transfer station, and sewage treatment;
- F. Transmission towers
- G. Wholesale of gasoline, propane or butane, or other petroleum products;
- H. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards. (Am. Ord. 2023-08, passed 3-20-2023)
- I. Parking lots, public and private;
- J. Landfill
- K. Recycle yards
- L. Rail storage yards and transfer stations
- M. Outdoor storage facilities: All such storage areas shall be screened from view of roadways by at least 7' solid decorative fencing and /or landscaping. Storage area must be on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi-trailers, campers, boats, hauling trailers, etc. shall be designed so that all driving surfaces used to hook up to such equipment is constructed of asphaltic concrete or PCC concrete.

29.03 PROHIBITED USES. The following uses are specifically prohibited in the "I-2" General Industrial District:

Karl Donaubaer
Tisha Bousselot
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



- A. Dwellings, except for watchman or caretaker on the premises;
- B. Churches or schools, hospitals, clinics, and other institutions for human care, except when incidental to a permitted use.

29.04 HEIGHT REGULATIONS. Building height is governed by building code and fire protection requirements provided that no building or structure shall exceed one hundred (100) feet in height.

29.05 LOT AREA, LOT WIDTH AND YARD REQUIREMENTS.

A. LOT AREA. The minimum lot area requirement shall be ten thousand (10,000) square feet.

B. LOT WIDTH AND YARD REQUIREMENTS. The following minimum requirements shall be observed:

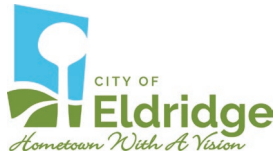
Lot Width: None

Front Yard Depth: 25 ft.

Side Yard Width: 5 foot minimum on one side and a total of 15 feet for both sides, except where adjoining an "R" District, then same as the least width in that "R" District

Rear Yard Depth: 10 ft., except where adjoining an "R" District, then same as required in that district

~~29.06 Outdoor Storage—Outdoor storage is permitted provided that such storage is located on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi trailers shall be designed so that all driving surfaces used to hook up to such equipment is constructed of asphaltic concrete or PCC concrete. All outdoor storage visible from 1st Street, LeClaire Rd., US 61, Blackhawk Trail or Scott Park Rd. shall be sufficiently screened by using landscape materials or fencing so as to block the view of the materials, vehicles or equipment so stored~~



ORDINANCE 2023-XX

AN ORDINANCE AMENDING TITLE D, CHAPTER TWO, SECTION 28.00 I-1 LIGHT INDUSTRIAL DISTRICT OF THE ELDRIDGE CITY CODE MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter Two, Section 28.01 PRINCIPAL PERMITTED USES is amended by removing the following language:

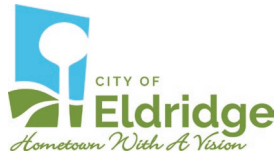
- A. Automobile and motor vehicle repair garage doing major repair;
- B. Bottling works;
- C. Contractor's shop and enclosed storage yards;
- D. Environmental agency approved fertilizer blending plants, liquid and dry, and sale of feed or fuel;
- E. Grain elevator and associated enclosed warehouses;
- F. Lumber yard, wholesale and retail sales, including millwork, building materials sales and storage;
- G. Machine and welding shops;
- H. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products;
- I. The manufacture, compounding, assembling or treatment of articles or merchandise for the following previously prepared materials: canvas, cellophane, cloth, fiber, glass, leather, paper, plastics, precious or semi-precious metals or stone, rubber, textiles, wood, and yarn;
- J. The manufacture or assembling of electrical appliances, instruments and devices;
- K. Trucking or motor freight terminals;
- L. Printing, publishing and lithography establishments;
- M. Wholesale and warehouse uses;
- N. Self storage facilities;
- O. Laboratory and research firm involved in the research, experimentation or testing of materials, goods, or products.
- P. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to essential services, gas-regulator station, telephone exchange, electric substation, public service/municipal garage and related facilities, public utility establishment, vocational school and community center;
- Q. Accessory uses or buildings customarily incidental to any of the above uses;
- R. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards.

Section Two.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



Title D, Chapter Two, Section 28.01 PRINCIPAL PERMITTED USES is amended by adding the following language:

- A. Automobile and motor vehicle repair garage doing major repair;
- B. Bottling works;
- C. Contractor's shop and enclosed storage yards;
- D. Environmental agency approved fertilizer blending plants, liquid and dry, and sale of feed or fuel;
- E. Grain elevator and associated enclosed warehouses;
- F. Lumber yard, wholesale and retail sales, including millwork, building materials sales and storage;
- G. Machine and welding shops;
- H. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products;
- I. The manufacture, compounding, assembling or treatment of articles or merchandise for the following previously prepared materials: canvas, cellophane, cloth, fiber, glass, leather, paper, plastics, precious or semi-precious metals or stone, rubber, textiles, wood, and yarn;
- J. The manufacture or assembling of electrical appliances, instruments and devices;
- K. Trucking or motor freight terminals;
- L. Printing, publishing and lithography establishments;
- M. Wholesale and warehouse uses;
- O. Laboratory and research firm involved in the research, experimentation or testing of materials, goods, or products.
- P. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to essential services, gasregulator station, telephone exchange, electric substation, public service/municipal garage and related facilities, public utility establishment, vocational school and community center;
- Q. Accessory uses or buildings customarily incidental to any of the above uses;
- R. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards. (Am. Ord. 2023-08, passed 3-20-2023)
- S. Any uses not listed above would be considered a use on review unless prohibited in section 28.03.

Section Three.

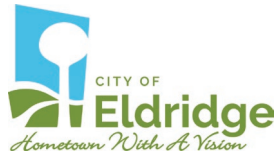
Title D, Chapter Two, Section 28.02 PERMITTED USES ON REVIEW is amended by removing the following language:

- A. Sewage lagoon or treatment plant;
- B. Above and below ground storage of Class I, II and III materials not to exceed one-hundred thousand (100,000) gallons that shall comply with all applicable codes; and
- C. Waste handling or disposal such as a transfer station, recycling center, or landfill.
- D. Transmission Towers

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



- E. Outdoor storage when associated with a principal use on the lot
- F. Professional offices which have characteristics similar to, or are associated with, industrial uses allowed in this district

Section Four.

Title D, Chapter Two, Section 28.02 PERMITTED USES ON REVIEW is amended by adding the following language:

- A. Sewage lagoon or treatment plant;
- B. Above and below ground storage of Class I, II and III materials not to exceed one-hundred thousand (100,000) gallons that shall comply with all applicable codes; and
- C. Waste handling or disposal such as a transfer station, or recycling center
- D. Transmission Towers
- E. Outdoor storage when associated with a principal use on the lot
- F. Professional offices which have characteristics similar to, or are associated with, industrial uses allowed in this district
- G. Self storage facilities;
- H. Outdoor storage facilities: All such storage shall be screened from view of roadways by at least 7' solid decorative fencing and /or landscaping. Storage area must located on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi-trailers, campers, boats, hauling trailers, etc. shall be designed so that all driving surfaces used to hook up to such equipment is constructed of asphaltic concrete or PCC concrete.

Section Five.

Title D, Chapter Two, Section 28.06 OUTDOOR STORAGE is amended by removing the following language:

28.06 Outdoor Storage - Outdoor storage shall only be permitted when approved by the Board of Adjustment. All such storage shall be screened from view of roadways by solid decorative fencing and /or landscaping

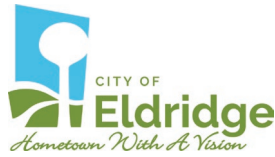
Section Six.

Title D, Chapter Two, Section 28.06 is amended by adding the following language:

28.06 Enclosure of use. All industrial operations shall take place within completely enclosed buildings, unless otherwise specified.

Section Seven.

Title D, Chapter Two, Section 28.07 is amended by removing the following language:



28.07 Enclosure of use. All industrial operations shall take place within completely enclosed buildings, unless otherwise specified.

Section Eight. Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

Section Nine. Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

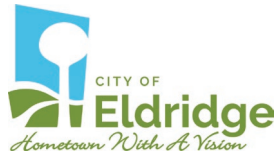
PASSED AND APPROVED THIS 5TH DAY OF SEPTEMBER, 2023.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent
Cheek	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent
Collins	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent
Peeters	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent



ORDINANCE 2023-XX

AN ORDINANCE AMENDING TITLE D, CHAPTER TWO, SECTION 29.00 I-2 GENERAL INDUSTRIAL DISTRICT OF THE ELDRIDGE CITY CODE MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter Two, Section 29.01 PRINCIPAL PERMITTED USES is amended by removing the following language:

- A. Uses permitted in the I-1 district as listed in section 28.01 and unless specifically listed as a Prohibited Use in section 29.03
- B. Cement block manufacture;
- C. Concrete and asphalt mixing plants;
- D. Drop forge;
- E. Foundry;
- D. Meat packing, but not stockyard and slaughterhouse;
- F. Planning mill and saw mill;
- G. Stamping mill and other metal working processes;
- H. Grain storage and processing;
- I. Wood products manufacturing;
- J. Parking lots, public and private;
- K. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to essential services, gas-regulator station, telephone exchange, electric substation, public service/municipal garage and related facilities, public utility establishment.;
- L. Accessory uses or buildings customarily incidental to any of the above uses;

Section Two.

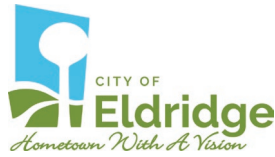
Title D, Chapter Two, Section 29.01 PRINCIPAL PERMITTED USES is amended by adding the following language:

- A. Uses permitted in the I-1 district as listed in section 28.01 and unless specifically listed as a Prohibited Use in section 29.03
- B. Cement block manufacture;
- C. Concrete and asphalt mixing plants;
- D. Drop forge;
- E. Foundry;
- D. Meat packing, but not stockyard and slaughterhouse;
- F. Planning mill and saw mill;
- G. Stamping mill and other metal working processes;

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



- H. Grain storage and processing;
- I. Wood products manufacturing;
- J. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to essential services, gasregulator station, telephone exchange, electric substation, public service/municipal garage and related facilities, public utility establishment.;
- K. Accessory uses or buildings customarily incidental to any of the above uses;
- L. Any uses not listed above would be considered a use on review unless prohibited in section 29.03.

Section Three.

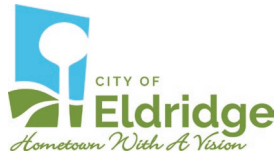
Title D, Chapter Two, Section 29.02 PERMITTED USES ON REVIEW is amended by removing the following language:

- A. Above and below ground storage of Class I, II or III materials not to exceed two-hundred thousand (200,000) gallons that shall comply with all applicable codes; and
- B. Automobile salvage or junk yard, building material salvage yard, scrap metal storage yard, or other salvage yard of any kind, provided that, all such operations are conducted in such a manner that all operation, display, or storage of material or equipment is so screened by ornamental fences, walks, and/or permanent planting that it cannot be seen from a public street or from adjoining lots when viewed by a person standing on ground level, and provided further, however, that no such screening in excess of seven (7) feet in height shall be required;
- C. Cement, lime, or gypsum manufacture;
- D. Chemical and petroleum refining;
- E. Disposal plants of all types including trash, garbage, recycling centers, transfer station, and sewage treatment;
- F. Transmission towers
- G. Wholesale of gasoline, propane or butane, or other petroleum products;
- H. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards.

Section Four.

Title D, Chapter Two, Section 29.02 PERMITTED USES ON REVIEW is amended by adding the following language:

- A. Above and below ground storage of Class I, II or III materials not to exceed two-hundred thousand (200,000) gallons that shall comply with all applicable codes; and
- B. Automobile salvage or junk yard, building material salvage yard, scrap metal storage yard, or other salvage yard of any kind, provided that, all such operations are conducted in such a manner that all operation, display, or storage of material or equipment is so screened by ornamental fences, walks, and/or permanent planting that it cannot be seen from a public street or from adjoining lots when viewed by a person standing on ground



level, and provided further, however, that no such screening in excess of seven (7) feet in height shall be required;

C. Cement, lime, or gypsum manufacture;

D. Chemical and petroleum refining;

E. Disposal plants of all types including trash, garbage, recycling centers, transfer station, and sewage treatment;

F. Transmission towers

G. Wholesale of gasoline, propane or butane, or other petroleum products;

H. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards. (Am. Ord. 2023-08, passed 3-20-2023)

I. Parking lots, public and private;

J. Landfill

K. Recycle yards

L. Rail storage yards and transfer stations

M. Outdoor storage facilities: All such storage areas shall be screened from view of roadways by at least 7' solid decorative fencing and /or landscaping. Storage area must be on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi-trailers, campers, boats, hauling trailers, etc. shall be designed so that all driving surfaces used to hook up to such equipment is constructed of asphaltic concrete or PCC concrete.

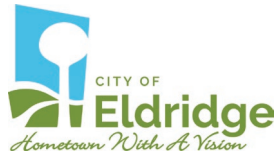
Section Five.

Title D, Chapter Two, Section 29.06 is amended by removing the following language:

29.06 Outdoor Storage - Outdoor storage is permitted provided that such storage is located on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi trailers shall be designed so that all driving surfaces used to hook up to such equipment is constructed of asphaltic concrete or PCC concrete. All outdoor storage visible from 1st Street, LeClaire Rd., US 61, Blackhawk Trail or Scott Park Rd. shall be sufficiently screened by using landscape materials or fencing so as to block the view of the materials, vehicles or equipment so stored.

Section Six. Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

Section Seven. Effective date. This ordinance shall take effect upon its passage and publication as provided by law.



PASSED AND APPROVED THIS 5TH DAY OF SEPTEMBER, 2023.

Attest:

Mayor, Frank King

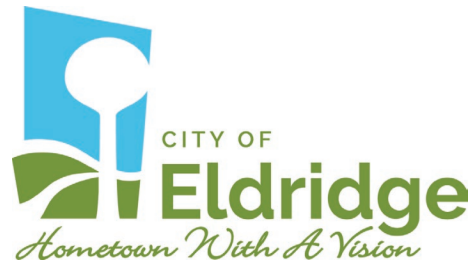
Martha Nieto, City Clerk

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Cheek	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Peeters	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



To: Plan and Zone Commission
From: Jeff Martens, Assistant City Administrator
Re: Recommendation of Conformity of new Urban Renewal Plan
Date: 8/3/23

Plan and Zone Commission:

The City of Eldridge is in the process of creating a plan for the new Lincoln-LeClaire Urban Renewal Area. Part of this process includes having the Planning and Zoning Commission review this plan and consider a recommendation as to the conformity of the plan to the City's Comprehensive Plan.

City staff has reviewed this plan which was prepared by our city attorneys from Ahlers Cooney. City staff is recommending approval as they believe it conforms to the Comprehensive Plan.

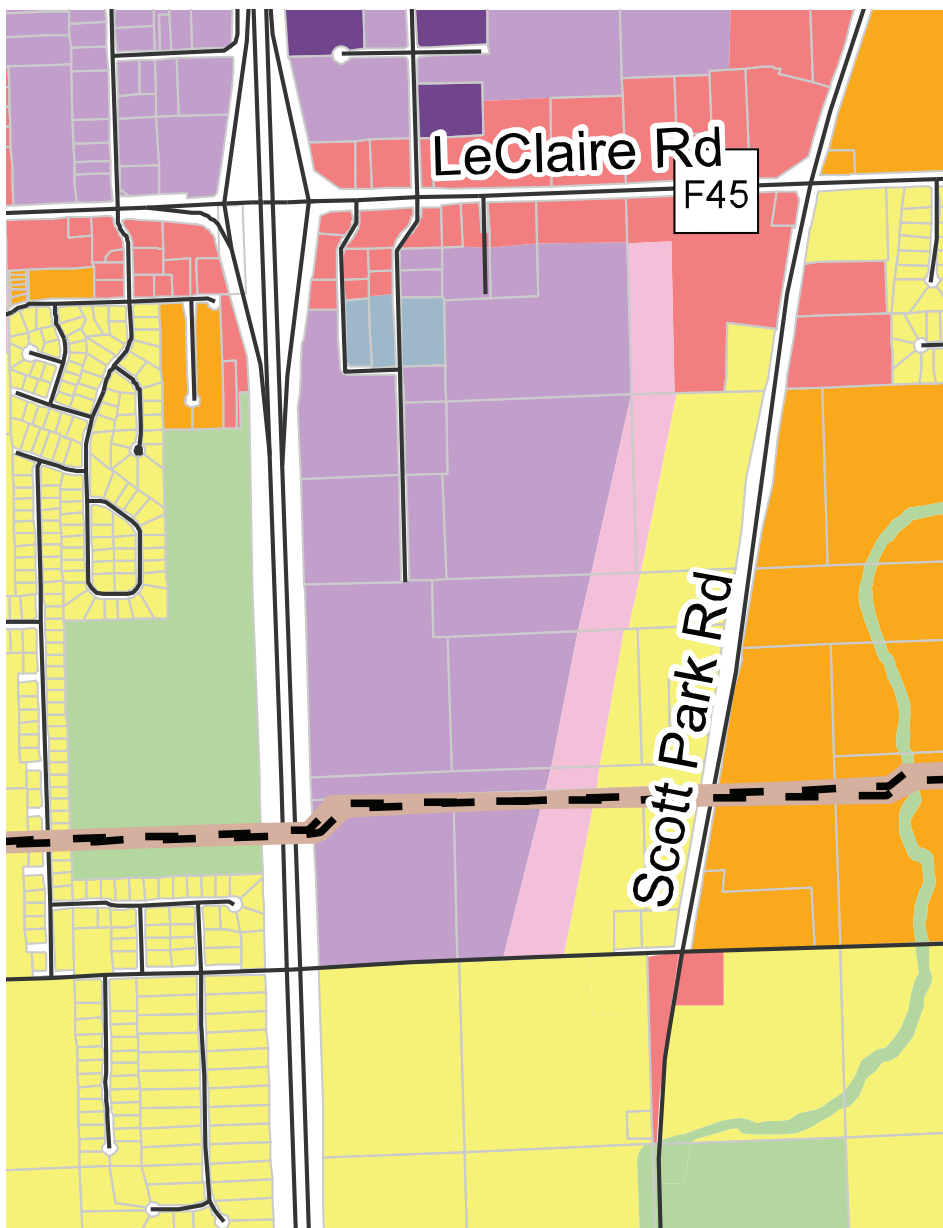
Below are 3 exhibits:

- 1) Future land use map
- 2) Lincoln-LeClaire Urban Renewal Plan
- 3) Link to comprehensive plan:

https://www.cityofeldridgeia.org/files/ugd/f39dcd_ed67f717cd6c4a6886bede5060c101f6.pdf

Reviewing Chapter 4: Land Use and Chapter 11: Strategies for Implementation as related to goals for land use and economic development will be particularly useful.

ELDRIDGE FUTURE LAND USE MAP



Legend

Proposed Land Use

- Low Density Residential
- High Density Residential
- Institutional
- Heavy Industrial
- Light Industrial
- Commercial
- Office
- Recreation
- Planning Area Boundary
- Eldridge Corporate Limits
- Other Corporate Limits
- Parcels
- Pipelines
- 50' Buffer of Pipelines
- Roads
- Railroads**
- Existing
- Proposed

**LINCOLN-LECLAIRE
URBAN RENEWAL PLAN**

for the

**LINCOLN-LECLAIRE
URBAN RENEWAL AREA**

CITY OF ELDRIDGE, IOWA

2023

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- G. TYPES OF RENEWAL ACTIVITIES
- H. ELIGIBLE URBAN RENEWAL PROJECTS
- I. FINANCIAL INFORMATION
- J. URBAN RENEWAL FINANCING
- K. PROPERTY ACQUISITION/DISPOSITION
- L. RELOCATION
- M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA
- N. STATE AND LOCAL REQUIREMENTS
- O. AGRICULTURAL LAND
- P. SEVERABILITY
- Q. URBAN RENEWAL PLAN AMENDMENTS
- R. EFFECTIVE PERIOD

EXHIBITS

- A. LEGAL DESCRIPTION OF URBAN RENEWAL AREA
- B. MAP OF URBAN RENEWAL AREA
- C. AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

**LINCOLN-LECLAIRE URBAN RENEWAL PLAN
for the
LINCOLN-LECLAIRE URBAN RENEWAL AREA**

CITY OF ELDRIDGE, IOWA

A. INTRODUCTION

The Lincoln-LeClaire Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Lincoln-LeClaire Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote commercial and industrial economic development in the City of Eldridge, Iowa (the “City”). In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit A and illustrated in Exhibit B. The City reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, the City designates this Urban Renewal Area as an area appropriate for the promotion of economic development (commercial and industrial development).

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) Ordinance is adopted, and debt is certified prior to December 1, 2023, the taxable valuation as of January 1, 2022, will be considered the frozen “base valuation” of the taxable property within that area covered by the TIF ordinance. If a TIF Ordinance is not adopted until a later date, or debt is not first certified prior to December 1, 2023, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF Ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

E. DEVELOPMENT PLAN

The City has a general plan for the physical development of the City as a whole, outlined in the City’s Eldridge Comprehensive Plan, adopted in 2011. The goals and objectives proposed in this Plan, and the urban renewal projects described herein, are in conformity with the land use policies and plans for the development of the City as a whole established in the Eldridge Comprehensive Plan.

This Urban Renewal Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial and industrial development). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer, roadways, and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
6. To stimulate, through public action and commitment, private investment in new and expanded commercial and industrial development.
7. To improve the conditions and opportunities for commercial and industrial economic development.
8. To help develop a sound economic base that will serve as the foundation for future growth and development.
9. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.
10. To enhance the health, safety, living environment, general character, and general welfare of Eldridge, Iowa.
11. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

H. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. Development Agreements:

A. *RILCO, Inc. Development Agreement:* The City expects to consider a development agreement with RILCO, Inc. (or a related entity) (the “Developer”), pursuant to which the Developer would cause the construction of a 58,000 square foot addition to the Existing Facility,

to be used as office and warehouse space. The Developer would agree to create and retain jobs in the expanded facility. The development agreement would provide detailed terms and conditions under which the City may make annual tax increment grant payments to the Developer in the amount of a declining percentage of the Tax Increment generated by construction of the hotel for up to ten (10) fiscal years, not to exceed a total of \$2,100,000.

B. Future Development Agreements: The City expects to consider requests for development agreements for projects that are consistent with this Plan, as amended, in the City’s sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, as amended, including, but not limited to, land, loans, grants, tax increment rebates, public infrastructure assistance, and other incentives. The costs of such development agreements will not exceed \$1,000,000.

2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees and Costs	Undetermined	Not to Exceed \$50,000

I. FINANCIAL INFORMATION

1.	July 1, 2022 constitutional debt limit:	\$35,771,851
2.	Current Outstanding General Obligation Debt	\$13,709,898
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$3,150,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

J. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

K. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

L. RELOCATION

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. Properties within the Urban Renewal Area shall not be eligible for tax abatement under an Urban Revitalization Plan without the City Council's specific approval. The City Council, at its sole discretion, shall determine which incentives, if any, are available through either: (a) this Plan for urban renewal incentives, if any urban renewal incentives are offered by the City, at the City Council's sole discretion; or (b) tax abatement incentives through the City's Urban Revitalization Plan; or (c) a combination of urban renewal incentives and tax abatement incentives.

N. STATE AND LOCAL REQUIREMENTS

The City will comply with all State and local laws related to implementing this Urban Renewal Plan and its supporting documents.

O. AGRICULTURAL LAND

Because some of the area included in the Urban Renewal Area contains land that is defined as "agricultural land" by Iowa Code Section 403.17(3), the property owner has entered into an agreement in which the property owner agrees to allow the City to include real property defined as "Agricultural Land" in the Urban Renewal Area. A copy of the agreement is attached as Exhibit "C". The original signed agreement will be on file at the City Clerk's office.

P. SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

Q. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying goals or types of renewal activities. The City Council may amend this Plan in accordance with applicable State law.

R. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within a TIF Ordinance of the Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

EXHIBIT A
LEGAL DESCRIPTION OF URBAN RENEWAL AREA

Commencing as a point of beginning at the southwest corner of Lot 1, Meinhardt's 2nd Addition, along the East line of the US Highway 61 right-of-way;

Thence, North 00°24'58" West 1227.79 feet along the East line of the US Highway 61 right-of-way;

Thence, North 05°45'37" East 10.15 feet along the East line of the US Highway 61 right-of-way;

Thence, North 05°45'36" East 441.02 feet along the East line of the US Highway 61 right-of-way;

Thence, North 09°20'03" East 239.27 feet along the East line of the US Highway 61 right-of-way;

Thence, South 89°56'18" East 210.79 feet to a point on the West line of the South 14th Avenue right-of-way;

Thence, South 00°02'52" East 397.44 feet along the West line of the South 14th Avenue right-of-way;

Thence, Southeasterly 100.95 feet along the arc of a 65.00 foot radius curve concave northeasterly (chord bearing South 44°32'27" East 91.11 feet) along the West and South line of South 14th Avenue right-of-way;

Thence, South 89°02'02" East 375.34 feet along the South line of the South 14th Avenue right-of-way to a point on the East line of the South 16th Avenue right-of-way;

Thence, North 00°01'17" East 51.58 feet along the East line of the South 16th Avenue right-of-way;

Thence, South 89°56'30" East 293.18 feet;

Thence, North 00°03'42" East 460.55 feet;

Thence, North 89°30'08" East 329.76 feet;

Thence, North 89°36'58" East 330.00 feet;

Thence, North 00°04'58" East 661.73 feet to a point on the South line of the East LeClaire Road right-of-way;

Thence, North 89°30'08" East 625.69 feet along the South line of the East LeClaire Road right-of-way;

Thence, North 89°22'30" East 1184.56 feet along the South line of the East LeClaire Road right-of-way to a point on the West line of the South Scott Park Road right-of-way;

Thence, South 14°31'51" East 61.38 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 09°54'59" West 182.29 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 09°55'01" West 12.82 feet along the West line of the South Scott Park Road right-of-way;

Thence, North 78°36'52" West 10.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 11°23'08" West 641.33 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 08°15'51" West 93.65 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 10°57'04" West 313.24 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 14°00'16" West 3.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 16°56'36" West 96.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 89°26'27" West 924.96 feet;

Thence, South 89°25'31" West 1290.11 feet;

Thence, South 89°35'42" West 343.02 feet to a point on the West line of the South 16th Avenue right-of-way;

Thence, South 00°01'18" West 500.00 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 89°35'40" West 3.23 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 00°03'42" West 735.14 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 89°21'28" West 671.24 feet to the point of beginning.

All bearings are based on the NAD83 Iowa State Planes South coordinate system. For purposes of this description the West line of Lot 1 of Meinhardt's 2nd Addition is assumed to bear North 00°24'58" West.

The land described in this description contains 91.154 acres, more or less.

EXHIBIT B
MAP OF URBAN RENEWAL AREA

