

PLANNING & ZONING MEETING AGENDA
Tuesday August 30, 2022 5:00 PM
Eldridge City Hall 305 N 3rd Street

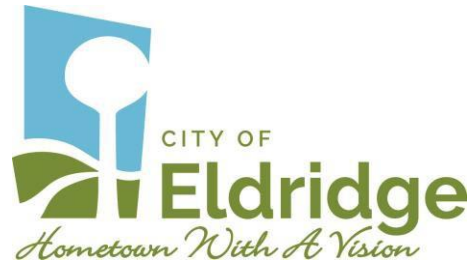
1. Call to Order and Roll Call
2. Approval of the Minutes for the May 19th, 2022 Meeting
3. Consideration of Ivy Acres Preliminary Plat
4. Consideration of Approval of Ivy Acres Preliminary Plat
5. Adjournment

Next Meeting: TBD

Karl Donaubauer
Tisha Boussetot
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



To: Plan & Zone Commission
From: Tony Rupe, Assistant City
Administrator
Re: Meeting Minutes
Date: 2022-05-19

The Eldridge Plan and Zone Commission met in open session at Eldridge City Hall at 5:33 p.m. on May 19th, 2022. Present were Karl Donabauer, Nancy Gruber, Brad Merrick, Tisha Boussetot, Duane Miller (via phone), Mike Martin and Terry Harbour. No board members absent. Also present were Tony Rupe (City of Eldridge), Nick Bettis (Axiom), Ryan Windmiller (Aspen Homes) and Rob Davis (CT Creek).

The minutes from the 3-29-22 meeting was presented for approval. Changes were made on the meeting minutes to reflect which members present and absent. Motion by Gruber to approve the minutes as amended. Second by Miller. Motion approved 7-0 by unanimous voice vote.

Consideration of approval of Final Plat for Goettsch Farms 2nd Addition. Rupe presented that the owner was separating the farm buildings from the tillable acres. Motion by Boussetot to approve Final Plat of Goettsch Farm 2nd Addition. Second by Gruber. Motion approved 7-0 by unanimous voice vote.

Consideration of Approval of Rezoning Ivy Acres. Rupe presented the concept of rezoning the former Eldridge Commercial Park, which was zoned part R1 and part C3, to R3. Aspen Homes and CT Creek are planning a development of the 44 acres for villas, townhomes, and apartments. Discussion was held on approving residential up against an industrial zone. Motion by Martin to approve the Rezoning to R3. Second by Merrick. Motion approved 6-0 by unanimous voice vote. Phone connection with Duane Miller failed prior to vote.

Motion by Gruber to adjourn the meeting. Second by Harbour. Motion approved by unanimous voice vote. Meeting adjourned at 6:12p.m.

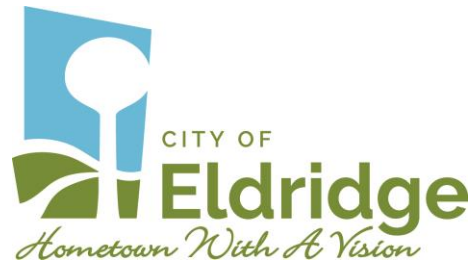
Respectfully submitted,

Tony Rupe, Interim Assistant City Administrator

Karl Donabauer
Tisha Boussetot
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



To: Plan and Zone Commission
From: Tony Rupe, City Administrator
Re: Ivy Acres Preliminary Plat
Date: 5/6/22

Plan and Zone Commission

A preliminary plat application has been received for Ivy Acres. The city staff and city engineer have reviewed the preliminary plat and worked with the developer on a few changes. The city staff recommends approval of the preliminary plat.

Karl Donaubaauer
Tisha Boussetot
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



PRELIMINARY PLAT APPLICATION

Plan and Zone Commission

Subdivision Name Ivy Acres

Subdivision Location Northern edge of Eldridge, north of Franklin St and west of N 6th Ave

Current Zoning R-3 Proposed Zoning R-3

Number of Lots 194

Developer Name R&R Investing, LLC
Address PO Box 809, Bettendorf, Iowa 52722
Phone Number 563-332-4192
Email Address ryan@aspenswindmiller.com
Main Contact Person Ryan Windmiller

Engineer Firm Axiom Consultants, LLC
Contact Brian Boelk, PE
Address 60 E Court Street, Iowa City, Iowa 52804
Phone Number 319-400-1056
Email bboelk@axiom-con.com

Name of person filing application Brian Boelk Date 8/04/2022

Application Fee is \$200.00 plus \$1.50 per lot

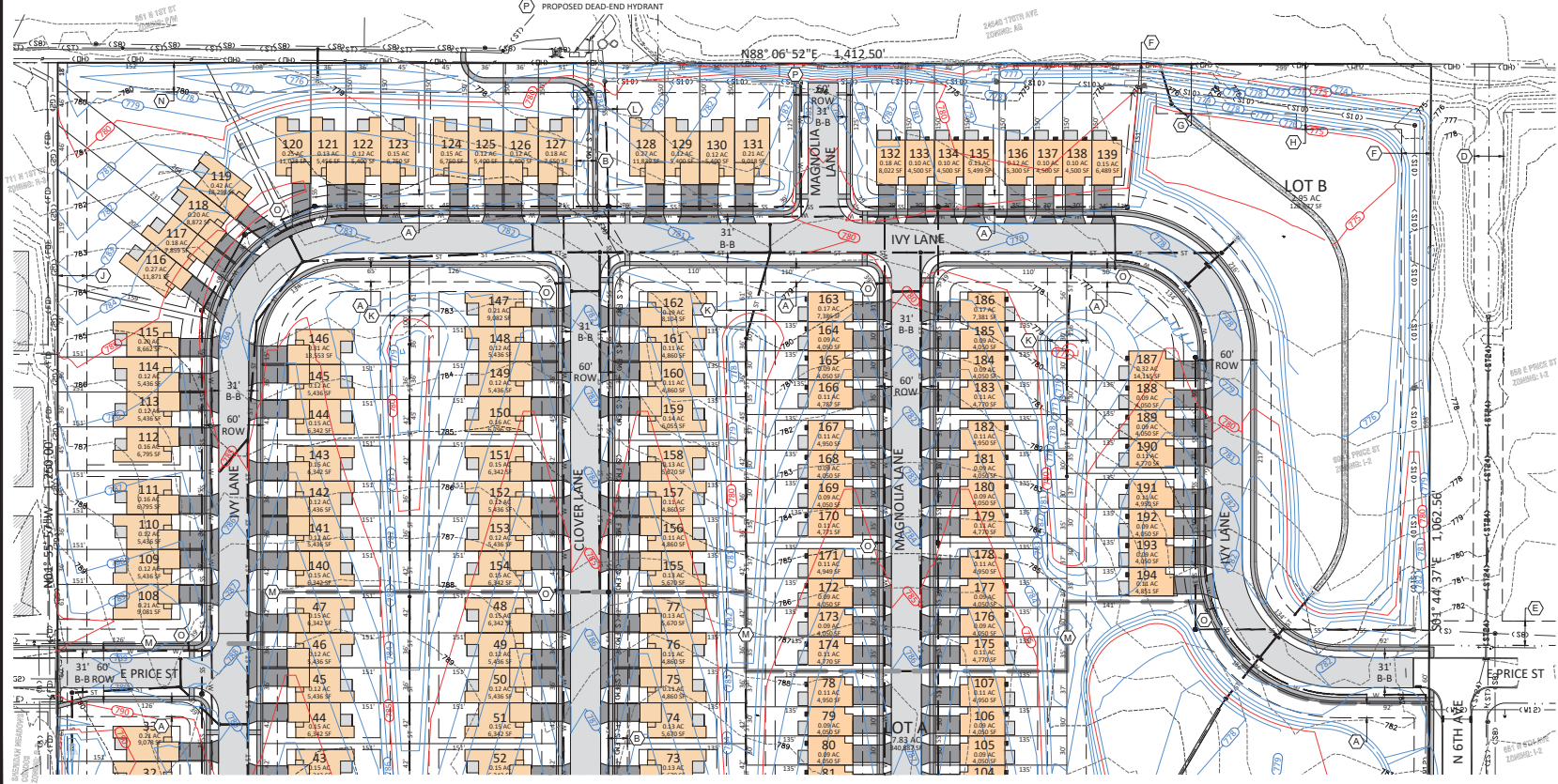
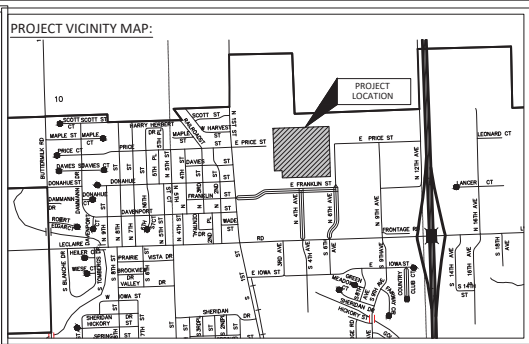
| | | | |
|---------------------|----|--------------------------|---------------------------|
| For office use only | | | |
| Filing Fee Paid | \$ | <u>491.⁰⁰</u> | Date Filed <u>8/19/22</u> |
| Payment Method | | <u>Credit Card</u> | Meeting Date _____ |

PRELIMINARY PLAT IVY ACRES SUBDIVISION IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

LEGAL DESCRIPTION:
 BEING ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., LYING NORTH OF ELDRIDGE COMMERCIAL PARK AND WEST OF MARCON FIRST ADDITION, AND WEST OF LANCKER PARK SIXTH ADDITION,
 AND ALL OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., LYING NORTH OF ELDRIDGE COMMERCIAL PARK AND EAST OF THE VILLAGE AT SHERIDAN MEADOWS, AND EAST OF LANCKER PARK SEVENTH ADDITION
 AND LOT 7, LOT 8, LOT 9, AND LOT 10 OF ELDRIDGE COMMERCIAL PARK, AN ADDITION TO THE CITY OF ELDRIDGE, EXCEPT EMILY ACRES FIRST ADDITION, EMILY ACRES SECOND ADDITION, AND EMILY ACRES FOURTH ADDITION TO THE CITY OF ELDRIDGE, IOWA.
 ALL IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA.
 DESCRIBED AREA CONTAINS 43.91 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

- KEY NOTES:**
- (A) 15' PUBLIC UTILITY EASEMENT
 - (B) 20' SANITARY SEWER EASEMENT
 - (C) EXISTING 10' UTILITY EASEMENT
 - (D) EXISTING 30' SEWER DRAINAGE & UTILITY EASEMENT
 - (E) EXISTING 25' SEWER & UTILITY EASEMENT
 - (F) EXISTING 30' SANITARY EASEMENT
 - (G) EXISTING 51.27' SANITARY EASEMENT
 - (H) EXISTING 67.27' SANITARY EASEMENT
 - (I) EXISTING 10' UTILITY EASEMENT TO BE VACATED AND CENTRAL SCOTT TELEPHONE LINE ABANDONED
 - (J) 30' STORM SEWER AND DRAINAGE EASEMENT
 - (K) 40' STORM SEWER AND DRAINAGE EASEMENT
 - (L) 45' SANITARY AND PUBLIC ACCESS EASEMENT
 - (M) PHASE LINE
 - (N) 30' STORM SEWER, DRAINAGE AND PUBLIC ACCESS EASEMENT
 - (O) PROPOSED FIRE HYDRANT
 - (P) PROPOSED DEAD-END HYDRANT

- GENERAL NOTES:**
1. ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.
 2. THIS PRELIMINARY PLAT INCLUDES APPROXIMATELY 43.91 ACRES.
 3. THE PROPOSED ZONING FOR THE LOTS SHOWN ON THE SITE IS R-3.
- REQUIRED SETBACKS ARE:**
- | | | |
|-------|--------|-----------|
| FRONT | SIDE | REAR |
| 25' | 5'-12' | TOTAL 30' |
4. EASEMENTS FOR PLANNING PURPOSES. SUBJECT TO CHANGE WITH SITE DESIGN. TO BE INCORPORATED INTO FINAL PLAT OR EASEMENT EXHIBITS.
 5. ALL PROPOSED WATERMAIN IS TO BE 8".
 6. ALL PROPOSED SANITARY SEWER IS TO BE 8".
 7. THE INTENDED USE OF THE OUTLOT AND LETTERED LOTS WITHIN THE PLAT ARE AS FOLLOWS:
- | OUTLOT | INTENDED USE | RESPONSIBLE PARTY |
|--------|-------------------------|-------------------------|
| LOT A | RIGHT-OF-WAY DEDICATION | CITY OF ELDRIDGE |
| LOT B | STORMWATER MANAGEMENT | HOMEOWNER'S ASSOCIATION |
8. TOTAL NUMBER OF LOTS: 194
 9. THIS PROPERTY LIES WITHIN FEMA PANEL 19163C0215G (03/23/2021). THERE ARE NO MAPPED FLOODPLAINS ON THIS PROPERTY.
 10. PHASE ONE TO INCLUDE LOTS 1-107 AND LOT A AND B. PHASE TWO TO INCLUDE LOTS 108-194 AND LOT A.
 11. SEWER MAIN SUMP PUMP IS TO BE A MINIMUM OF 8".
 12. LOTS 2-9, 78-107, 132-129 AND 163-194 TO HAVE WINDOW WELLS AS SHOWN



OWNER / APPLICANT:
 R&R INVESTMENTS, LLC
 C/O RYAN WINDMILLER
 PO BOX 809
 BETTENDORF, IA 52722
 563-823-0146, 563-332-4192
 RYAN@ASPENWINDMILLER.COM

PREPARED BY:
 AXIOM CONSULTANTS, LLC
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 IOWA CITY, IOWA 52240
 319-519-6220
 BBOELK@AXIOM-CON.COM

AXIOM CONSULTANTS
 WWW.AXIOM-CON.COM | (515) 519-6220

DRAWING LOG

| REV. | DATE | DESCRIPTION OF CHANGES |
|------|------------|---------------------------|
| A | 06-04-2022 | CITY SUBMITTAL |
| | 06-19-2022 | RESPONSE TO CITY COMMENTS |

PROJECT NAME: IVY ACRES SUBDIVISION
CITY: ELDRIDGE, IA

CLIENT NAME: R&R INVESTMENTS, LLC

DRAWING NO.: 220030
DRAWN BY: BOELK

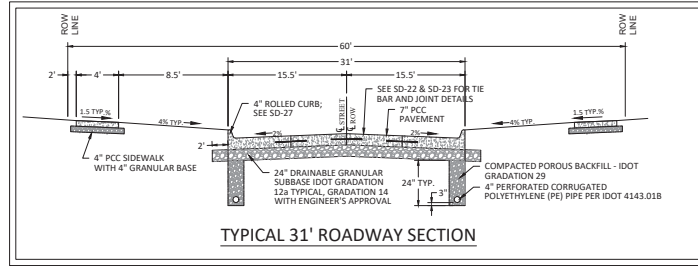
PRELIMINARY PLAT

1 OF 2

PRELIMINARY PLAT IVY ACRES SUBDIVISION IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

KEY NOTES:

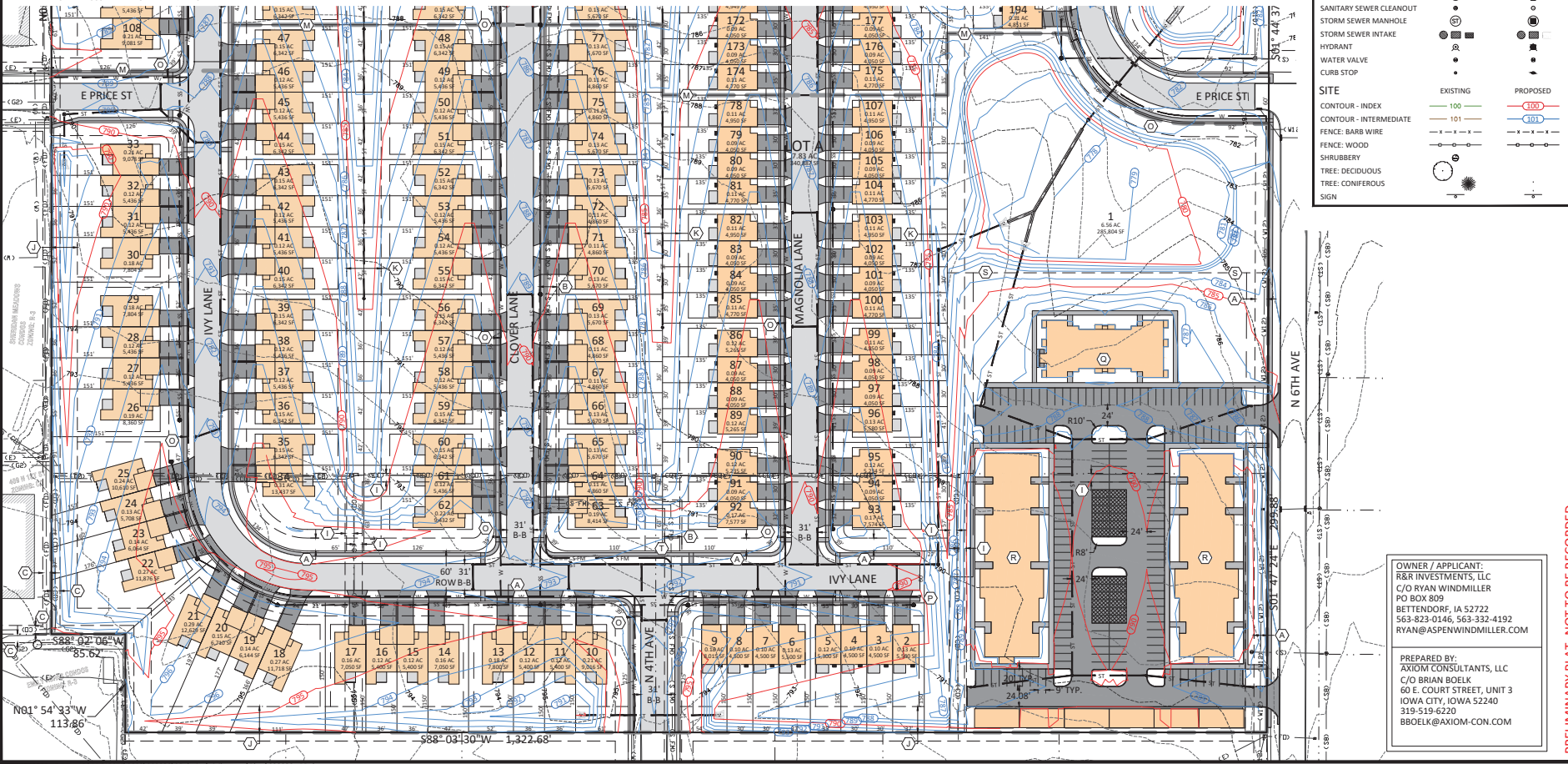
- | | | |
|--|--|-------------------------------|
| A 15' PUBLIC UTILITY EASEMENT | J 30' STORM SEWER AND DRAINAGE EASEMENT | S DETENTION/DRAINAGE EASEMENT |
| B 20' SANITARY SEWER EASEMENT | K 40' STORM SEWER AND DRAINAGE EASEMENT | T FORCE MAIN TO BE RELOCATED |
| C EXISTING 10' UTILITY EASEMENT | L 45' SANITARY AND PUBLIC ACCESS EASEMENT | |
| D EXISTING 30' SEWER DRAINAGE & UTILITY EASEMENT | M PHASE LINE | |
| E EXISTING 25' SEWER & UTILITY EASEMENT | N 30' STORM SEWER, DRAINAGE AND PUBLIC ACCESS EASEMENT | |
| F EXISTING 30' SANITARY EASEMENT | O PROPOSED FIRE HYDRANT | |
| G EXISTING 51.27' SANITARY EASEMENT | P PROPOSED DEAD-END HYDRANT | |
| H EXISTING 67.27' SANITARY EASEMENT | Q 30 UNIT BUILDING | |
| I EXISTING 10' UTILITY EASEMENT TO BE VACATED AND CENTRAL SCOTT TELEPHONE LINE ABANDONED | R 48 UNIT BUILDING | |



LEGEND:

| UTILITIES | EXISTING | PROPOSED |
|------------------------------|----------|----------|
| COMMUNICATIONS OVERHEAD LINE | — CDH — | — CH — |
| ELECTRIC | — CE — | — E — |
| FIBER OPTIC | — CF — | — FO — |
| GAS | — CG — | — G — |
| SANITARY SEWER | — CS — | — SS — |
| STORM SUBDRAIN | — ST — | — ST — |
| WATER: DOMESTIC | — CW — | — W — |
| COMMUNICATIONS HANDHOLE | — CHH — | — CHH — |
| COMMUNICATIONS PEDESTAL | — CHP — | — CHP — |
| COMMUNICATIONS MANHOLE | — CHM — | — CHM — |
| GUY WIRE ANCHOR | — GWA — | — GWA — |
| UTILITY POLE | — UP — | — UP — |
| UTILITY POLE WITH LIGHT | — UPL — | — UPL — |
| LIGHT POLE | — LP — | — LP — |
| ELECTRIC MANHOLE | — EMH — | — EMH — |
| ELECTRIC TRANSFORMER | — ET — | — ET — |
| SANITARY SEWER CLEANOUT | — SSC — | — SSC — |
| SANITARY SEWER MANHOLE | — SMH — | — SMH — |
| STORM SEWER INTAKE | — SSI — | — SSI — |
| HYDRANT | — H — | — H — |
| WATER VALVE | — WV — | — WV — |
| CURB STOP | — CS — | — CS — |

| SITE | EXISTING | PROPOSED |
|------------------------|----------|----------|
| CONTOUR - INDEX | — 100 — | — 100 — |
| CONTOUR - INTERMEDIATE | — 101 — | — 101 — |
| FENCE: BARB WIRE | — FBW — | — FBW — |
| FENCE: WOOD | — FW — | — FW — |
| SHRUBBERY | — S — | — S — |
| TREE: DECIDUOUS | — TD — | — TD — |
| TREE: CONIFEROUS | — TC — | — TC — |
| SIGN | — SGN — | — SGN — |



OWNER / APPLICANT:
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0 30 60

| | | |
|------|------------|---------------------------|
| REV. | DATE | DESCRIPTION OF CHANGES |
| A | 06-04-2022 | CITY SUBMITTAL |
| | 06-19-2022 | RESPONSE TO CITY COMMENTS |

| | |
|--|--------------------------------------|
| PROJECT NAME: IVY ACRES SUBDIVISION ELDRIDGE, IA | CLIENT NAME: R&R INVESTMENTS, LLC |
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PRELIMINARY PLAT

SHEET NUMBER:
220030 BOELK

2 OF 2

Aug 19, 2022 - 3:57 pm s:\PROJECTS\2022\220030\05 design\civil-survey\Plats\220030 - PP.dwg