

MINUTES
January 14, 2020 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Andrew Anderson, Kayla Bendorf, Rochelle Conway, Jodi Hansen, Wendi Ingram, Robert McFadden and Steve Nienhaus

Excused:

Staff: Andrew Fangman, Assistant Community Development Director, Community Development
Christa Bailey, Office Coordinator, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

Minutes:

Robert McFadden motioned to approve the November 11, 2019 minutes and Wendi Ingram seconded the motion. All ayes, motion carried.

Subdivision:

PZS #18 – Stanley Wood Addition – New Hope Foundation – 115 Sunset Drive – 1 Lot – 4.26 Acres

Rob Salt, chairman of New Hope Foundation, was present to discuss the request. Mr. Salt explained that upon the previous owners' deaths they gifted the property to the New Hope Foundation and the foundation was not positive what they wanted to do with the property. A couple has now approached the foundation about purchasing the existing home and separating it from the surrounding acreage so the foundation is requesting the subdivision to allow this. Andrew Anderson motioned to approve the subdivision; Robert McFadden seconded. All ayes, motion carried.

Voluntary Annexation Request:

MVAH Partners – 1 Lot – 4.56 Acres – Parcel #090301002 – 400 Colorado Street

The annexation request was discussed in conjunction with the rezoning request of the same subject parcel.

Steve Nienhaus motioned to approve the annexation request; seconded by Robert McFadden. All ayes, motion carried.

Rezoning:

PZZ #9 – M-3 Multi-Family Residential (Muscatine County Zoning District) to R-6 Multi-Family Residential (City of Muscatine Zoning District) – MVAH Partners – 1 Lot – 4.56 Acres – Parcel #090301002 – 400 Colorado Street

Hume An, 3408 Mary Kay Ln, was present as a representative of MVAH Partners to discuss the request. Mr. An presented a slideshow presentation detailing MVAH Partners' preliminary plan for the construction of a 51-unit multi-family dwelling for low to moderate income seniors over the age of 55. Mr. An explained that MVAH Partners has a number of senior housing developments throughout Iowa including one in Muscatine hope to add more senior housing to meet the demand for quality senior housing. The building would consist of 51 one-two bedroom units with a 3 story elevator and would need to connect to the City's sewer hence the annexation request. After MVAH Partners consulted the City of Muscatine about the possibility of using that property for the proposed development, the City suggested to have the parking lot in front of the building to keep the trees that are currently there intact as a screen between the building and the surrounding properties and MVAH Partners designed their plans according to such suggestion. The construction would create 50 jobs and upon completion 2 fulltime employees for management. MVAH Partners will own and manage the property themselves. Mr. An stated MVAH Partners is submitting an application for funding in March 2020 with plans to begin the construction February 2021 which is estimated to take 12-14 months.

Andrew Anderson asked if covenants would exist to be able for MVAH Partners to receive the funding. Mr. An advised that there are covenants to utilize the funding. Robert McFadden questioned about the run-off plan and Mr. An stated it would be on-site detention. Andrew Fangman also explained that the City requires a site plan review process for this type of construction and as part of the site plan review an engineer designed run-off plan is included, detailing that the run-off amount will not increase. Steve Nienhaus asked if they planned to use local or out of town contractors to which Hume An replied they would request bids from many contractors, both local and out of town. Mr. Nienhaus cautioned about using non-legitimate contractors and ensuring they have the proper licensing requirements. Jodi Hansen inquired whether there is any chance of changing the project to a different type of housing. Mr. An stated they have no intention of changing and Mr. Fangman added that as part of the financing covenants it would require the property to remain the same for 30 years.

Clifford Lanfier, 2793 Shamrock Dr, shared his concerns about the run-off and buffering from the houses currently neighboring the intended construction lot. Hume An answered his concerns by reassuring that MVAH Partners deal with run-off plans frequently and they always handle it professionally with an engineer to meet the required standards. Hume An also stated that they plan to only clear trees where the building will actually be located and their intent is to leave as many trees as possible surrounding the property as a buffer. Mr. Fangman added that as part of the site plan review process they will be required to submit their plans on how they will buffer the property from the neighbors and their plans have to meet the City's requirements.

Frank Draper, 506 Colorado St, voiced his concerns about the amount of traffic that would be added. Mr. Fangman explained that a professional engineering group creates a report that reviews the type of development and where it would be located in the United States, to estimate the number of additional cars. Which in this case is estimated to be an additional 9 cars per hour and Colorado St is new and can handle this amount of additional traffic.

Mr. Fangman explained that the property needs to be annexed to be able to connect to the City sewer and unless there is a concurrent rezoning request at the same time of the annexation request, then it would allow Muscatine County Zoning classifications into the City limits. Hence both the annexation and rezoning requests ensuing at the same meeting for this property.

Robert McFadden motioned to approve the rezoning request; seconded by Wendi Ingram. All ayes, motion carried.

PZZ #10 – M-1 Light Industrial and R-2 Single Family Residential to R-6 Multi-Family Residential – MVAH Partners – 7 Parcels – 7.59 Acres – Northside of Grandview Avenue, 600 feet southwest of Grandview Avenue and Houser Street Intersection

Hume An, 3408 Mary Kay Ln, was present as a representative of MVAH Partners to discuss the request. Mr. An presented a slideshow presentation detailing a preliminary plan similar to the 400 Colorado St project, a 51-unit multi-family dwelling for low to moderate income seniors over the age of 55. Mr. An stated MVAH Partners is applying for funding at both locations but it is anticipated that they will receive funding for only one location. Steve Nienhaus asked if this is the case, would MVAH Partners abandon the non-funded location. Mr. An explained the plan is to resubmit for financing the following year for the non-funded location. Jodi Hansen asked Andrew Fangman if he had any comments about this rezoning request, to which he reiterated that a site plan review process would be required to ensure the project meets all requirements. Mr. Fangman added that there has been no new housing in that area for a longtime.

Laurie Lanfier, 2793 Shamrock Dr, questioned whether Muscatine would be able to support this many senior housing projects. Mr. Fangman answered that a Housing Demand Study had been completed showing that there is a need for senior housing as there is roughly 13,000 people over the age of 55 in Muscatine County and that current demand is not met. Ms. Lanfier expressed concern that the funding covenants are for 30 years but MVAH Partners has only been in business for 25 years. Mr. Fangman explained the intricacies of the covenants and that they must be followed even if the property were to change ownership in the future.

Don Anderson, 2712 Mittman Rd, shared that the proposed project will be in his backyard and he is concerned because it is in the same area where farmers had to quit farming due to water retention and that the only access is the strip of land next to the Elks building. Mr. Anderson asked if the back of the property would affect his view from Mittman Rd and where the sewer will be connected. Mr. Fangman stated it will connect to the Grandview Ave sewer. Mr. Anderson questioned the plans for the water run-off as he is extremely concerned since there is often water retention at this property currently and the construction could cause that retention to run-off. Mr. Fangman explained that MVAH Partners must hire an engineer at their expense to demonstrate that there will be no negative impact due water run-off to the

surrounding properties. Jodi Hansen asked Mr. Fangman to explain the screening requirements for this type of construction. Mr. Fangman stated either approved fencing or landscaping will be required to act as a screen or buffer between the property and its neighbors.

Joe McCleary, 2910 Mittman Rd, stated this construction will be directly behind his backyard and wanted to know how far the construction will be from his property line. Mr. Fangman affirmed that the minimum setback requirement is 25 feet but looking at the preliminary plans Mr. Fangman estimated that Mr. McCleary's property is 100-120 feet from the building. Mr. McCleary reiterated Don Anderson's concerns about water run-off as it is a low area with lots of standing water, he questioned if a detention pond is planned and what the size would be. Mr. Fangman explained that the plans are just conceptual at this point so detention pond is not designed yet but most likely there will be a pond to help slow down water run-off into the gutters during heavy rainfall but otherwise the pond would be dry with no stagnant water. Mr. McCleary asked for an example of a similarly designed pond for run-off within the City limits. Wendi Ingram offered the pond on Steamboat Way as an example. Mr. McCleary commented that landscaping to buffer his view from the senior housing would go a long way in making him happier with the construction. Mr. Fangman recapitulated that the City would require this.

Rochelle Conway motioned to approve the rezoning request; seconded by Steve Nienhaus. All ayes, motion carried.

Andrew Anderson motioned to adjourn the meeting; seconded by Robert McFadden. All ayes, motion carried.
Meeting adjourned at 6:15 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning & Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director