



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

MEMORANDUM

**Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: May 13, 2014
Re: Lifetime Subdivision– Preliminary/Final Plat

INTRODUCTION: A request has been filed for a combined preliminary/final plat for Lifetime Subdivision.

BACKGROUND: Gary Whitacre of Martin & Whitacre Surveyors & Engineers Inc., acting on behalf of Primus Dental Design and Construction has submitted a preliminary/final plat for a 3 lot subdivision, located east of the Houser Street/Cedar Plaza Drive intersection. The intent of this subdivision is to allow for the immediate construction of a dental office on the proposed Lot 1, with the proposed Lot 2 being reserved for future residential development.

Currently the site of the proposed subdivision is the site of the Knights of Columbus lodge on a 4.76 acre parcel. The applicant intends to remove all existing structures on the parcel and construct an office building containing a dental practice. A conditional use permit to allow for a dental office on the proposed Lot 1 has been applied for and will be heard by the Zoning Board of Adjustment on the June 3, 2014.

The site is currently accessed by two driveways opening out on to Houser Street. The proposed subdivision would remove these two access points and replace them with a driveway that aligns with Cedar Plaza Drive. This will improve the flow of traffic on Houser Street by reducing the number of access points and eliminating unaligned access points. A 60' wide access & storm drainage easement which will be part of Lot 2 is being proposed. It is sized and located in a manner to permit for the extension of Cedar Plaza Drive to serve any future development on Lot 2. No public improvements to this access easement are being proposed at this time.

Outlot A, a 7,579 square foot lot in the northwest corner of the subdivision will contain a retention basin capable of handling the stormwater runoff of the entire subdivision. It will also serve as a buffer between existing residences to the north and the proposed nonresidential development to the south.

Lot 2, which is split between the R3 and R5 zoning districts, is intended for future residential development. The improvements to the access to this area make it viable for development for the first time.

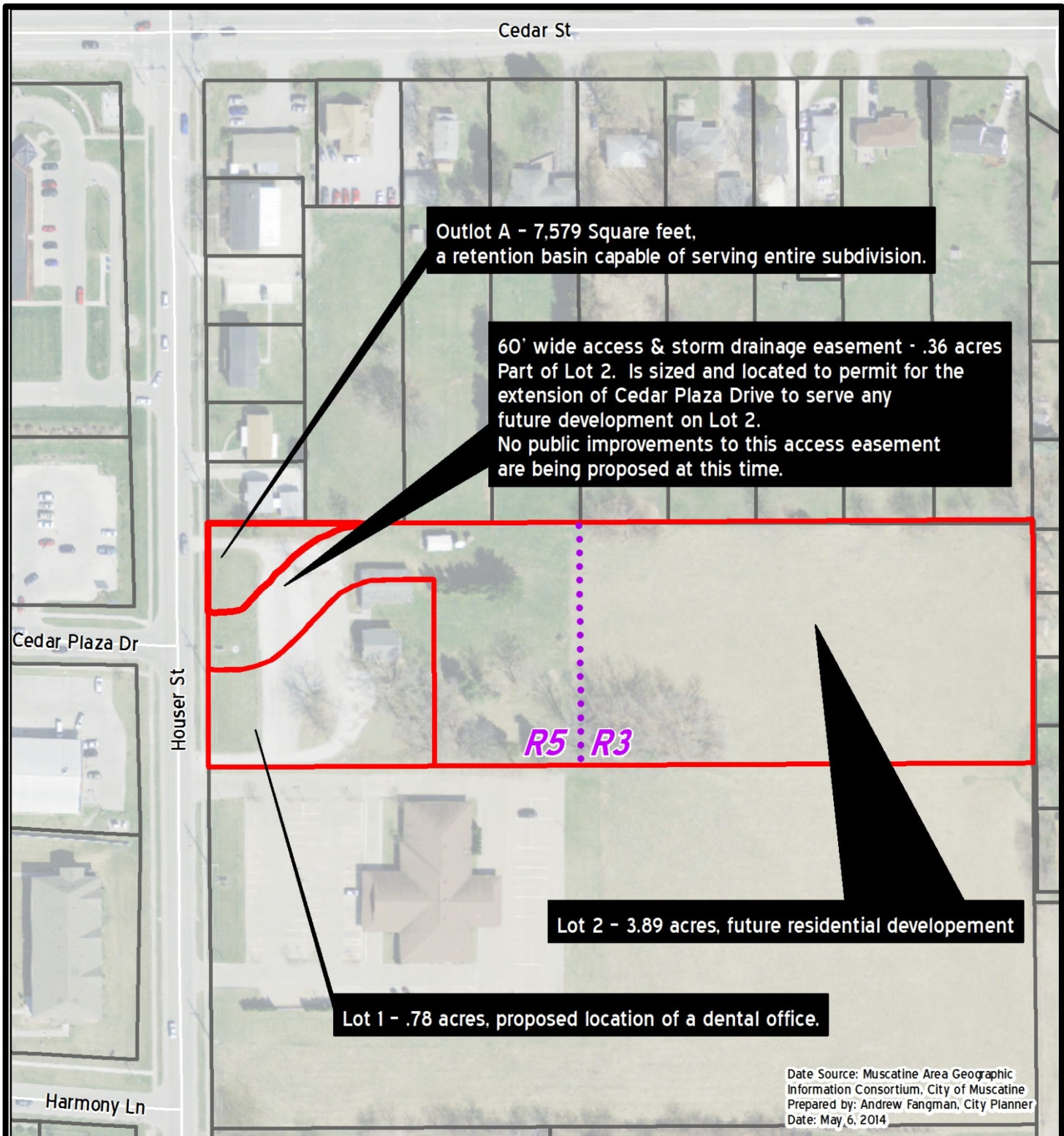
RECOMMENDATION/RATIONALE

Staff recommends approval of the proposed subdivision. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan and would be beneficial to the community.

BACKUP INFORMATION:

1. Plat Map

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**



Lifetime Subdivision (S-219-14)



Lots Created by Proposed Subdivision



Dividing Line between Portions of Proposed Subdivision That are Zoned R5 and R3



Existing Parcel Lines

0 100 200 400 Feet

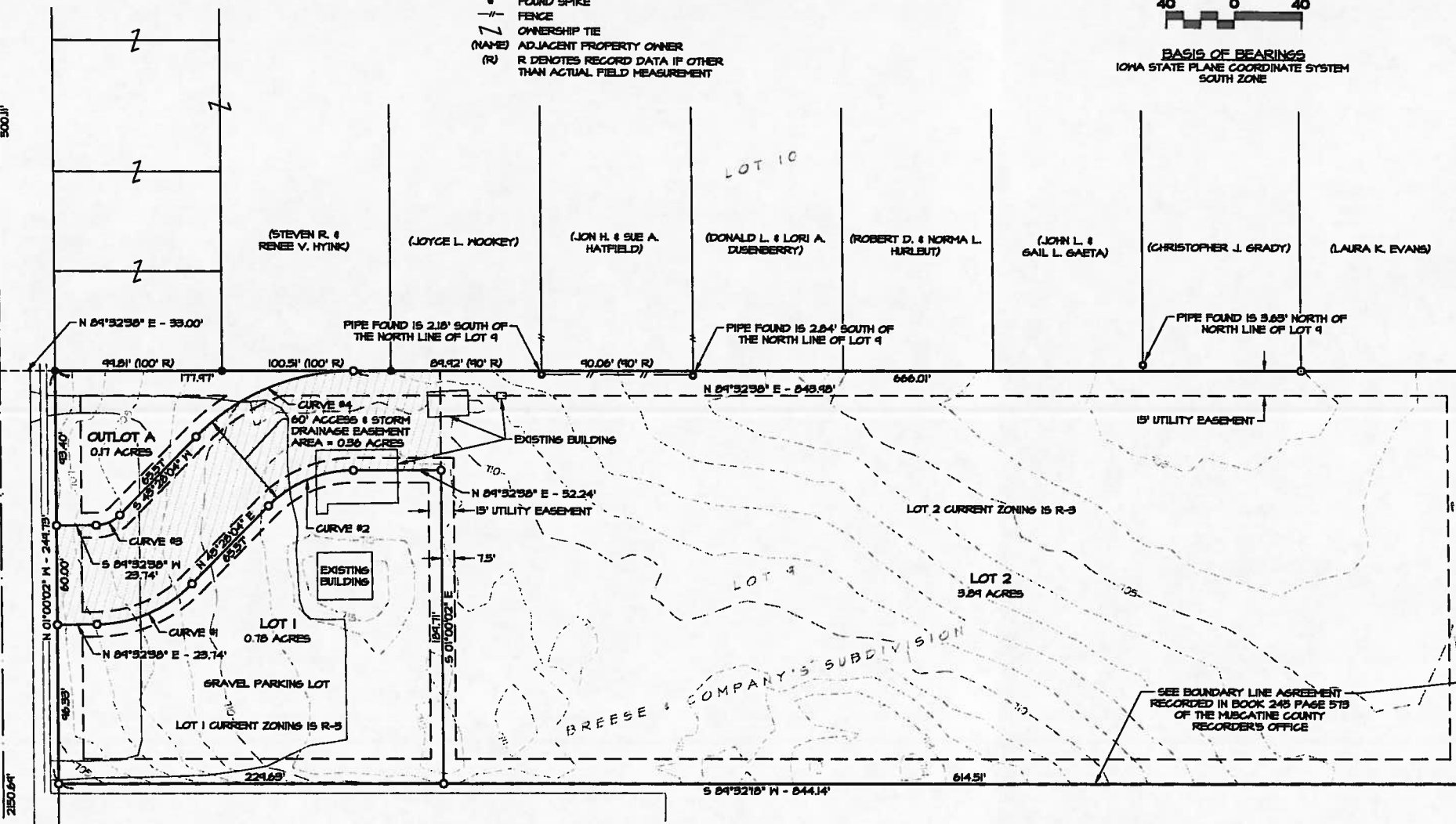


LIFETIME SUBDIVISION
PRELIMINARY - FINAL PLAT



BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

- LEGEND**
- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
 - FOUND 1/2" REBAR
 - FOUND IRON PIPE
 - FOUND 1/2" X 36" REBAR W/ORANGE CAP #15418
 - FOUND SPIKE
 - FENCE
 - OWNERSHIP TIE
 - (NAME) ADJACENT PROPERTY OWNER
 - (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT



CURVE DATA					
CURVE	DELTA	RADIUS	ARC	BEARINGS	CHORD
#1	45°31'53"	80.00'	63.57'	N 66°14'01" E	61.91'
#2	46°04'53"	70.00'	56.24'	N 66°30'21" E	54.74'
#3	45°31'53"	20.00'	15.84'	S 66°14'01" W	15.48'
#4	46°04'53"	150.00'	104.54'	S 66°30'21" W	101.75'

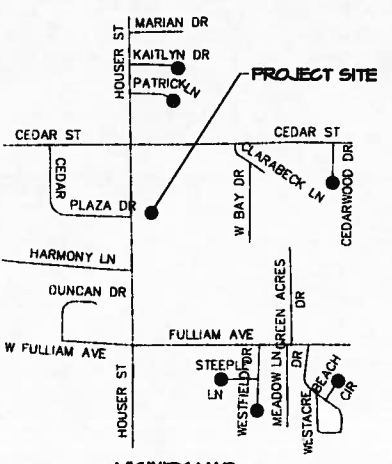
LAND DESCRIPTION - (BOOK 264 OF LOTS PAGE 602)

LOT NINE (9), OF BREESE & COMPANY'S SUB-DIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR (34), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWO (2) WEST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, IN THE CITY OF MUSCATINE, IOWA; SITUATED IN MUSCATINE COUNTY, STATE OF IOWA, CONTAINING 4.84 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES.

SETBACKS		
ZONING	R-3	R-5
FRONT YARD	25'	25'
SIDE YARD	6'	6'
REAR YARD	25'	25'
MAX. HEIGHT	35'	35'
MIN. FRONTAGE	60'	50'



PROPERTY ADDRESS
2011 HOUSER ST.
MUSCATINE, IOWA 52761

DEVELOPER
PRIMUS DENTAL DESIGN & CONSTRUCTION
401 8TH AVENUE SE
CEDAR RAPIDS, IOWA 52401

AREAS
TOTAL = 4.84 ACRES
LOT 1 = 0.78 ACRES
LOT 2 = 3.24 ACRES
OUTLOT A = 0.17 ACRES
ACCESS & DRAINAGE EASEMENT = 0.36 ACRES

OWNER
MARGUERITE HOME CLUB
2011 HOUSER ST.
MUSCATINE, IOWA 52761

The utility comments as shown are acceptable to the following utilities:		
CENTURYLINK, LC	Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	Title	Date
MUSCATINE POWER & WATER	Title	Date
Transmission & Distribution	Title	Date
Water Production & Distribution	Title	Date
Communications	Title	Date

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.

Gary W. Whitacre
Date _____ Reg. No. 10318
My license renewal date is December 31, 2015
Pages or sheets covered by this seal: 1

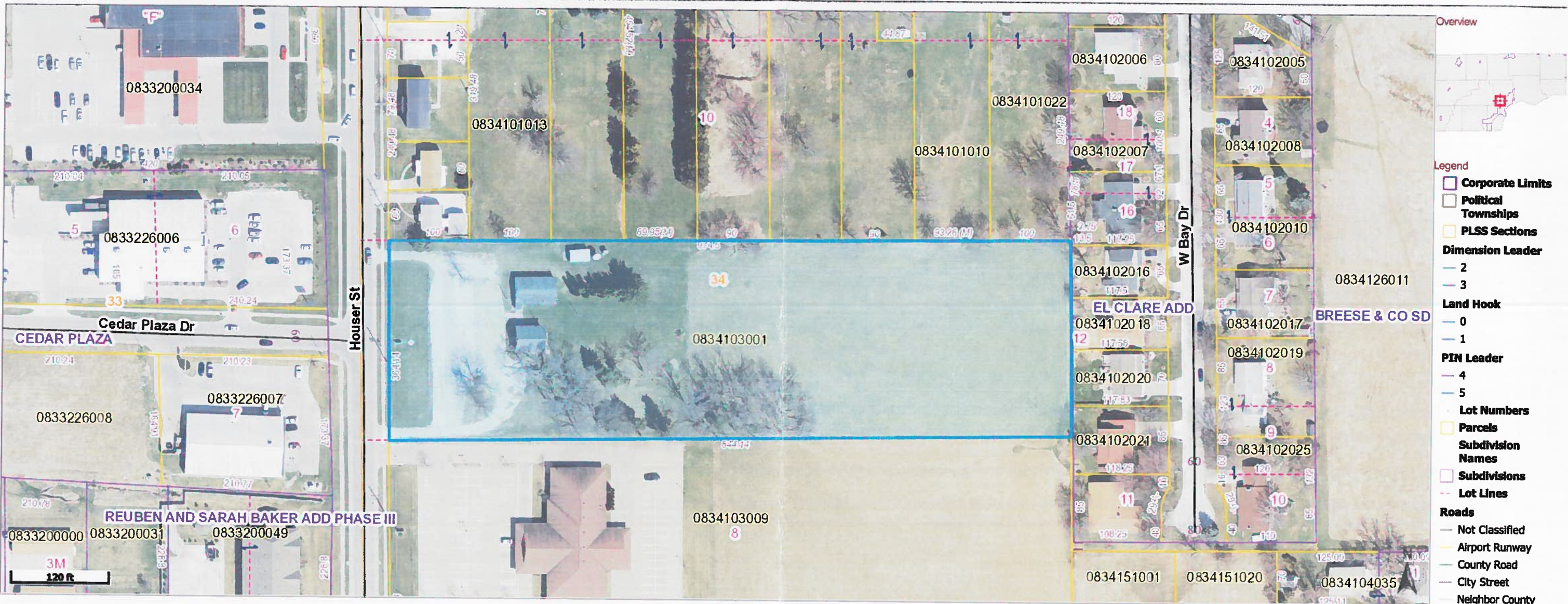


Martin & Whitacre Surveyors & Engineers, Inc.
P.O. BOX 413 (563)263-7681 MUSCATINE, IOWA

PRIMUS DENTAL DESIGN & CONSTRUCTION
PRELIMINARY - FINAL PLAT IN THE CITY OF MUSCATINE, IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SUBD.	T166	1"=40'	PM	SWM	5/24/14	T166-14
REV.	0					

T166 SURVEY.DWG SHEET 1 OF 1



Parcel ID 0834103001
Sec/Twp/Rng 34-77-2
Property Address 2011 HOUSER ST
MUSCATINE

Alternate ID n/a
Class ZZ - EXEMPT PROPERTY
Acreage n/a

Owner Address MARQUETTE HOME CLUB
2011 HOUSER ST
MUSCATINE IA 52761

District MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE
Brief Tax Description LOT 9 BREESE & CO SD
(Note: Not to be used on legal documents)