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## COMMUNITY DEVELOPMENT

### MEMORANDUM

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

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

**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.

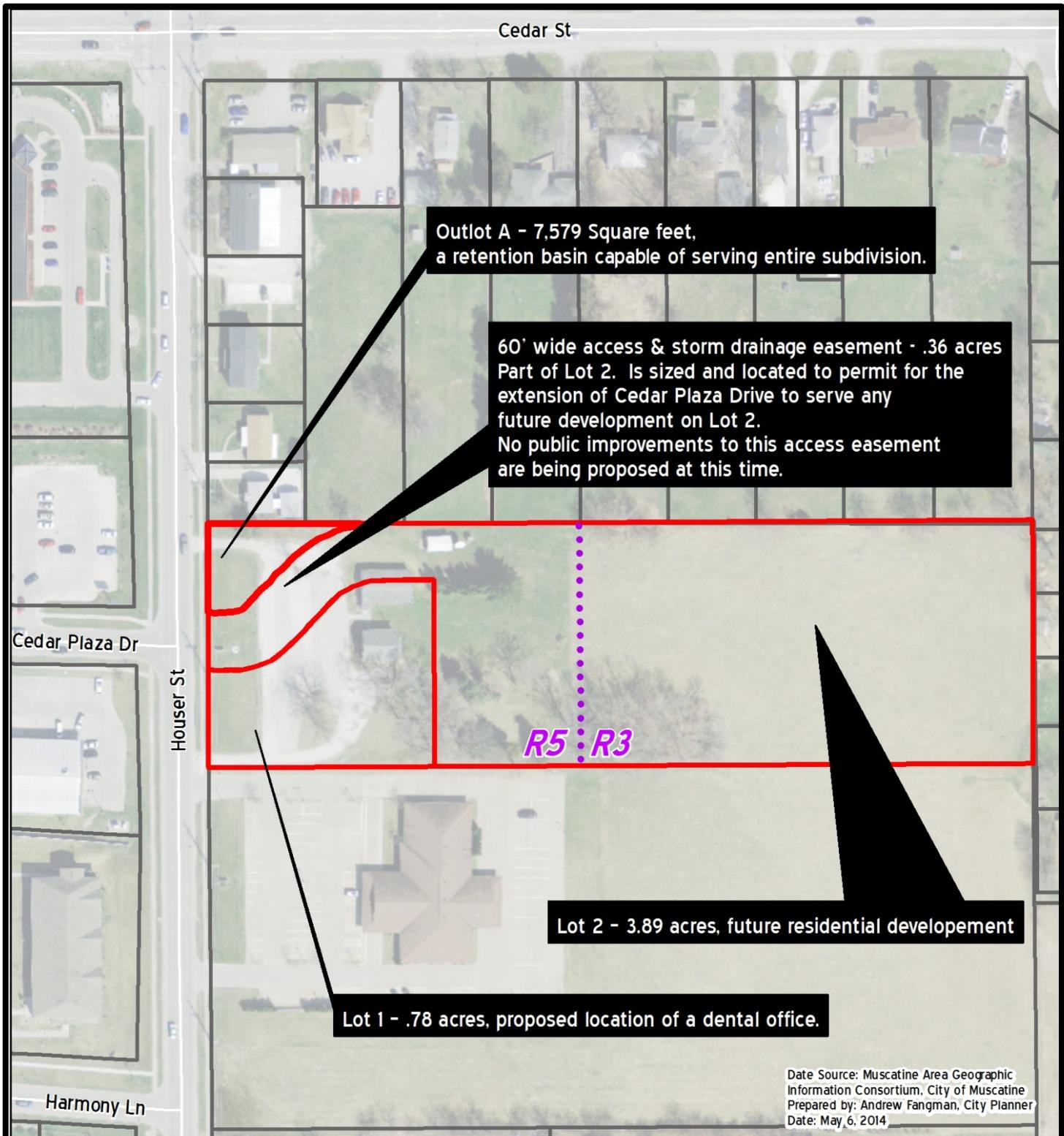
Lot 2, which is split between the R3 and R5 zoning districts, is intended for future residential development. The improvements to the access to this area make it viable for development for the first time.

### 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



## Lifetime Subdivision (S-219-14)



Lots Created by Proposed Subdivision



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

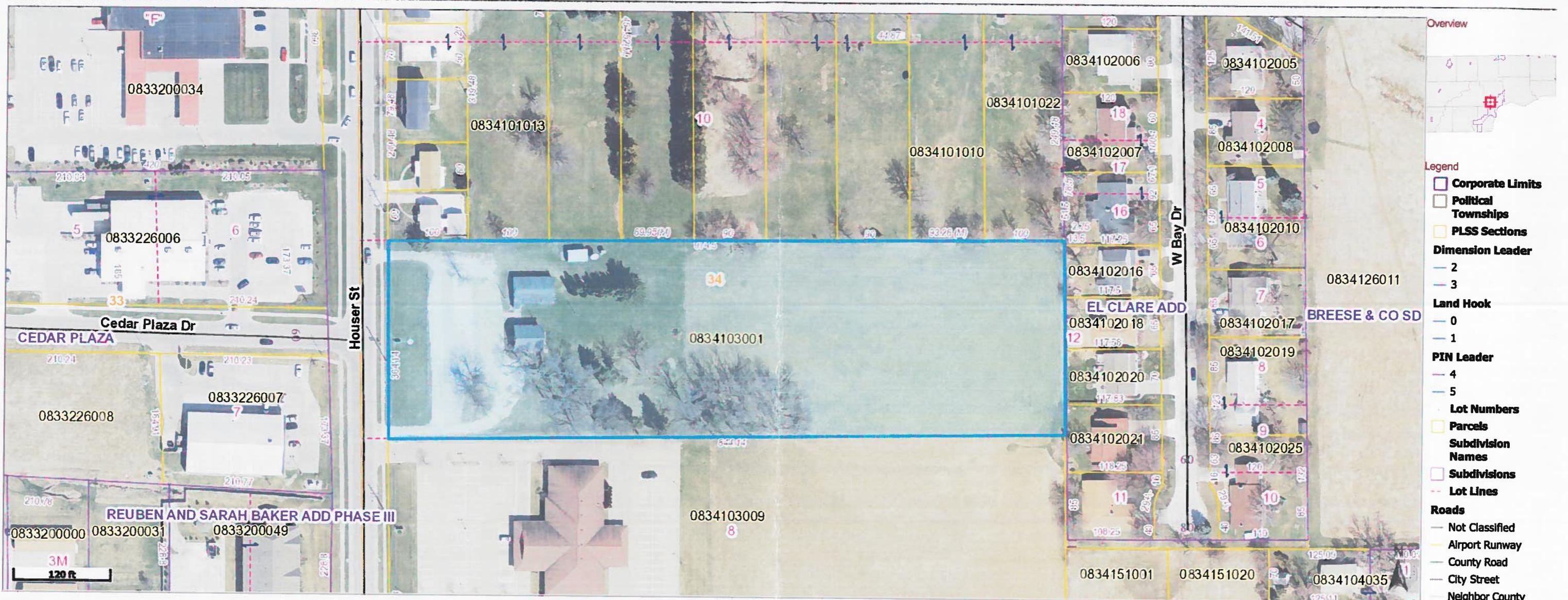


Existing Parcel Lines

0 100 200 400 Feet







Parcel ID 0834103001

Sec/Twp/Rng 34-77-2

Property Address 2011 HOUSER ST  
MUSCATINE

District

Brief Tax Description

Alternate ID n/a

Class ZZ - EXEMPT PROPERTY

Acreage n/a

Owner Address MARQUETTE HOME CLUB

2011 HOUSER ST  
MUSCATINE IA 52761

MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE

LOT 9 BREESE & CO SD

(Note: Not to be used on legal documents)