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Muscatine, IA 52761-3840
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COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Planning and Zoning Commission

From: Andrew Fangman, City Planner

Date: March 10, 2015

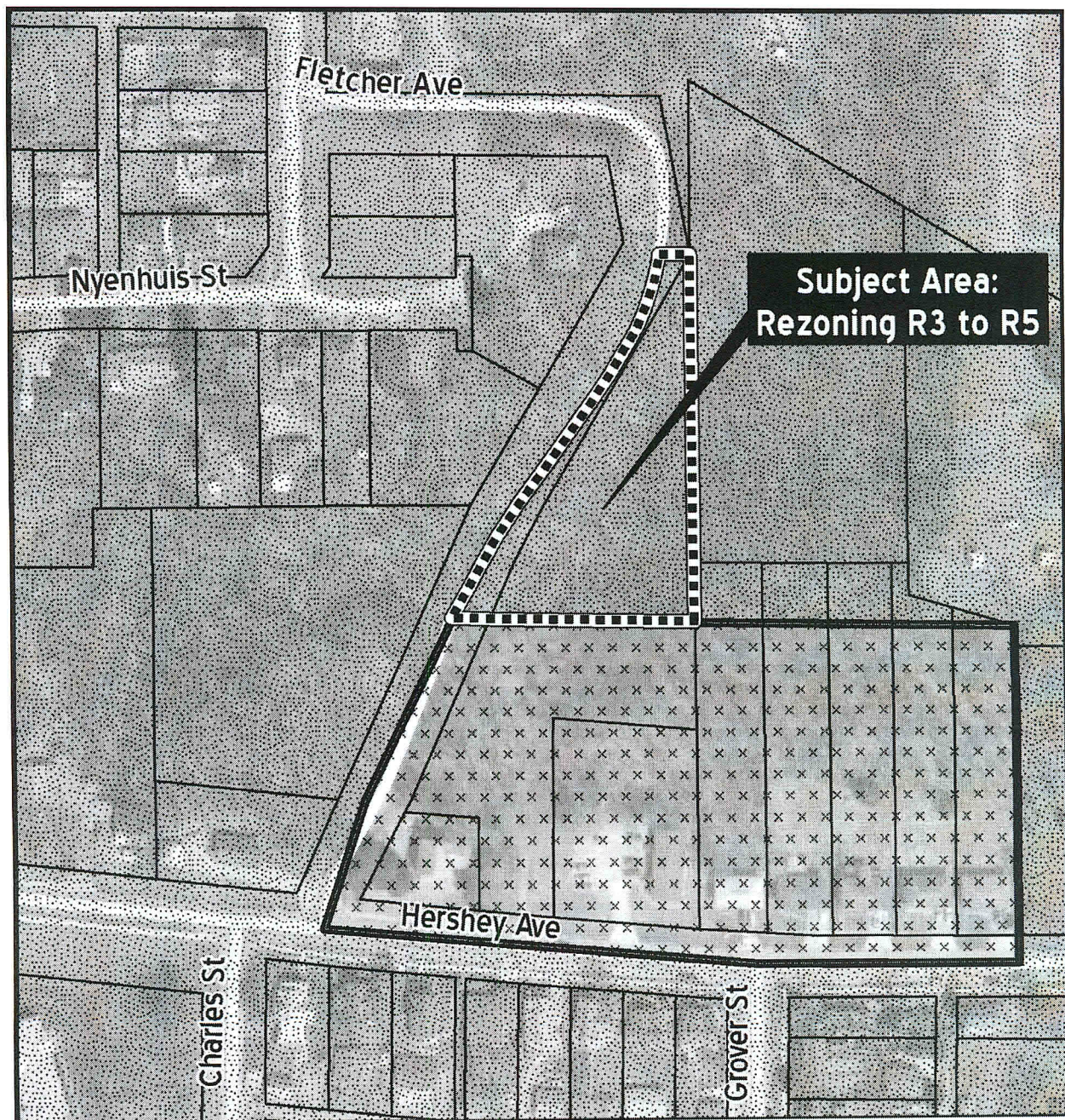
Re: Rezoning Case #Z-135-15 – Steve Allchin – In the vicinity of the Northeast corner of Fletcher Avenue and Hershey Avenue – R-3 Single Family Residential to R-5 Multi Family Residential

INTRODUCTION: Steve Allchin has submitted an application to rezone the northern 0.8 acres of a 1.74 acre parcel located along the east side of Fletcher Avenue, just north of Hershey Avenue, from R-3 Single Family Residential to R-5 Multi-Family. Currently the zoning of this parcel is split between the R-3 and R-5 districts. Approval would place the entire parcel within the R-5 district. See attached map for location details and current zoning of the subject parcel and surrounding area.

BACKGROUND: Currently the applicant owns a four-unit apartment building on Hershey Avenue, directly south of the subject area. The intent of the applicant is to develop three additional four-unit apartment buildings similar in nature to the existing structure. Attached is a concept sketch provided by the applicant. The majority of this proposed development is located within the R-5 zoning district which permits multi-family dwellings, but a small portion of the proposed development extends into an area currently zoned for single family use. In order for this development to proceed the proposed rezoning is necessary. If this proposed rezoning is approved the applicant will then be allowed to file for the subdivision plat and site approval that will necessary before any construction may begin.

RECOMMENDATION/RATIONALE: Staff recommends approval of this rezoning request. It is in compliance with the Comprehensive Plan and is consistent with the existing land use characteristics of the area. The proposed rezoning is the logical extension of the existing R-5 zoning district. The majority the subject parcel is already zoned R-5, the continued splitting of this subject of the parcel between the R-3 and R-5 district serves no logical or beneficial purpose.

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



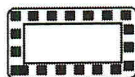
MUSCATINE

Rezoning Case # Z-135-15

Current Zoning District



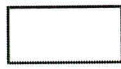
R-3 Single-Family Residence



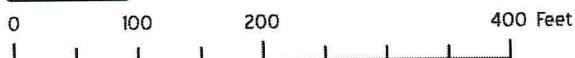
Subject Area



R-5 Multi-Family Residence

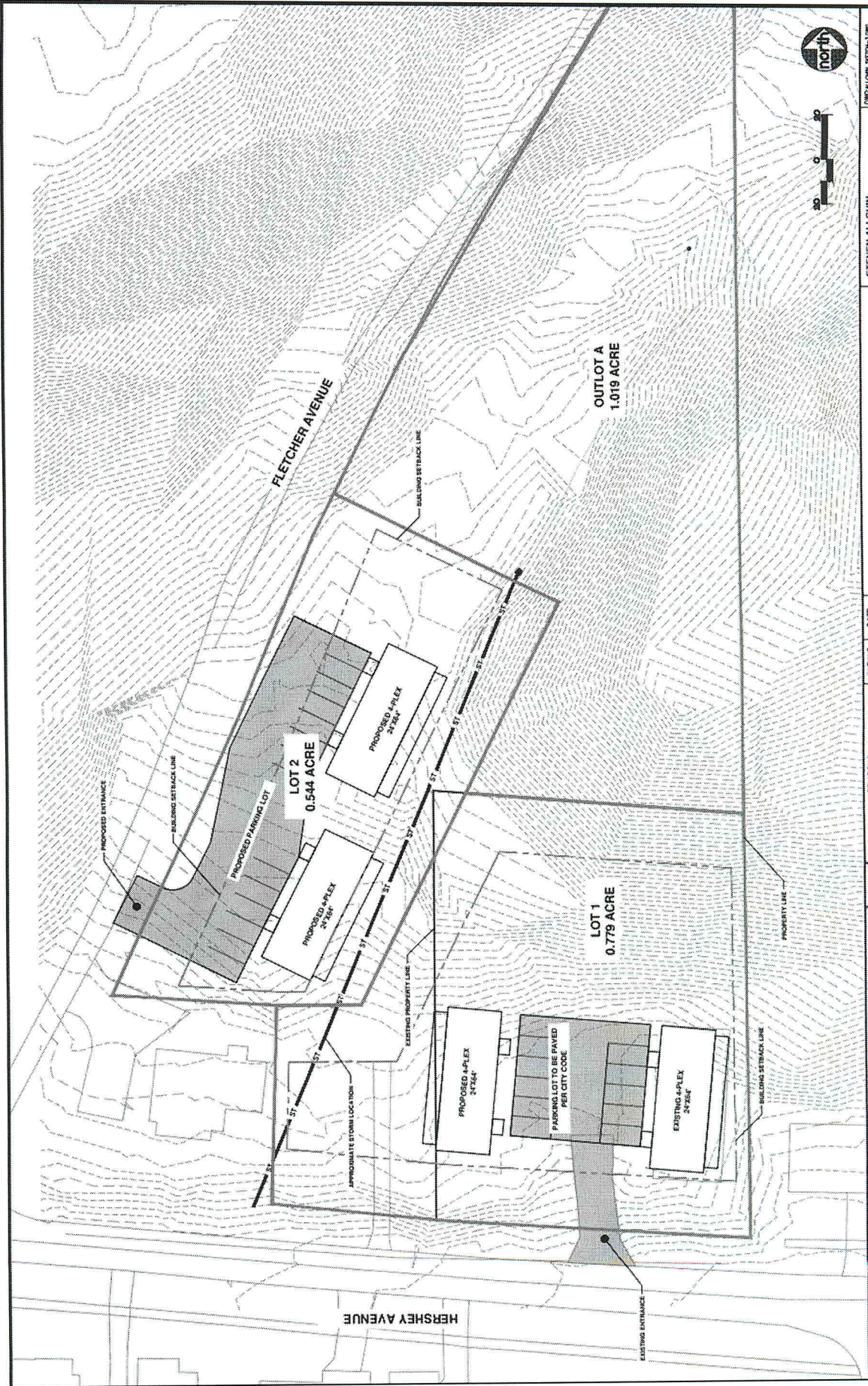


Parcel Line



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: March 5, 2015





<div><div><div><div><div>Martin & Whitacre</div><div>Surveyors & Engineers, Inc.</div></div><div><div>P.O. BOX 413</div><div>MUSCATINE, IOWA</div><div>VOICE (563) 352-1181</div><div>FAX (563) 352-0948</div><div>EMAIL: info@martinwhitacre.com</div></div></div></div></div>										<div>STEVEN ALLCHEN</div> <div>MUSCATINE, IOWA</div> <div>TOWNHOUSE PROJECT</div> <div>SKETCH PLAN</div> <div>PROJECT NO. #####</div>										<div>DATE</div> <div>MM</div> <div>SHEET</div> <div>####</div>																			
NO.										REV.										DATE										INITIALS									

CITY OF MUSCATINE, IOWA
APPLICATION FOR ZONING CHANGE

File No. _____

Date Filed _____

Fee Paid _____

Receipt No. _____

Planning and Zoning Commission

Commissioners:

Pursuant to Section 10-22-7 of the City Code of the City of Muscatine, Iowa, the undersigned hereby requests that the following described real estate in the City of Muscatine, Iowa, to- wit:

Legal Description: See attached

be rezoned from R-3 District to R-5 District.

The purpose of the rezoning request is To develop the property for a multi-family use.

Respectfully submitted,

Steven Allchin
Name

2861 Rolling Meadows Lane
Address

763-7749
Phone

NOTE:

The following must be attached with this application, processing will not be initiated until received:

1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00

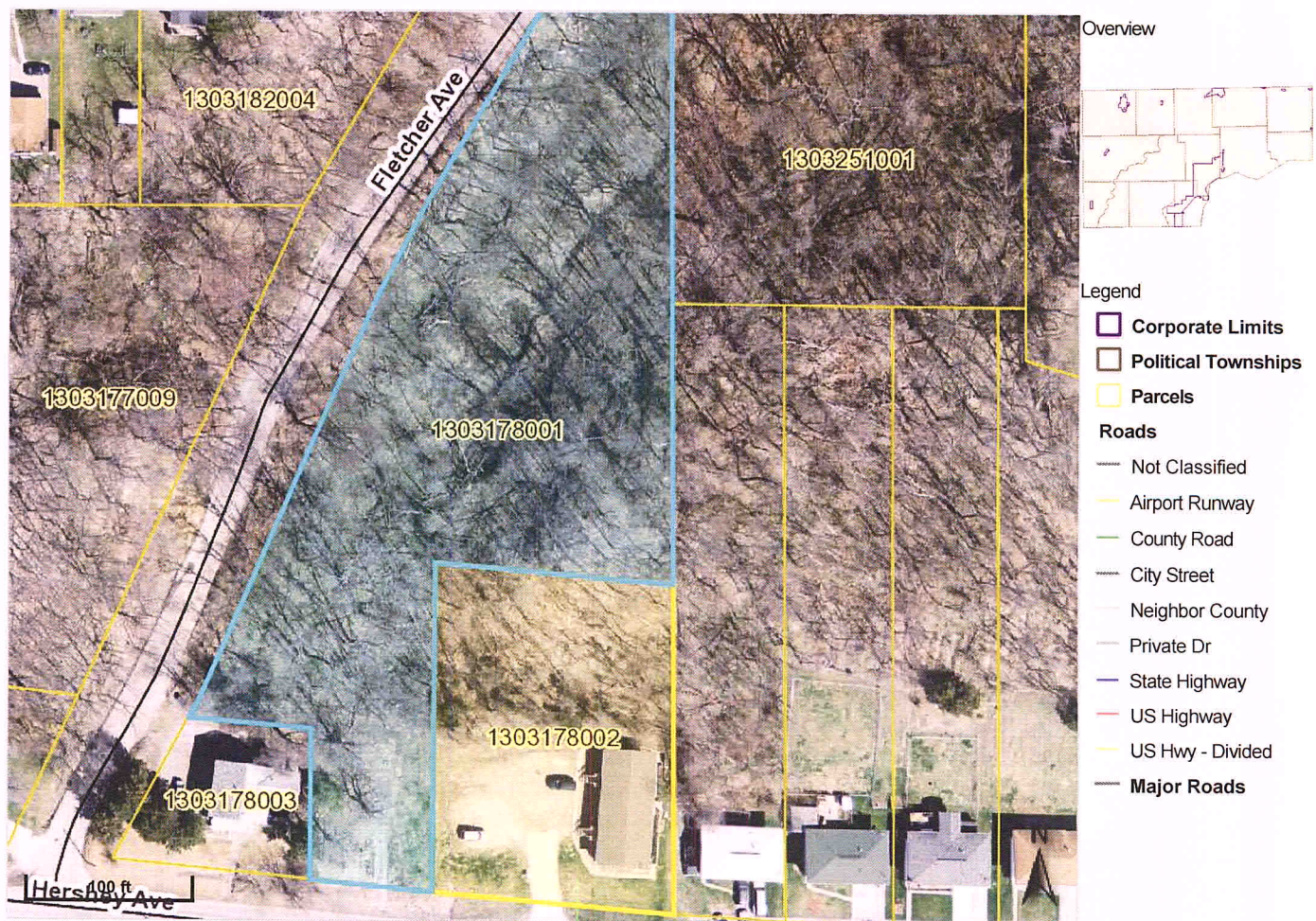
LAND DESCRIPTION – DOCUMENT #2005-05475

A PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, IN TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF MUSCATINE, IOWA, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF HERSHEY AVENUE, FORMERLY BURLINGTON ROAD, AND THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 3; THENCE WESTERLY ALONG THE NORTHERLY LINE OF HERSHEY AVENUE A DISTANCE OF 342.7 FEET TO THE EASTERLY LINE OF FLETCHER AVENUE; THENCE NORTH 26°22' EAST ALONG THE EASTERLY LINE OF SAID FLETCHER AVENUE A DISTANCE OF 108.8 FEET; THENCE NORTH 20°08' EAST A DISTANCE OF 100 FEET; THENCE NORTH 29°45' EAST TO THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 3; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF CONVEYED TO JAMES L. REINSAGER AND LOIS REINSAGER, HUSBAND AND WIFE, BY WARRANTY DEED, RECORDED IN THE OFFICE OF THE RECORDER OF MUSCATINE COUNTY, IOWA, IN BOOK 261 OF LOTS, PAGE 312 AND ALSO EXCEPT THAT PART THEREOF CONVEYED TO ALAN N. DIERDORFF, BY WARRANTY DEED, RECORDED IN THE OFFICE OF THE RECORDER OF MUSCATINE COUNTY, IOWA, IN BOOK 288 OF LOTS, PAGE 703.

Muscatine Area Geographic Information Consortium (MAGIC)



Date Created: 3/3/2015



Parcel ID	1303178001	Alternate ID	n/a	Owner Address	ALLCHIN STEVEN J
Sec/Twp/Rng	3-76-2	Class	C - COMMERCIAL		ALLCHIN CYNTHIA L
Property Address		Acreage	n/a		2861 ROLLING MEADOW LN
					MUSCATINE IA 52761

District MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE

Brief Tax Description (EX TRACT SE COR & SW COR) PT N OF BURL RD& E OF FLETCHER ADD
(Note: Not to be used on legal documents)

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The Schneider Corporation
www.schneidercorp.com