



City Hall, 215 Sycamore  
Muscatine, IA 52761-  
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## COMMUNITY DEVELOPMENT

Planning,  
Zoning,  
Building Safety,  
Construction Inspection  
Services,  
Public Health

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
**From:** Andrew Fangman, City Planner  
**Date:** March 18, 2015  
**Re:** Request to Set a Public Hearing • 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 .8 acres of a 1.74 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 a further three, four unit apartment buildings similar in nature to 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:** It is recommended that the City Council take action to approve the resolution setting a public hearing on the proposed zoning change for the property

### BACKUP INFORMATION:

1. Resolution string the Public Hearing
2. Public Notice
3. Map
4. Concept Sketch

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION SETTING THE TIME AND PLACE OF A  
PUBLIC HEARING ON A PROPOSED ZONING CHANGE, 2875  
HIGHWAY 61, MUSCATINE COUNTY, IOWA IN THE  
VICINITY OF THE NORTHEAST CORNER OF FLETCHER  
AVENUE AND HERSHEY AVENUE**

**WHEREAS**, the Planning and Zoning Commission of the City of Muscatine, Iowa, has been requested to rezone from R-3 Single Family Residential to R-5 Multi Family Residential; said property described as:

A PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, IN TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH MUSCATINE, PRINCIPAL MERIDIAN, IN THE CITY OF 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 NORTHERLY FRACTIONAL QUARTER OF SAID SECTION 3; THENCE WESTERLY ALONG THE LINE OF HERSHEY AVENUE A DISTANCE OF 342.7 FEET TO THE EASTERLY LINE OF FLETCHER AVENUE; THENCE NORTH 26°22' EAST ALONG THE NORTH LINE OF SAID FLETCHER AVENUE A DISTANCE OF 108.8 FEET; THENCE 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, RECORDER HUSBAND AND WIFE, BY WARRANTY DEED, RECORDED IN THE OFFICE OF THE ALSO OF MUSCATINE COUNTY, IOWA, IN BOOK 261 OF LOTS, PAGE 312 AND WARRANTY EXCEPT THAT PART THEREOF CONVEYED TO ALAN N. DIERDORFF, BY DEED, RECORDED IN THE OFFICE OF THE RECORDER OF MUSCATINE COUNTY, IOWA, IN BOOK 288 OF LOTS, PAGE 703.

**WHEREAS**, a determination has been made by the Planning and Zoning considered this request, and took action at its March 10, 2015 meeting to recommend approval; and

**WHEREAS**, The City Council for the City of Muscatine, Iowa, must conduct a public hearing prior to action on said rezoning request, and

**WHEREAS**, The Council must now set the time and place for a public hearing upon said change in zoning.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that a public hearing be held on the 2<sup>nd</sup> day of April, 2015, at 7:00 p.m., in the City Hall Council Chambers in City Hall, and that the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal at least seven (7) days but not more than twenty (20) days prior to the established date of the public hearing.

**PASSED, APPROVED, AND ADOPTED** this 19<sup>th</sup> day of March 2015.

CITY COUNCIL OF THE CITY OF  
MUSCATINE, IOWA

Attest:

\_\_\_\_\_  
DeWayne Hopkins, Mayor

\_\_\_\_\_

**Gregg Mandsager, City Clerk**

## **PUBLIC NOTICE**

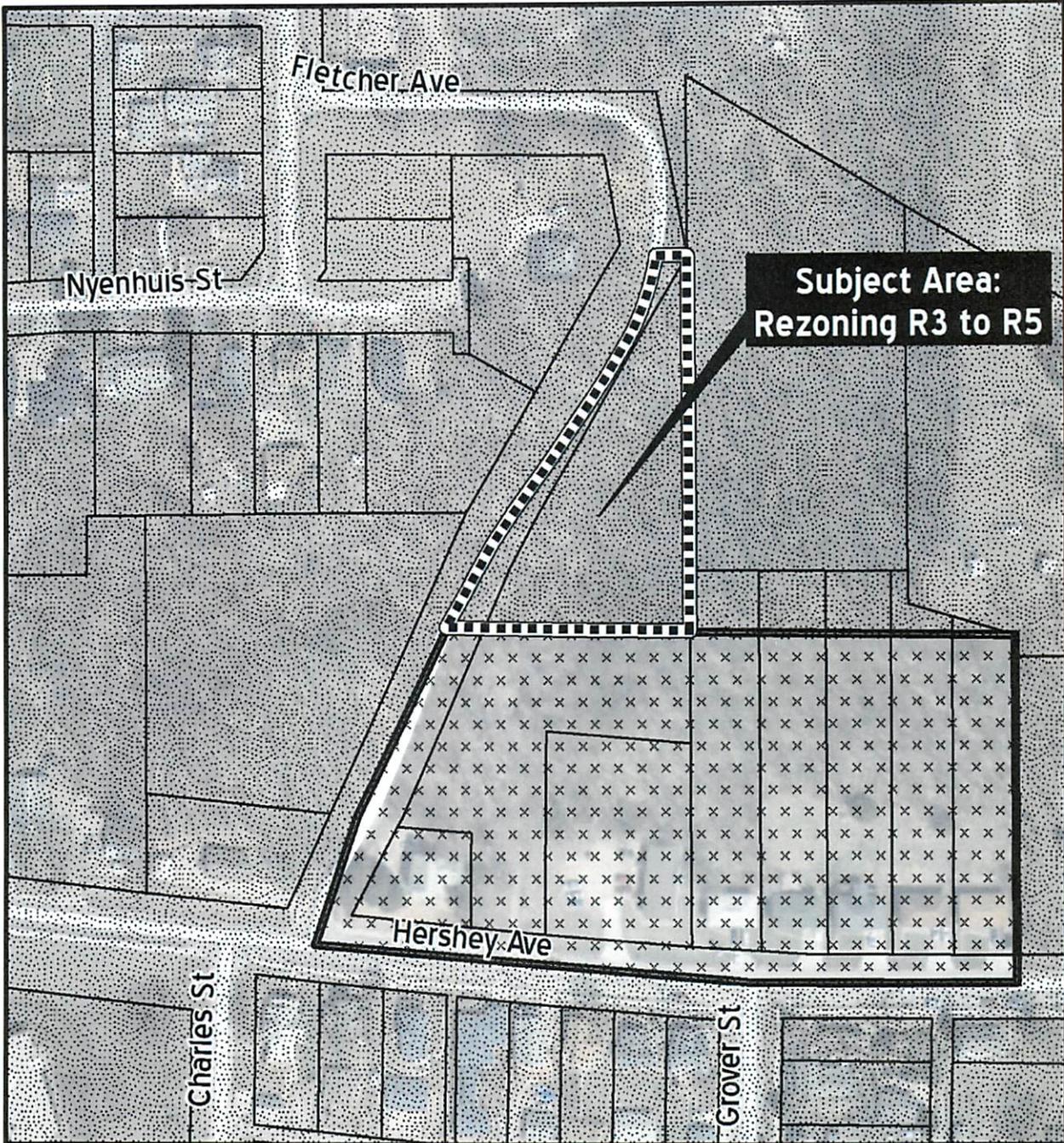
### **NOTICE OF TIME AND PLACE OF PUBLIC HEARING ON PROPOSED ZONING CHANGE, IN THE VICINITY OF THE NORTHEAST CORNER OF FLETCHER AVENUE AND HERSHEY AVENUE,**

Notice is hereby given that a proposed zoning change has been reviewed and recommended for approval by the Planning & Zoning Commission for the City of Muscatine, Iowa. Said zoning would change the property located in the Vicinity of the Northeast corner of Fletcher Avenue and Hershey Avenue from R-3 Single Family Residential to R-5 Multi Family Residential. The real estate is further described as:

A PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, IN TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH MUSCATINE, PRINCIPAL MERIDIAN, IN THE CITY OF 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 NORTHERLY FRACTIONAL QUARTER OF SAID SECTION 3; THENCE WESTERLY ALONG THE LINE OF HERSHEY AVENUE A DISTANCE OF 342.7 FEET TO THE EASTERLY LINE OF FLETCHER AVENUE; THENCE NORTH 26°22' EAST ALONG THE NORTH LINE OF SAID FLETCHER AVENUE A DISTANCE OF 108.8 FEET; THENCE 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, RECORDER HUSBAND AND WIFE, BY WARRANTY DEED, RECORDED IN THE OFFICE OF THE ALSO OF MUSCATINE COUNTY, IOWA, IN BOOK 261 OF LOTS, PAGE 312 AND WARRANTY EXCEPT THAT PART THEREOF CONVEYED TO ALAN N. DIERDORFF, BY DEED, RECORDED IN THE OFFICE OF THE RECORDER OF MUSCATINE COUNTY, IOWA, IN BOOK 288 OF LOTS, PAGE 703.

Notice is further given that the City council of the City of Muscatine, Iowa, will conduct a public hearing on said zoning change on Thursday, April 2, 2015, at 7:00 p.m. in the City Hall Council Chambers, at which time all interested parties are invited to comment.

Gregg Mandsager, City Clerk



**MUSCATINE**

**Rezoning Case # Z-135-15**

Current Zoning District



R-3 Single-Family Residence



Subject Area



R-5 Multi-Family Residence

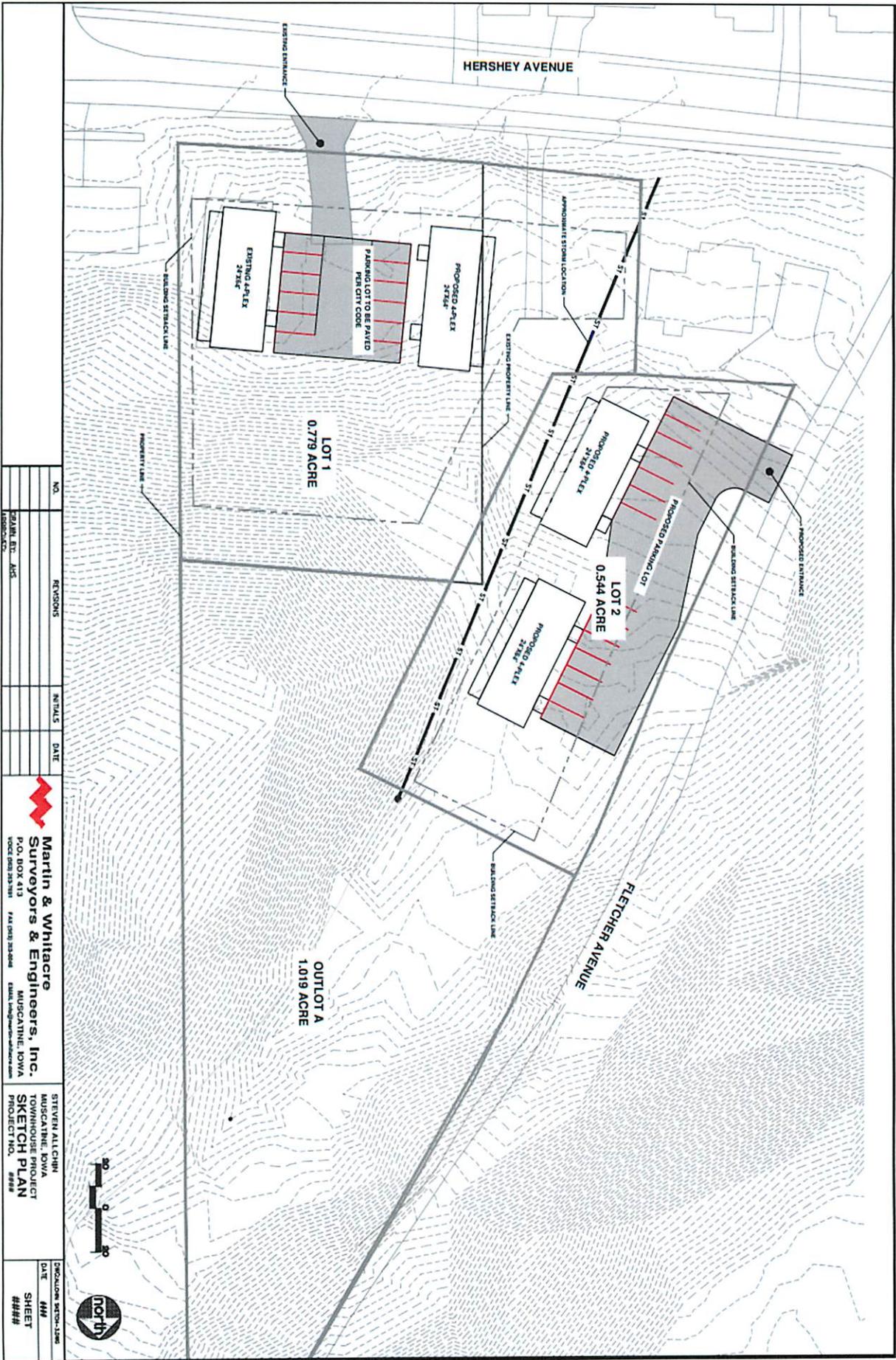


Parcel Line



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





NO.	REVISIONS	INITIALS	DATE

**Martin & Whitacre**  
 Surveyors & Engineers, Inc.  
 P.O. BOX 413  
 MUSCATINE, IOWA  
 PHONE: 562-3331 FAX: 562-3344  
 E-MAIL: martin@martin-engineers.com

STEVEN A. CHEN  
 MUSCATINE, IOWA  
 TOWNHOUSE PROJECT  
 SKETCH PLAN  
 PROJECT NO. ###

DATE: MM/##/##  
 SHEET: ###/###