



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

## COMMUNITY DEVELOPMENT

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

### MEMORANDUM

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** July 14, 2015  
**Re:** Avalon Subdivision– Preliminary/Final Plat

**INTRODUCTION:** A request has been filed for a preliminary/final plat for the Avalon Subdivision.

**BACKGROUND:** Steve and Cynthia Allchin have submitted a combine preliminary/final plat for a 3 lot subdivision, located northeast of the northeast corner of the Hershey Avenue/Fletcher Street intersection. The intent of this subdivision is to allow for the construction of a single 4 unit apartment building.

The proposed Lot 1 contains an existing 4 unit apartment building. The intent of the applicant is to construct a new 4 unit apartment building on the proposed Lot 2, with access being off of Hershey Avenue. The applicant is proposing that Outlot A remain in its current wooded state.

The subject property was subject to a rezoning to R-5, which was approved on April 2, 2015. The applicant has made significant revisions to their proposed development since approval of this rezoning. The number of proposed new 4 unit apartment building has been reduced from 3 to 1, and access off of Fletcher Street is no longer being proposed. It should also be noted that the construction of a new apartment building on Lot 2 will require an approved site plan.

### 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, as there is demand for apartment units, particularly new ones.

### 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

# AVALON SUBDIVISION

## PRELIMINARY - FINAL PLAT

