



City Hall, 215 Sycamore
Muscatine, IA 52761-
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**COMMUNITY DEVELOPMENT
MEMORANDUM**

**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: July 16, 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 at northeast of the northeast corner of the Hershey Avenue/Fletcher Street intersection. The intent of this subdivision is to allow for the construction of 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

The attached final plat of the subdivision has been reviewed and approved by the Planning and Zoning Commission. It is therefore recommended that the preliminary/final plat for the Avalon Subdivision.

BACKUP INFORMATION:

1. Resolution Approving the Final Plat
2. Certificate of Acceptance of the Final Plat
3. Certificate of the Planning and Zoning Commission
4. Certificated of True Copy
5. Plat

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

EXHIBIT A

Prepared by Andrew Fangman , 215 Sycamore Street, Muscatine, IA 52761 (563) 262-4141

RESOLUTION NO.

**A RESOLUTION APPROVING THE FINAL PLAT
OF AVALON SUBDIVISION**

WHEREAS, there has been filed with the Planning and Zoning Commission of the City of Muscatine, Iowa, and there is now submitted to the City Council of said City, a final plat of the real estate situated within the Corporate Limits of the City of Muscatine, State of Iowa, which plat lays out three(3) lots; to wit:

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 26⁰22' EAST ALONG THE EASTERLY LINE OF SAID FLETCHER AVENUE A DISTANCE OF 108.8 FEET; THENCE 20⁰08' EAST A DISTANCE OF 100 FEET; THENCE NORTH 29⁰45' EAST TO THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING; 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.

WHEREAS, said plat has been approved by the Planning and Zoning Commission of the City of Muscatine, Iowa, and has been examined by the City Council of the City of Muscatine, Iowa; and

WHEREAS, the Final Plat fully conforms with ordinances of the City applicable thereto; and

WHEREAS, the City Council of the City of Muscatine, Iowa, finds the final plat Avalon Subdivision should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named Avalon Subdivision is hereby approved and accepted by the City Council of the City of Muscatine, Iowa, and that the Mayor Pro Tem and City Clerk of the City of Muscatine are hereby authorized and directed to certify upon said plat the examination, consent, approval, and acceptance of the same by the City Council of the City of Muscatine, Iowa, in order that said plat may be recorded in the office of the County Recorder among the real estate records of Muscatine County, Iowa.

PASSED, APPROVED, AND ADOPTED this 16th of July 2015.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Attest:

Philip Fitzgerald, Mayor Pro Tem

Gregg Mandsager, City Clerk

AVALON SUBDIVISION

CERTIFICATE OF ACCEPTANCE OF FINAL PLAT

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Philip Fitzgerald, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated Avalon Subdivision, in the City of Muscatine, Muscatine County, Iowa, was on July 16, 2015, filed in the office of the City Clerk and presented to the City Council of the City of Muscatine, Iowa, by resolution, a true copy of which is hereto attached, marked Exhibit A, and by this reference made a part hereof; and we, the undersigned, as Mayor Pro Tem and City Clerk, respectively, of the City of Muscatine, Iowa, were by said Resolution duly directed to certify such examination, consent, and approval in order to entitle said plat to be recorded in the office of the County Recorder of Muscatine County, Iowa, among the real estate records of Muscatine County, Iowa.

Dated at Muscatine, Iowa, this 16th day of July 2015.

Philip Fitzgerald, Mayor Pro Tem

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 16th day of July 2015, before me, a Notary Public in and for the State of Iowa, personally appeared Philip Fitzgerald and Gregg Mandsager, to me personally known, who being by me each duly sworn, did say that they are Mayor Pro Tem and City Clerk of the City of Muscatine, Iowa, respectively, and that the seal affixed to the foregoing instrument is the seal of the City of Muscatine, Iowa; that said instrument was signed and sealed on behalf of the City of Muscatine, Iowa, in accordance with a Resolution passed by the City Council held on 16th day of July 2015; that Philip Fitzgerald and Gregg Mandsager, as Mayor Pro Tem and City Clerk of the City of Muscatine, Iowa, respectively, severally acknowledged the execution of said instrument to be the voluntary act and deed of the City of Muscatine, Iowa, by its and them voluntarily executed.

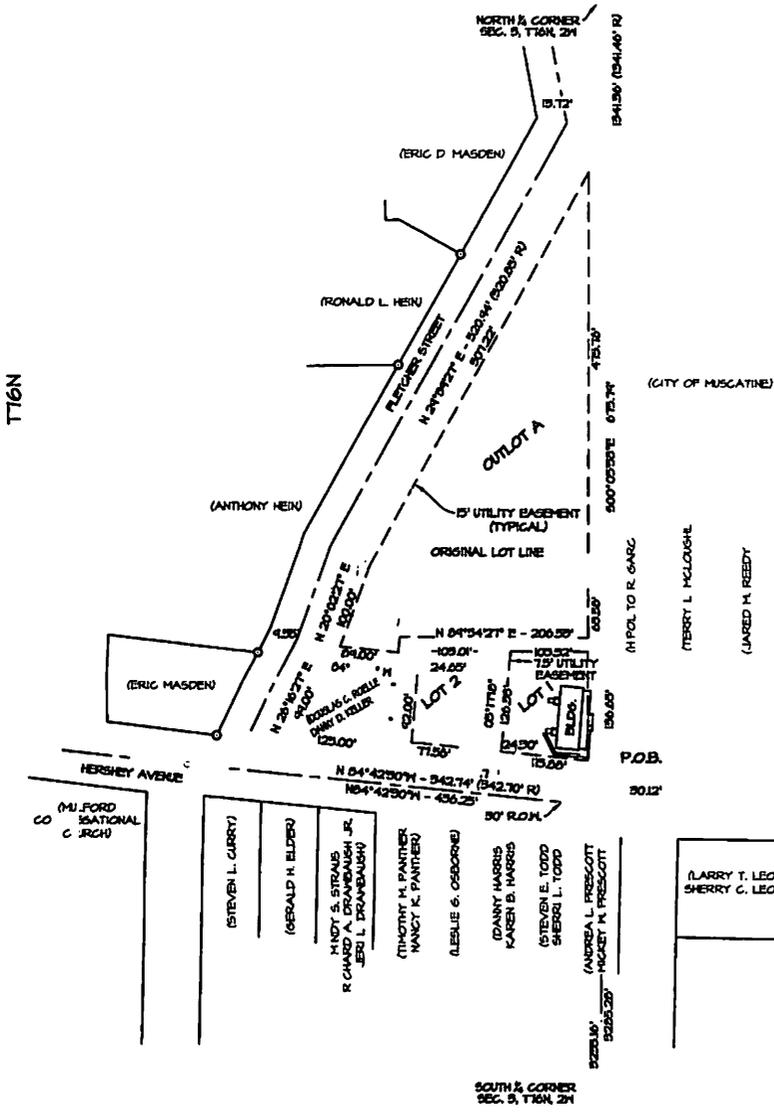
Witness my hand and Notarial Seal the day and year last above written.

Notary Public in and for the State of Iowa

R2W

PROJECT SITE

PRELIMINARY FINAL PLAT



VICINITY MAP
NOT TO SCALE

NO
75 0 75

BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

LEGEND

- SET 1/2" X 3/4" REBAR MCAP
- SET P.K. NAIL W/FLAG
- SET 1" IN CONCRETE
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR MCAP
- FOUND CITY MONUMENT
- FOUND CONCRETE MONUMENT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM MANHOLE AND INTAKE
- WATER WELL
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT
- (NAME) ADJACENT PROPERTY OWNERS

LAND DESCRIPTION -

A PART OF THE FRACTIONAL QUARTER OF SECTION 5, IN T16N, R2W, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF MUSCATINE, IOWA, PARCELS 1 AND 2, AS SHOWN ON THE PLAT OF THE SOUTHWEST CORNER OF SAID SECTION 5, HERSEY AVENUE A DISTANCE OF 50 FEET TO THE EAST LINE OF SAID AVENUE, THENCE NORTH 89°51' EAST ALONG THE WESTERLY LINE OF SAID PARCELS 1 AND 2 A DISTANCE OF 100 FEET; THENCE NORTH 89°51' EAST TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING; EXCEPT THAT PART THEREOF TO ALAN E. SANDOZ, BY DEED, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN BOOK 225 OF VOLUME 104, PAGE 700.

TOTAL = 2.25 ACRES
LOT 1 = 0.25 ACRES
LOT 2 = 0.24 ACRES
OUTLOT A = 1.75 ACRES

STEVE J. ALLCHIN
CYNTHIA L. ALLCHIN
2201 ROLLING MEADOWS
MUSCATINE, IOWA 52701

2205 HERSEY AVE
MUSCATINE, IOWA 52701

STEVE J. ALLCHIN
CYNTHIA L. ALLCHIN
2201 ROLLING MEADOWS
MUSCATINE, IOWA 52701

CURRENT ZONING
R-5 RESIDENTIAL DISTRICT

FRONT YARD 25'
SIDE YARD 6'
REAR YARD 20'
MAX. HEIGHT 30'
MIN. FRONTAGE 30'

The utility easements as shown are acceptable to the lot owner.

Utility	Title	Date
COCA-COLA, LC		
BUSKATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY		
MUSCATINE POWER & WATER		
Transmission & Distribution	Title	Date
Water Production & Distribution	Title	Date
Communications	Title	Date