



City Hall, 215 Sycamore
Muscatine, IA 52761-
(563) 262-4141
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**COMMUNITY DEVELOPMENT
MEMORANDUM**

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

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: February 9, 2016
Re: Development Plan for a 12 Acre Parcel Located At The Southwest Corner of the Fulliam Avenue And Duncan Drive Intersection

INTRODUCTION: A development plan, to allow for a change of use for a 12 acre parcel located at the southwest corner of the Fulliam Avenue and Duncan Drive intersection, the southwest corner of the Lucas Street and Houser Street intersection, as is required by Section 10-17A-4 of City Code for any change of use in the S-3 Zoning District.

BACKGROUND: DN Development, LLC has submitted a development plan to change the land use on an approximately 12 acre parcel located at the southwest corner of the Fulliam Avenue and Duncan Drive intersection, the southwest corner of the Lucas Street and Houser Street intersection.

This property is located in the S-3 district, the S-3 district allows for any use permitted in any residential zoning district or in the M-1 Light Industrial Zoning District, subject to the approval by the Planning and Zoning Commission of a development plan that details the specific layout and uses of the subject property. Enclosed is the development plan for this parcel that is being submitted by DN Development for approval.

DN Development is proposing a 48 unit residential development targeted to serve low to moderate income seniors. The proposed project consists of 24 duplexes with attached garages and a clubhouse building, all accessed by a private road extending from the western end of Fulliam Avenue. All these uses are permitted within the S-3 district.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed development. The proposed development plan is supported by the City of Muscatine Comprehensive Plan, and is compatible with surrounding land uses.

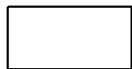
BACKUP INFORMATION:

1. Development Plan

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



Subject Parcel



Parcel Lines

0 100 200 400 Feet

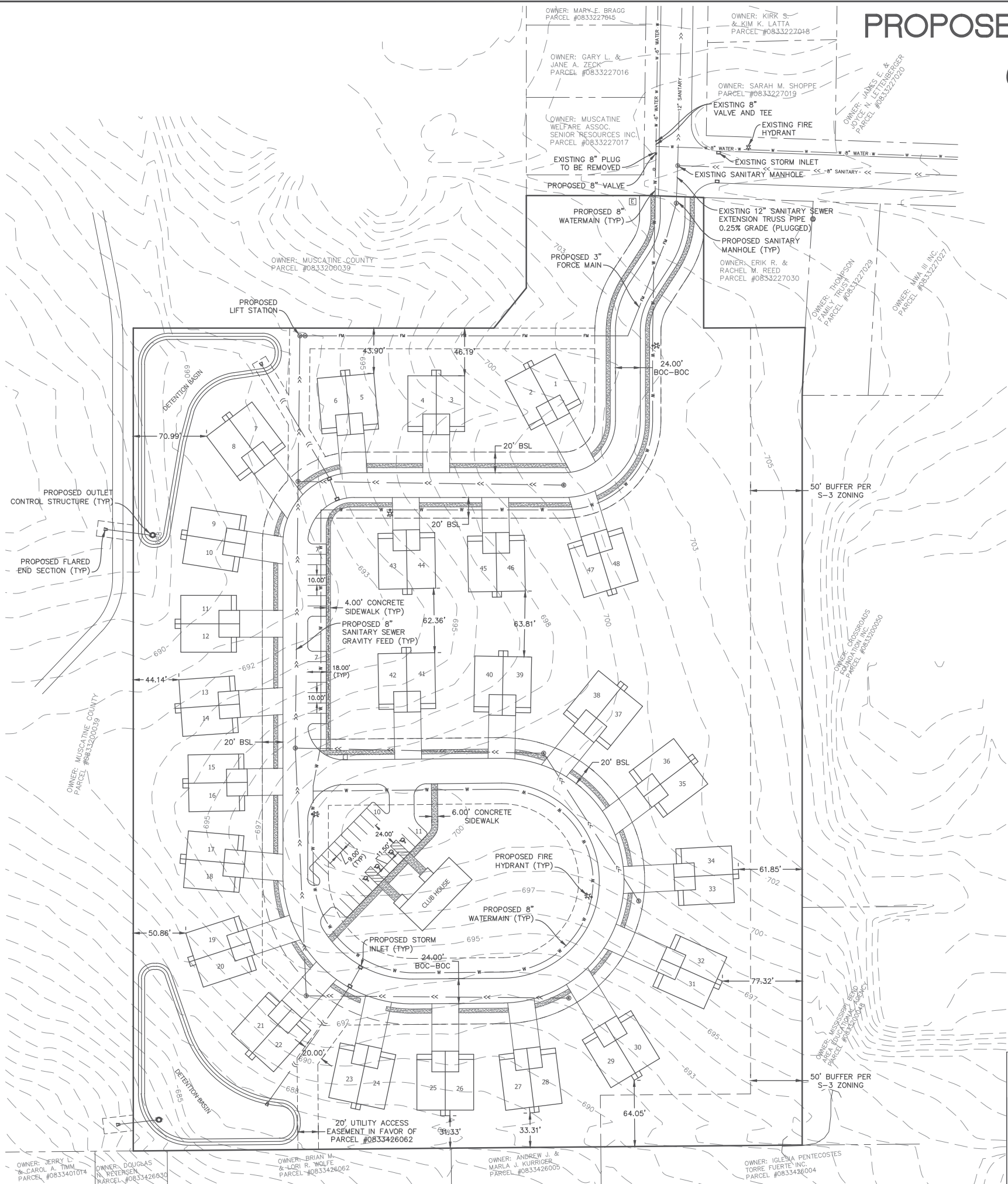




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LEGEND

- PROPERTY LINE
- - - 705 --- EXISTING CONTOUR MAJOR
- - - 704 --- EXISTING CONTOUR MINOR
- - - PROPOSED CURB
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ PROPOSED SANITARY MANHOLE
- ⊙ PROPOSED LIFT STATION
- - - EXISTING SANITARY SEWER
- - - PROPOSED 8" SANITARY SEWER
- - - PROPOSED 3" FORCE MAIN
- PROPOSED STORM INLET
- ▣ PROPOSED FLARED END SECTION
- ⊙ PROPOSED OUTLET CONTROL STRUCTURE
- - - PROPOSED STORM SEWER
- * EXISTING FIRE HYDRANT ASSEMBLY
- * PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER VALVE
- - - EXISTING WATER MAIN
- - - PROPOSED 8" WATER MAIN
- Ⓛ EXISTING ELECTRIC



PROPOSED DEVELOPMENT PLAN

CREEKSIDE

MUSCATINE, IOWA

PROPERTY INFORMATION

SELER: BRIAN M. & LORI R. WOLFE
3120 ALLEN STREET
MUSCATINE, IA 52761
BUYER: DN DEVELOPMENT, LLC
1101 W. 9TH STREET
DAVENPORT, IA 52802

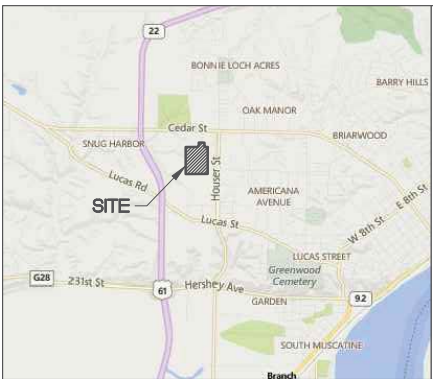
GENERAL NOTES

1. THE CURRENT ZONING: S-3 - MIXED USED

LEGAL DESCRIPTION

EX RUEBEN & SARAH BAKER ADD. PHASE IV PARCEL I
NE NE & SE NE 2001-01851, 33-77-2W.
PARCEL #0833200042

PROJECT LOCATION



I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL R. SHAMSIE, P.E. DATE
IA. REG. #13171 ALL SHEET COVERED BY SEAL
EXP. DATE 12/31/16
IF SEAL AND/OR SIGNATURE IS NOT A CONTRASTING COLOR, THIS DOCUMENT IS NOT AN ORIGINAL.

REVISIONS	DATE
NO.	DESCRIPTION

Landmark
ENGINEERING GROUP
MOLINE, IL 61265
3440 38TH AVENUE - SUITE 4
(309) 755-3400
CIVIL ENGINEERING AND LAND SURVEYING
DESIGN FIRM REGISTRATION NUMBER 184-001511



PROPOSED DEVELOPMENT PLAN

CREEKSIDE

MUSCATINE, IOWA

DATE: 01/07/16
DRAWN BY: HLC
CHECKED BY: MRS
PRINT DATE: 01/28/16

1
SHEET 1 OF 1
01-15-1301