



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:

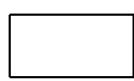
Staff recommends approval of the proposed development. The proposed development plan is supported by the City of Muscatine Comprehensive Plan, and is compatible with surrounding land uses.

BACKUP INFORMATION:

1. Development Plan



Subject Parcel



Parcel Lines

0 100 200 400 Feet



PROPOSED DEVELOPMENT PLAN

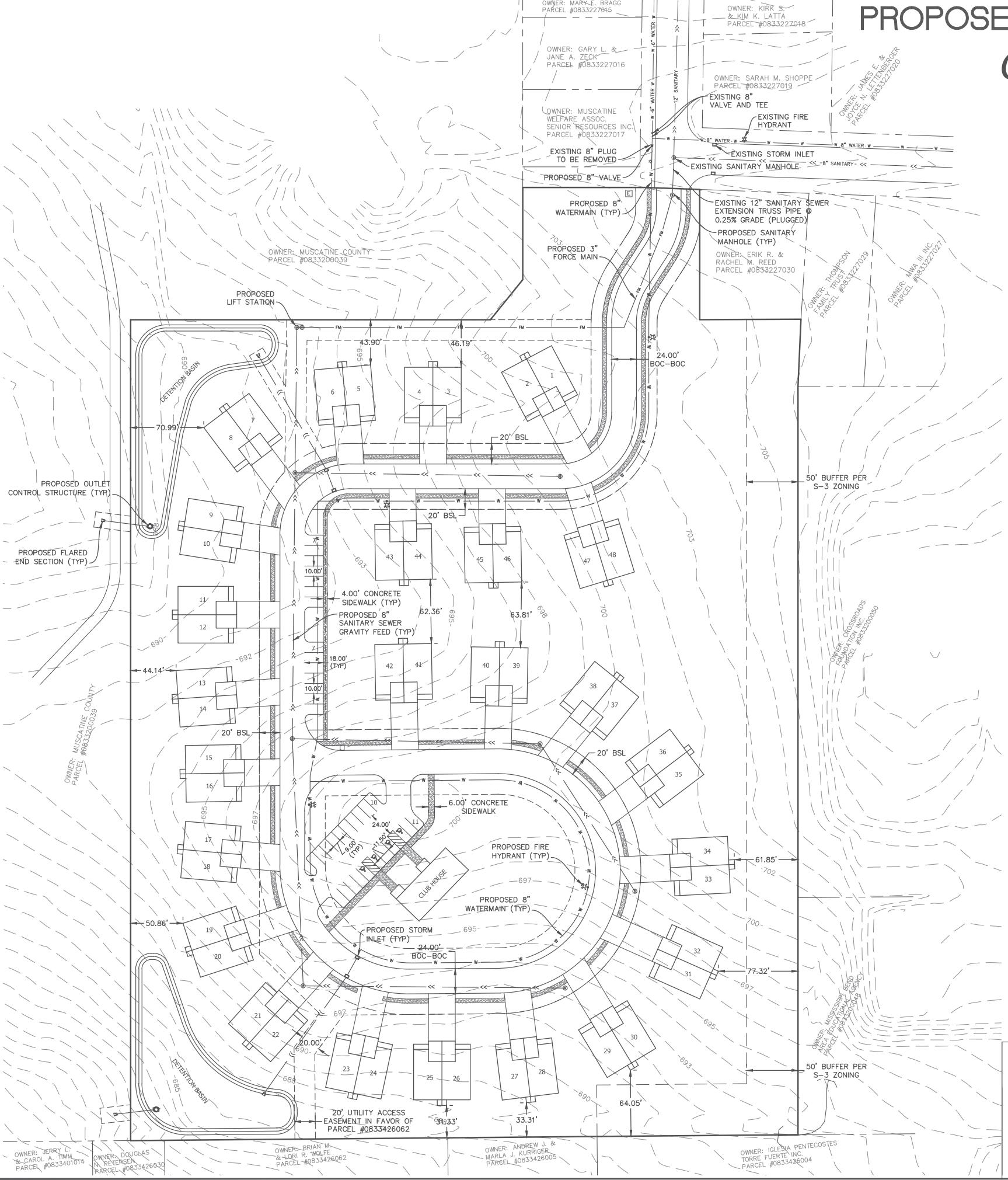
CREEKSIDER

MUSCATINE, IOWA

REVISIONS	DESCRIPTION	DATE

Landmark
ENGINEERING GROUP
3440 38TH AVENUE - SUITE 4
MOLINE, IL 61265
(309) 755-3400
FAX (309) 755-6522
CIVIL ENGINEERING AND LAND SURVEYING
DESIGN FIRM REGISTRATION NUMBER 184-001511

GRAPHIC SCALE 1" = 50'
0 25 50 100



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.

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

1
SHEET 1 OF 1

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.



PROPOSED DEVELOPMENT PLAN
CREEKSIDER
MUSCATINE, IOWA

01-15-1301