

COMMUNITY DEVELOPMENTPlanning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**MEMORANDUM**

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: July 7, 2017
Re: Muscatine Landing Subdivision

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a two-lot subdivision of 28.04 acres on the north side of North Port Drive, change of use un the S-3 Zoning District.

BACKGROUND: Beaver Builders Inc. has filed a combined Preliminary/Final Plat for Muscatine Landing Subdivision a 28.4-acre four lot subdivision, on the north side of North Port Drive, The subject area is zoned S-3 Mixed Use District.

The proposed project that will supported by the proposed plat will consist of approximately 100 two- and three-bedroom townhomes on 7.5 acres, located on the north side of North Port Drive, approximately across the street from the existing Unity Point Clinic. The developer intends for the townhomes to be market rent units of about 1,380 square feet per housing unit, with each unit also having a 2-car attached garage.

The developer has done a similar project in Rock Island and is currently working in Clinton on a larger project, see pictures on the following page. The developer intends for the rent to be about \$1,290 per month. The developer also intends to establish each unit as condo, which would allow for the future individual sale of the housing units should market conditions warrant. The townhome would have amenities such as granite countertops, wood floors, second floor laundry room, stainless appliances, and two-car attached garages. A small park is also planned with a view of the adjacent pond.

Friendship Drive, a new public street running north from North Port Drive, would provide access to the proposed development, with access to each individual unit coming off one of two private streets that will intersect with the new public street. No access to the proposed development would be permitted directly from North Port Drive. As part of this plat the right-of-way for Lakeview Avenue, a platted but unbuilt street, would be vacated and replaced with Friendship Drive, which is located approximately 60 feet to the southwest of the platted right-of-way for Lakeview Avenue.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed plat for Muscatine Landing Subdivision. The proposed plat is supported by the City of Muscatine Comprehensive Plan, is compatible with

surrounding land uses, and adds housing to an area of the City that currently lacks housing options.

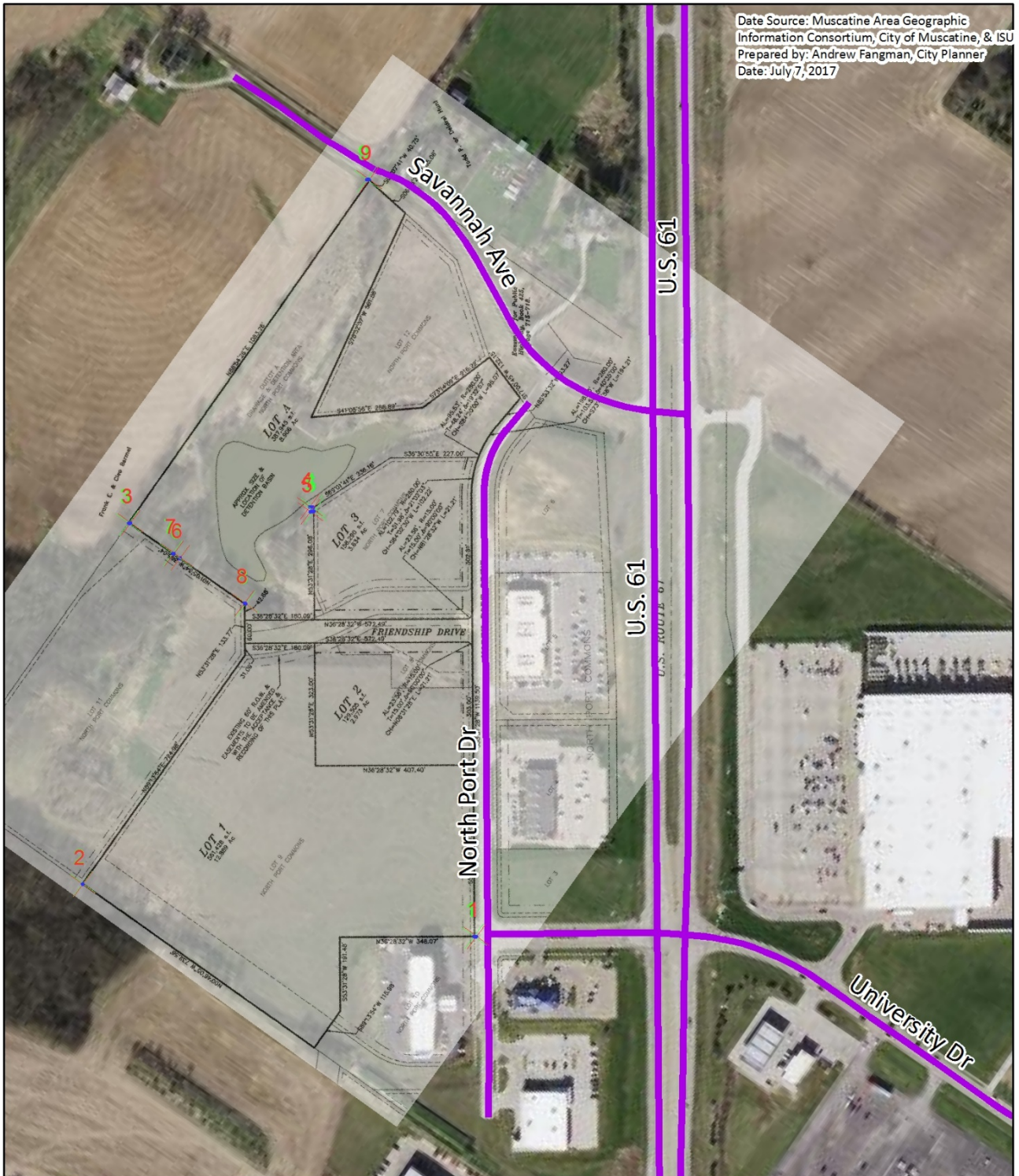
The Future Land Use Plan of the City of Muscatine Comprehensive Plan designates this area as General Mixed Use. This designation calls for the broadest mix of uses, including light industrial, office, commercial, and residential use. While the proposed development is not mixed use in and of itself, it does for the first time make the North Port Drive area a truly mixed-use area, as currently it is composed solely of commercial development and undeveloped land. The manner in which the proposed residential development is laid out, would not create any conflicts with existing or potential future commercial uses.

Previous developers have created a major shopping and employment center in the area of the City north of Highway 61 and east of Highway 38, however no housing has been developed in this area. This development would for the first time create the opportunity for some of the great many who work and shop in this area to also live close by. This closer integration of housing, shopping, and employment opportunities will help build a stronger more vibrant community.

BACKUP INFORMATION:

1. Plat
2. Plat Vicinity Map

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine, & ISU
Prepared by: Andrew Fangman, City Planner
Date: July 7, 2017



0 200 400 800 Feet

**Muscatine Landing
Subdivision**



OWNER/DEVELOPER
BEAVER DEVELOPMENT, L.L.C.
ATTN: MR. BOB BUKER
4270 TRANQUILITY CT.
BETTENDORF, IOWA 52722
309-269-7546

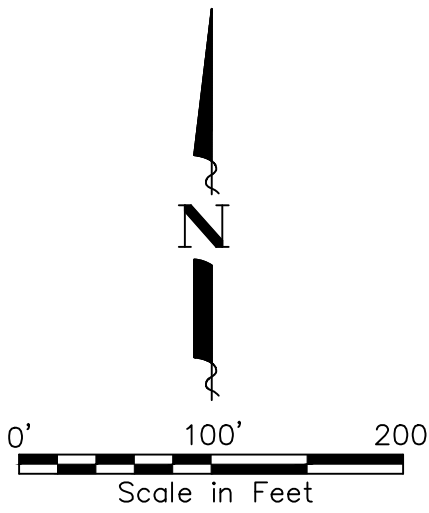
ATTORNEY
EAGLE & EAGLE
224 18TH STREET
ROCK ISLAND, IL 61201
(309) 788-7671

SURVEYOR
McCLURE ENGINEERING
JIM W. ABBITT, JR.
4700 KENNEDY DRIVE
EAST MOLINE, IL 61244
REG. NO. 35-2890
PHONE: 309-792-9350
FAX: 309-792-8974

PROPERTY ZONED S-3
TOTAL NO. OF LOTS: 4
TOTAL AREA OF LOTS: 28.536 ACRES
TOTAL AREA: 29.213 ACRES
TOTAL R.O.W. AREA: 0.677 ACRES
1ST ADDITION: LOTS 1-3 & LOT A.

Final Plat of
MUSCATINE LANDING
A re-subdivision of Lots 7, 8, 9 & Outlot A of
North Port Commons, being an addition to the City
of Muscatine, Iowa, situated in part of the NW
Fractional 1/4 of Section 19, Township 77 N.,
Range 1 W. of the 5th P.M.

RECORDER STAMP



PRELIMINARY
NOT FOR RECORDING

BY: _____ DATE: _____
MUSCATINE POWER AND WATER (ELECTRIC)

BY: _____ DATE: _____
MUSCATINE POWER AND WATER (WATER)

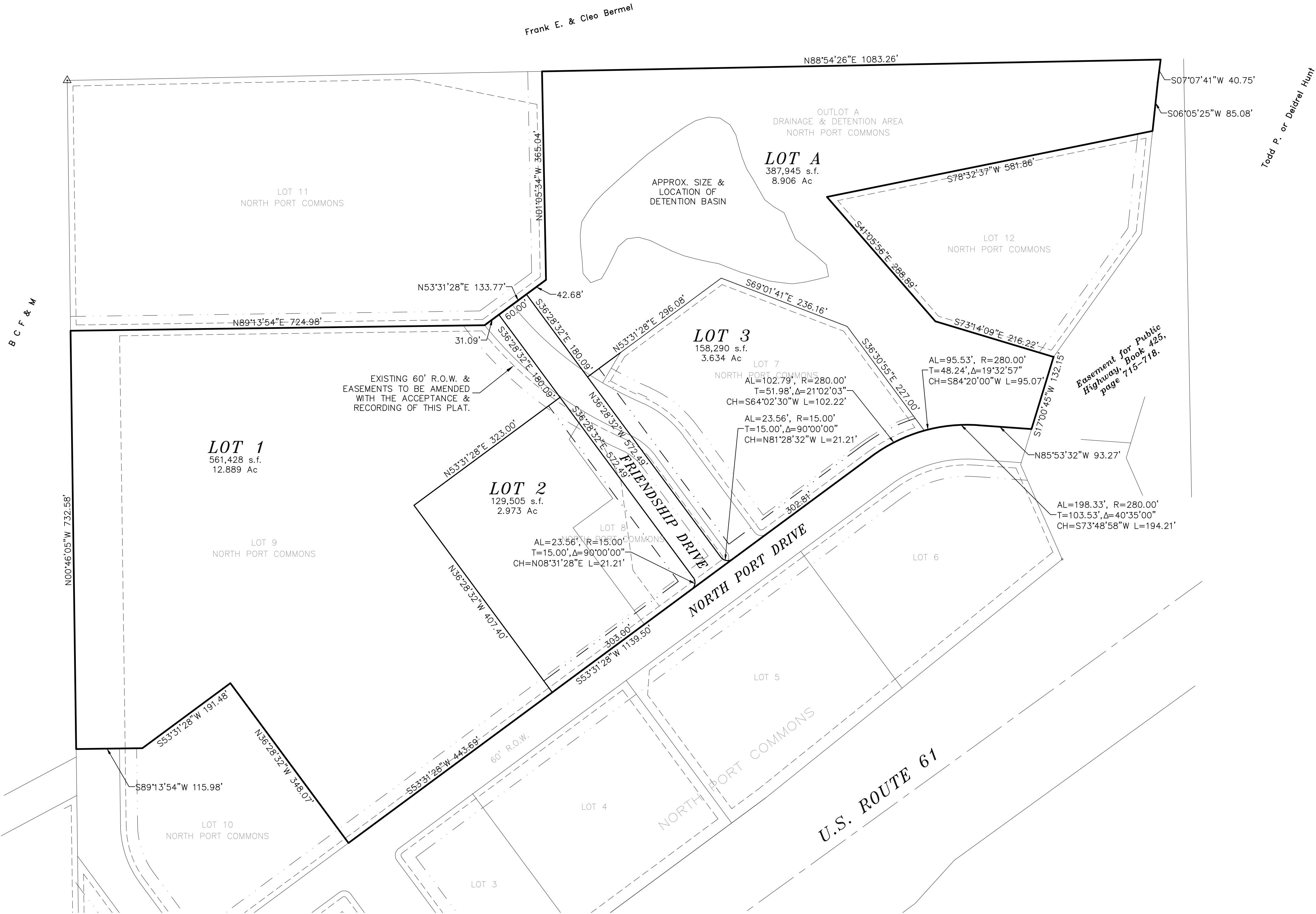
BY: _____ DATE: _____
MUSCATINE POWER AND WATER (COMMUNICATIONS)

BY: _____ DATE: _____
EASTERN IOWA LIGHT AND POWER COOPERATIVE

BY: _____ DATE: _____
ALLIANT ENERGY

BY: _____ DATE: _____
QWEST

- NOTES:**
- Proposed storm sewer to be private within developed lots.
 - Proposed sanitary sewer and water main to be City of Muscatine.
 - Property is currently zoned S-3.
 - Storm water detention is required for this subdivision and provided in Outlot A.
 - No lot shall access onto North Port Drive.
 - All lots shall have blanket access and utility easements, excepting only the areas of each lot encompassed within building footprints.



BEAVER DEVELOPMENT, L.L.C.
4270 Tranquility Court, Bettendorf, Iowa 52722

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE:	1" = 1'
DRAWN BY:	CAM
CHECKED BY:	JWA
DATE:	JUNE 2017



FINAL PLAT	
MUSCATINE LANDING APARTMENTS	MUSCATINE, IOWA
FILE NAME: T:\JAMK117.101\DWG\17101 MDL.dwg	JOB NUMBER: 01-15-17-101

SHEET NO.
1
OF
1