



COMMUNITY DEVELOPMENT MEMORANDUM

Planning,

Zoning,

Building Safety,

Construction Inspection

Services,

Public Health

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: October 10, 2017
Re: Development Plan for Pinnacle Elder Group Homes
(West Side of Diana Queen Drive) &
Utility Easement Vacation of Easements Located Between Lots 9 & 10; and Lots 10
& 11 of Riverbend 5th Addition

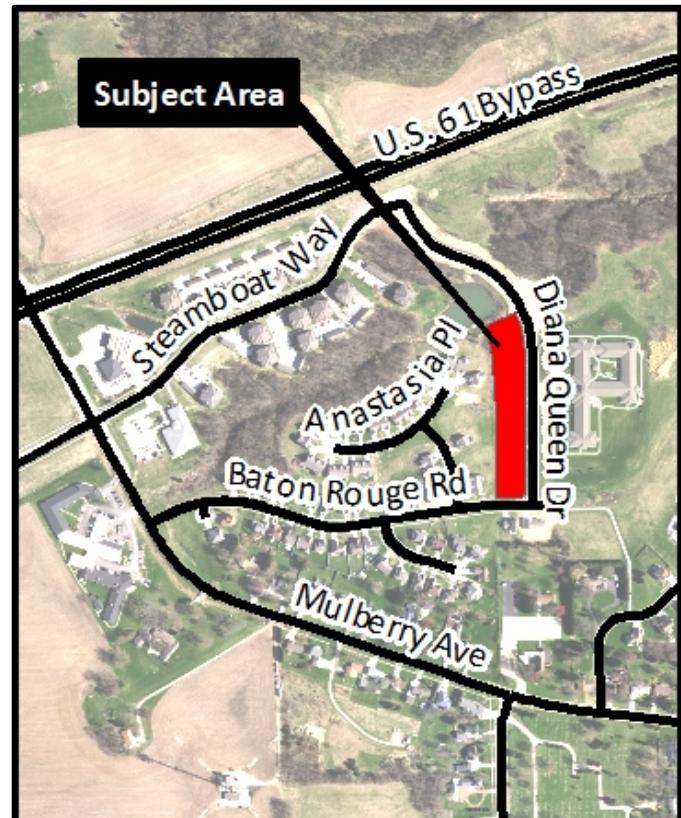
INTRODUCTION:

A development plan, to allow for a change of use for 2.15 acres located along the westside of Diana Queen Drive, lot 6 through 16 of Riverbend 5th Addition, as is required by Section 10-17A-4 of City Code for any change of use in the S-3 Zoning District.

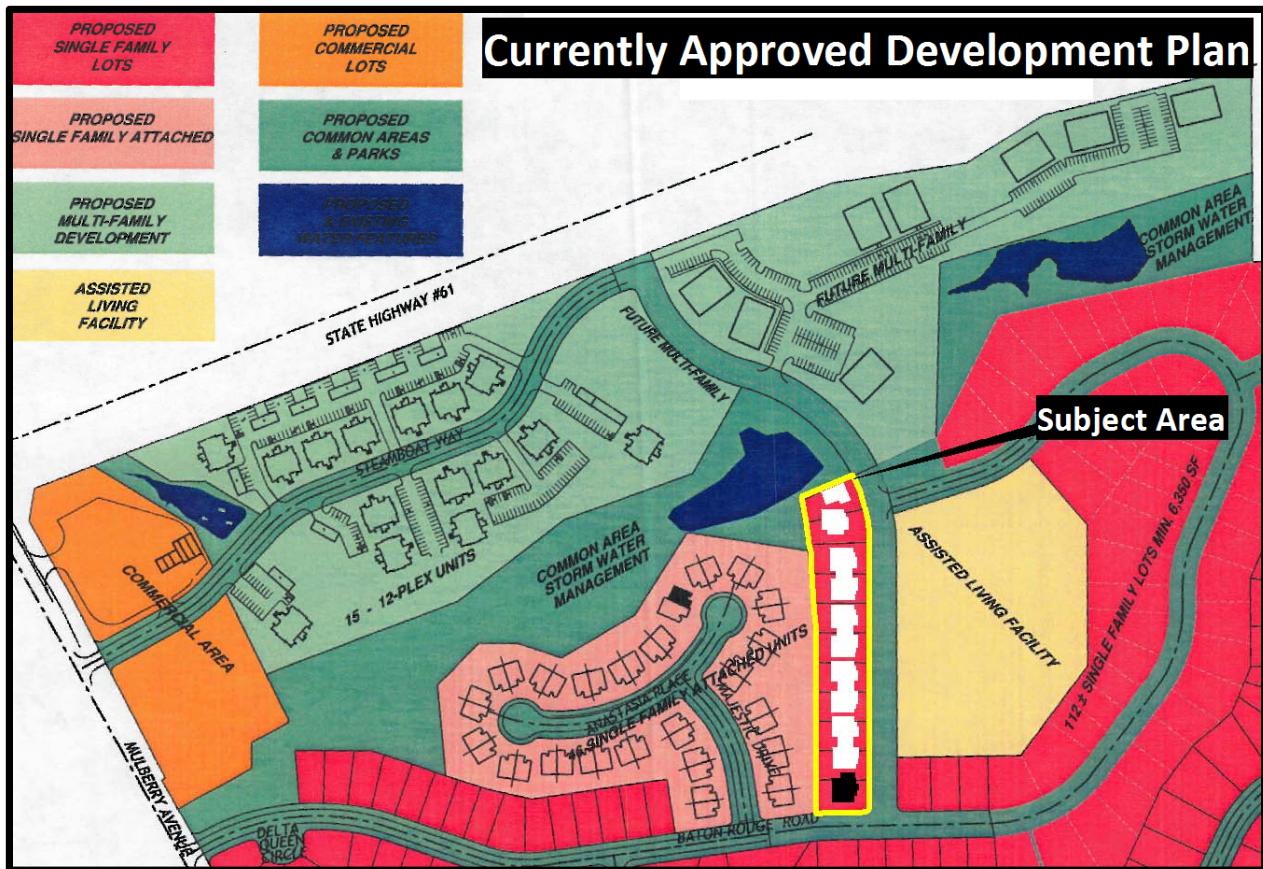
BACKGROUND:

RBW Enterprises LLC, has submitted a development plan, see page 5, to change the land use on an approximately 2.15 acres located along the westside of Diana Queen Drive, Lot 6 through Lot 16 of Riverbend 5th Addition

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. The original development plan for this parcel was for single family homes, see the original development plan on the following page.



Location of Subject Area



RBW Enterprises LLC is proposing the construction of four duplexes and two single family homes. The applicant is proposing that the new structures will be very similar the recently constructed single family home located at 3500 Diana Queen, with duplexes essential being two of this structure with a common wall. The applicant intends operate all but the northern most single-family home as elder group homes, as they currently do at their recently constructed single family home located at 3500 Diana Queen Drive. This use is permitted within the S-3 district.



The physical characteristics of the proposed development is very similar to the mixture of duplexes and single-family homes that have been developed directly to the west of the subject area on Majestic Drive and Anastasia Place. In order to meet state accessibility regulations regarding elder groups homes, the proposed homes will have a ramped accessed from the rear that will be served by a private 4' wide sidewalk running along the rear of the proposed homes. This would a continuation of such a sidewalk that has been constructed at 3500 Diana Queen Drive. In order to lessen the visual impact of this on the adjoining property owners, a vegetative screen composed of a planting of one evergreen shrub, of a variety, with a mature height of at least 6', every 7' linear feet will be planted along the western property line.



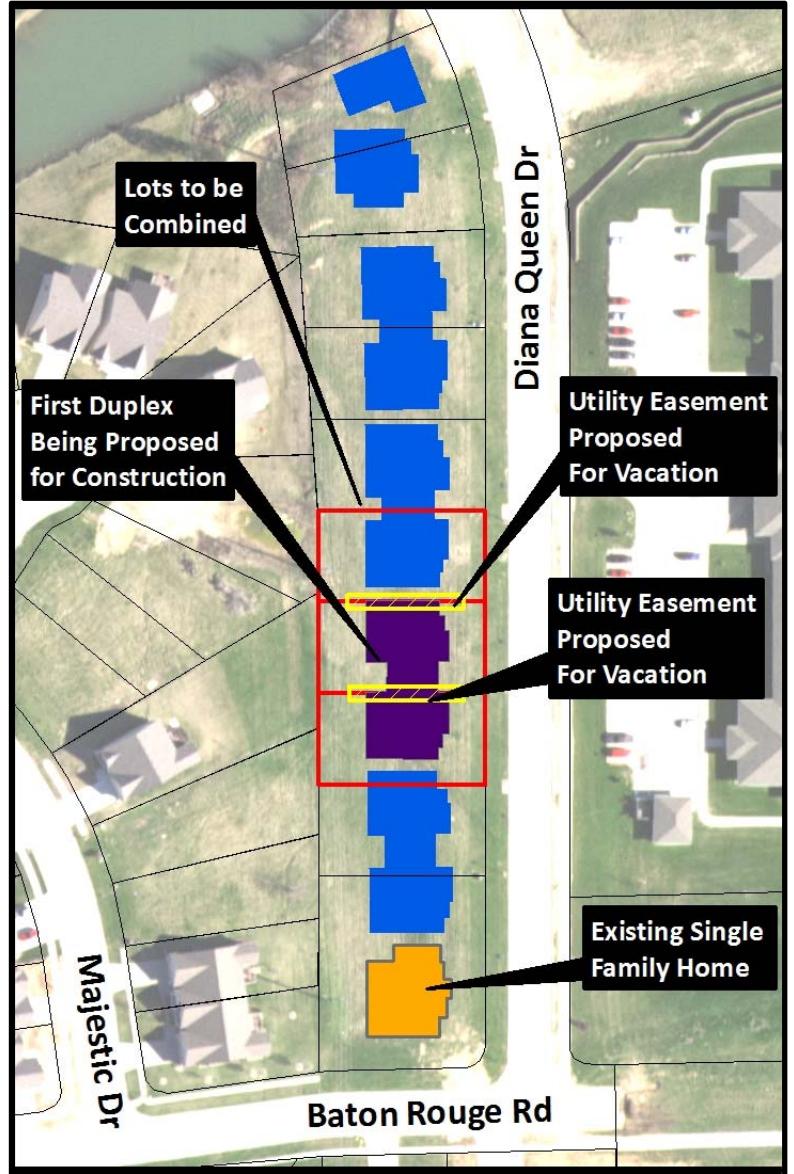
It is the intent of the applicant to apply for a variance to reduce the required side yard setback from 6' to 4'. This request will come before the Zoning Board of Adjustment at later date. It should be noted that developer of the duplexes and single-family homes that have been developed directly to the west of the subject area on Majestic Drive and Anastasia Place was granted a variance allowing for 2' sideyard setbacks between single family homes in locations where the original development designated for the development of duplexes. If the request to amend development plan is granted by the Planning and Zoning Commission is approved, but the Zoning Board of Adjustment were to deny the variance request, the applicant would be allowed to build duplexes and single-family homes as shown on the proposed development plan, but 6' sideyard setback would have to be maintained.

The applicant desires to begin construction on a duplex that would occupy portions of Lots 9, 10, and 11 of Riverbend 5th Addition, by the end of this year. In order to facilitate this the intent is to combine these lots into a single lot, and vacate the utility easement that run between lots 9 and 10 and lots 10 and 11. To this end, the applicant has also submitted a request to vacate these utility easements. Approval of this request and approval of the proposed development plan, would allow the applicant to begin construction on this duplex.

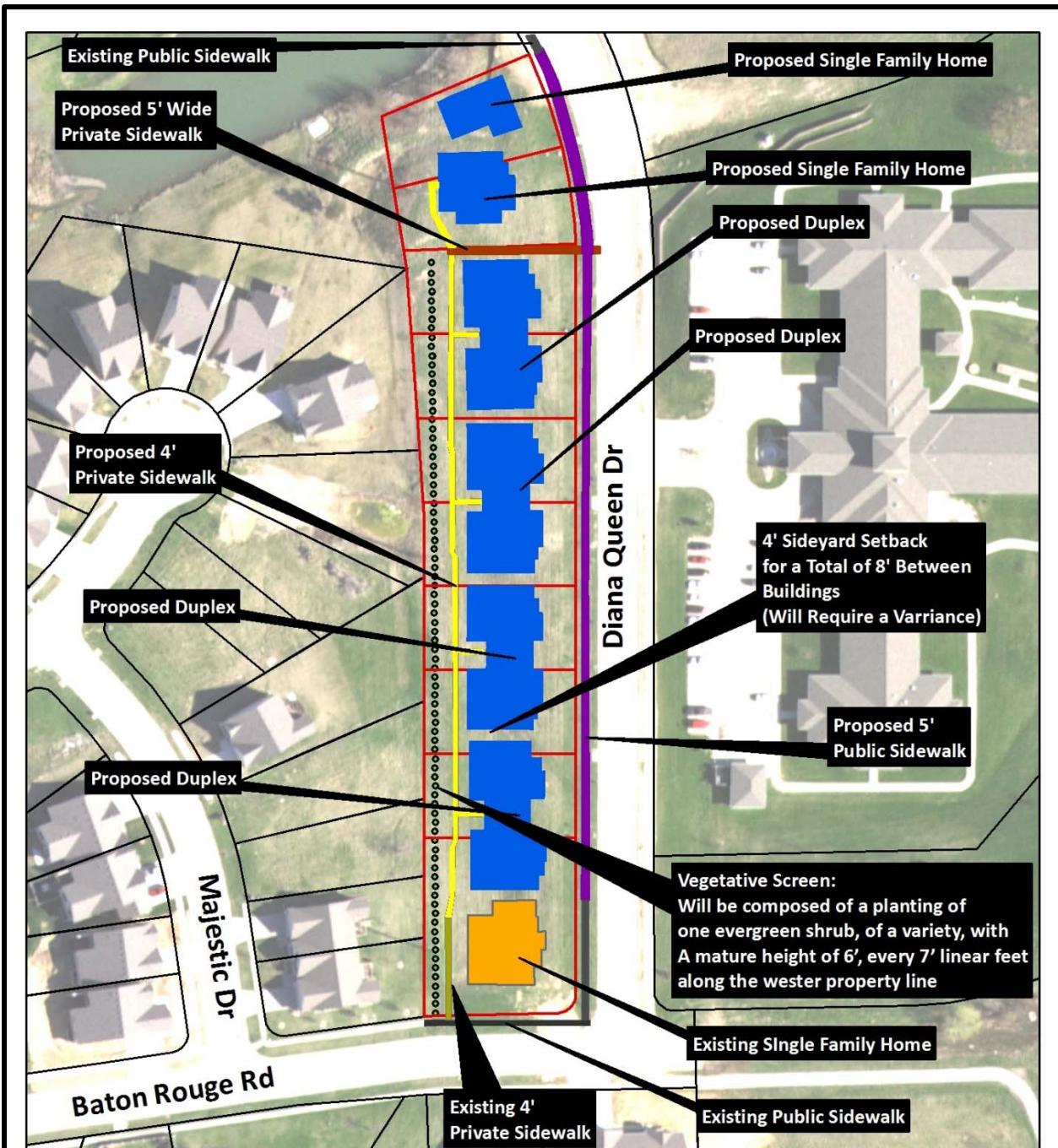
Construction of everything as envisioned in the site plan, will require additional action, by the Zoning Board of Adjustment, the Planning and Zoning Commission, and City Council. In addition to the variance previously discussed the applicant will also need to vacated some additional easements, and then replat the subject area, to match their intent of creating a lot corresponding to each dwelling unit.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed development plan amendment. The proposed development of a number of duplexes and single-family homes which will function as elder group homes, will create a good land use transition from the large nursing home facility on the east side of Diana Queen Drive and an area duplexes and single-family homes that have been developed directly to the west of the subject area on Majestic Drive and Anastasia Place. The proposed vegetative screen between the proposed development and the adjoining homes to the west, will further ensure the smooth transition between land uses. The proposed structures are in character with the surrounding neighborhood.



Proposed Next Phase of Development



Pinnacle Elder Group Home Development Plan

Subject Area

Parcel Lines

- Required Evergreen Shrub

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine, & ISU
 Prepared by: Andrew Fangman, City Planner
 Date: October 4, 2017

0 50 100 200 Feet

