



City Hall, 215  
Muscatine, IA 52761-  
(563) 262-4141  
Fax (563) 262-

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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  
Dave Gobin, Community Development Director  
From: Andrew Fangman, City Planner  
Date: May 17, 2018  
Re: Avalon Subdivision Preliminary/Final Plat

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**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.

In 2015 an identical subdivision plat was filed by Steve and Cynthia Allchin and approved by the City of Muscatine City Council, however because this approved plat was not recorded within the required timeframe this approval became null and void, and as such the applicant has resubmitted this preliminary/final plat for approval.

At both the Planning and Zoning Commission and through direct contact with City staff with questions regarding off-street parking and storm water drainage. As with all new multi-family developments in the R-5 zoning district any new apartment building would have construct new, hard-surfaced off street parking space lots as per City Code which is as follows; 1 parking space for each one-bedroom apartment or efficiency unit, 1.5 parking spaces per 2-bedroom unit, and

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

2 parking spaces for each unit with 3 or bedrooms. Additionally, all stormwater will have to be managed in accordance with City Code in a manner that will not harm nearby properties.

Prior to the development of any new apartment building, the applicant will have to have a site plan in accordance with City Code approved. Compliance with parking and drainage regulations are two of the many issues addressed in the site plan review process.

At this time the applicant has not present any time table for the construction of the proposed apartment building.

**RECOMMENDATION/RATIONALE**

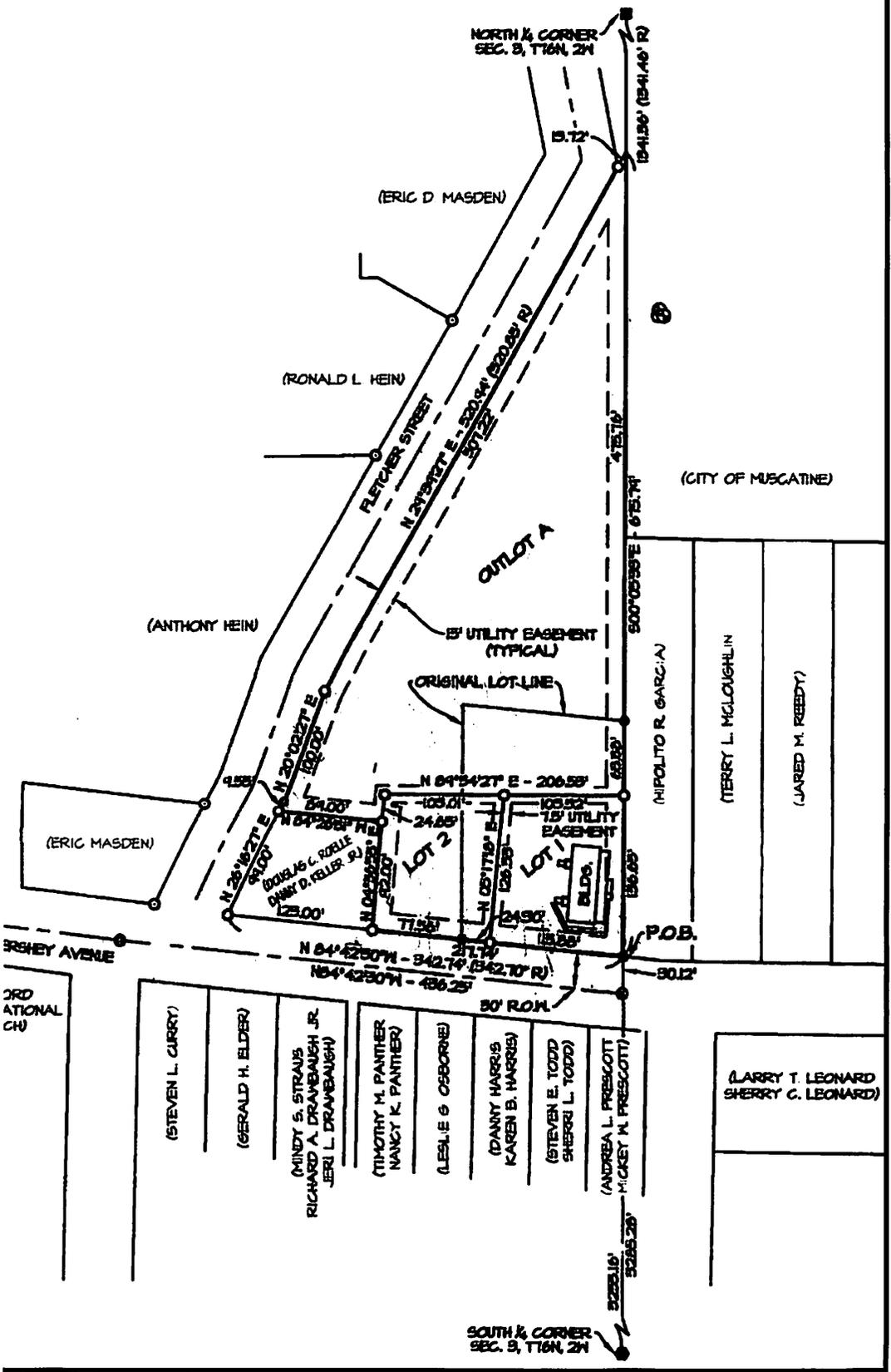
The attached final plat of the subdivision has been reviewed and approved by the Planning and Zoning Commission. It is therefore recommended that the preliminary/final plat for the Avalon Subdivision.

**BACKUP INFORMATION:**

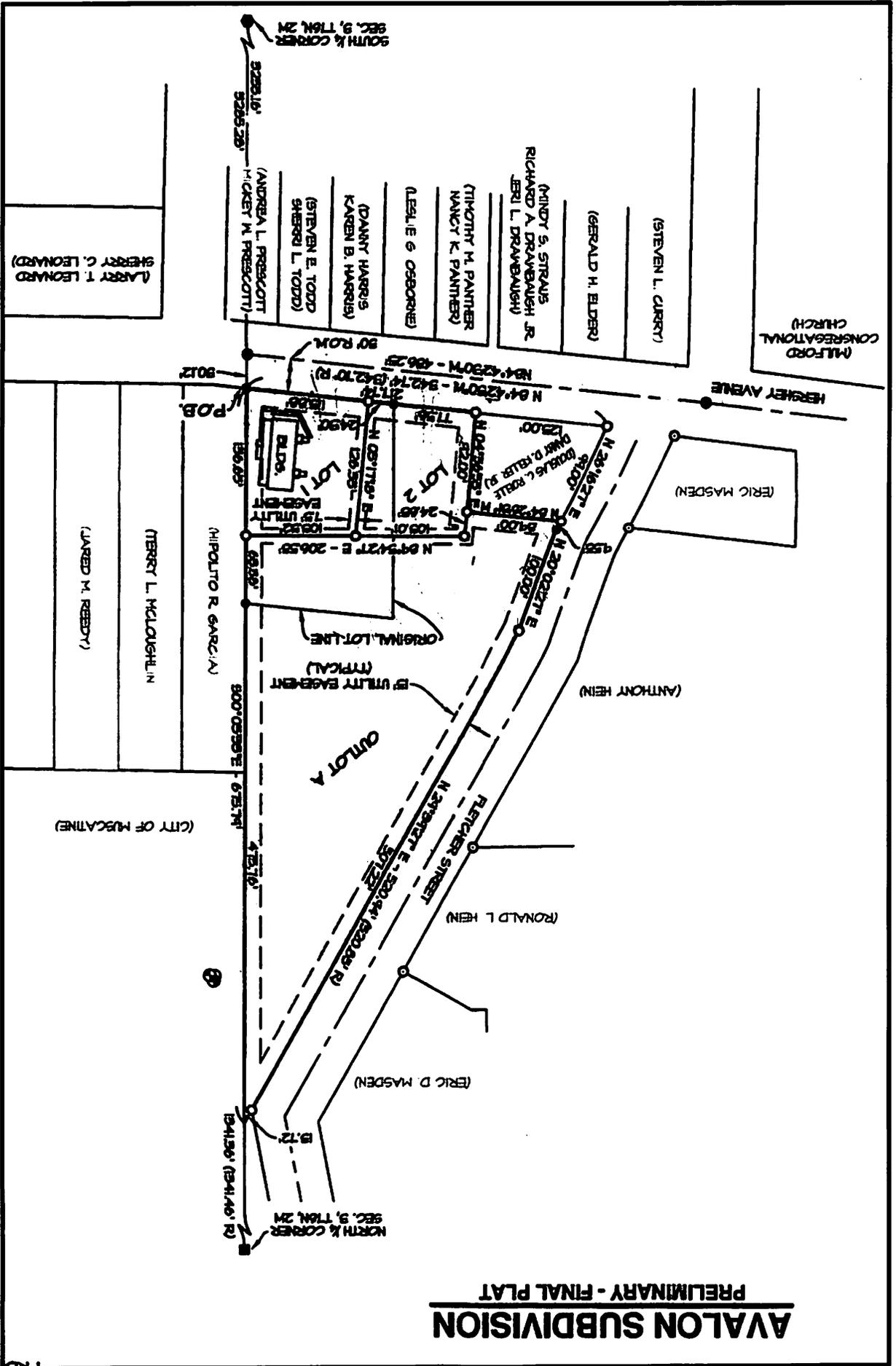
1. Resolution Approving the Final Plat
2. Certificate of Acceptance of the Final Plat
3. Certificate of the Planning and Zoning Commission
4. Certificated of True Copy
5. Plat

# AVALON SUBDIVISION

## PRELIMINARY - FINAL PLAT



# AVALON SUBDIVISION PRELIMINARY - FINAL PLAT



**AVALON SUBDIVISION**

**CERTIFICATE OF ACCEPTANCE OF FINAL PLAT**

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Diana L. Broderson, 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 May 17, 2018, 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 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 17<sup>th</sup> day of May 2018.

\_\_\_\_\_  
Diana L. Broderson DeWayne M. Hopkins,

Mayor  
Attest:

\_\_\_\_\_  
Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 16<sup>th</sup> day of July 2015, before me, a Notary Public in and for the State of Iowa, personally appeared DeWayne M. Hopkins and Gregg Mandsager, to me personally known, who being by me each duly sworn, did say that they are Mayor 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 17<sup>th</sup> day of May 2018; that Diana L. Broderson and Gregg Mandsager, as Mayor 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

**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 5<sup>TH</sup> 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 26°22' EAST ALONG THE EASTERLY LINE OF SAID FLETCHER AVENUE A DISTANCE OF 108.8 FEET; THENCE 20°08' EAST A DISTANCE OF 100 FEET; THENCE NORTH 29°45' 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 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 17<sup>th</sup> of May 2018.

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

Attest:

\_\_\_\_\_  
Diana L. Broderson, Mayor

\_\_\_\_\_  
Gregg Mandsager, City Clerk

**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF MUSCATINE, IOWA**

I, the undersigned, Andrew Fangman, do hereby certify that I am the Secretary of the Planning and Zoning Commission of the City of Muscatine, Muscatine County, Iowa, and that the attached Final Plat of Avalon Subdivision a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on the 8<sup>th</sup> day of May, 2018, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 17<sup>th</sup> day of May 2018.

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Andrew Fangman, Secretary  
Planning and Zoning Commission  
City of Muscatine, Iowa

**CERTIFICATE OF TRUE COPY**

I, Nancy Lueck, Director of Finance of the City of Muscatine, Iowa, certify that attached hereto are true copies of the following:

1. Certificate of Acceptance of Final Plat (original).
2. Resolution No. \_\_\_\_\_ - \_\_\_\_\_ approving the Final Plat Avalon Subdivision, a subdivision in the City of Muscatine, Iowa.
3. Certificate of the Planning & Zoning Commission.

All related to the subdivision of real estate described in those documents, and that all were duly adopted and approved by the City Council and Mayor of the City of Muscatine, Iowa, and the originals are on file in the official records at City Hall for the City of Muscatine, Iowa.

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Nancy Lueck, Director of Finance

CITY OF MUSCATINE, IOWA  
APPLICATION FOR SUBDIVISION OF REAL ESTATE

Date Filed 4/24/18

Fee Paid 4/24/18: 275

TO: Muscatine Planning and Zoning Commission

Dear Commissioners:

Pursuant to Section 11-1-2 of the City Code of the City of Muscatine, Iowa, the undersigned hereby requests that the following described real estate in the City of Muscatine, Iowa, to- wit:

Legal Description: See attached plat  
\_\_\_\_\_  
\_\_\_\_\_

be subdivided into 3 lots. The real estate is presently zoned R-5 District.

The purpose of the subdivision request is to develop 3 lots: Lot 1 for an existing 4-plex apartment, Lot 2 for a proposed 4-plex apartment, and an outlot to remain undeveloped.

Respectfully submitted,

Steve Allchin  
Name 2861 Rolling Meadow Lane  
Muscatine, IA 52761  
Address  
563/263-7749  
Phone

NOTE:

The following must be attached with this application, processing will not be initiated until received:

1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00 plus \$25.00 per lot.

**ADJACENT PROPERTY OWNERS  
STEVE J. ALLCHIN & CYNTHIA L. ALLCHIN  
AVALON SUBDIVISION**

**Ronald Hein  
2160 215<sup>th</sup> Street  
Muscatine, IA 52761**

**Douglas C. Roelle & Danny D. Keller  
1615 1<sup>st</sup> Avenue  
Muscatine, IA 52761**

**Anthony Hein  
104 Nyenhuis St.  
Muscatine, IA 52761**

**Terry McCloughlin  
2127 Hershey Avenue  
Muscatine, IA 52761**

**Eric Masden  
2301 Hershey Avenue  
Muscatine, IA 52761**

**Trae A. Walden  
2123 Hershey Avenue  
Muscatine, IA 52761**

**City of Muscatine  
215 Sycamore Street  
Muscatine, IA 52761**

**Mulford Church  
2400 Hershey Avenue  
Muscatine, IA 52761**

**Hipolito R. Garcia  
2201 Hershey Avenue  
Muscatine, IA 52761**

**Steve Curry  
2218 Hershey Avenue  
Muscatine, IA 52761**

**Gerald H. Elder  
2216 Hershey Avenue  
Muscatine, IA 52761**

**Mindy S. Strause  
2214 Hershey Avenue  
Muscatine, IA 52761**

**Timothy M. & Nancy K. Panther  
2212 Hershey Avenue  
Muscatine, IA 52761**

**Leslie G. Osborne  
2210 Hershey Avenue  
Muscatine, IA 52761**

**Danny & Karen B. Harris  
2208 Hershey Avenue  
Muscatine, IA 52761**

**Steven E. & Sherri L. Todd  
2206 Hershey Avenue  
Muscatine, IA 52761**

**Larry & Sherry C. Leonard**  
102 Grover Street  
Muscatine, IA 52761

**Andrea L. & Mickey W. Prescott**  
2204 Hershey Avenue  
Muscatine, IA 52761

**Owners: Steven J. Allchin & Cynthia L. Allchin**  
2861 Rolling Meadow Lane  
Muscatine, IA 52761

**Prepared by: Eichelberger Law Office PC**  
736 Lake Park Blvd.  
Muscatine, IA 52761

**AVALON SUBDIVISION  
PRELIMINARY-FINAL PLAT  
NARRATIVE**

**Steve J. Allchin & Cynthia L. Allchin intend to create the Avalon Subdivision to subdivide part of the Northwest fractional quarter of Section 3, Range 2 West of the 5<sup>th</sup> P.M., in the City of Muscatine, Iowa. The property is located on Hershey Avenue.**

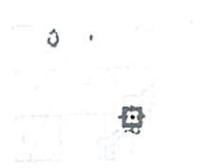
**The purpose of this subdivision is to develop 3 lots; Lot 1 for an existing 4-plex apartment, Lot 2 for a proposed 4-plex apartment and an Outlot to remain undeveloped.**



# Muscatine Area Geographic Information Consortium (MAGIC)



Overview

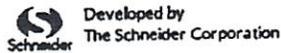


### Legend

- Corporate Limits
- Political Township
- Dimension Leader
  - 2
  - 3
- Parcels
- Roads
  - Not Classified
  - Airport Runway
  - County Road
  - City Street
  - Neighbor County
  - Private Dr
  - State Highway
  - US Highway
  - US Hwy - Divided
  - Major Roads

Parcel ID	1303178001	Alternate ID	n/a	Owner Address	ALLCHIN STEVEN J
Sec/Twp/Rng	3-76-2	Class	C - COMMERCIAL		ALLCHIN CYNTHIA L
Property Address		Acreage	n/a		2861 ROLLING MEADOW LN
					MUSCATINE IA 52761
District	MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE				
Brief Tax Description	(EXTRACT SE COR & SW COR) PTN OF BURL RD& E OF FLETCHER ADD				
	(Note: Not to be used on legal documents)				

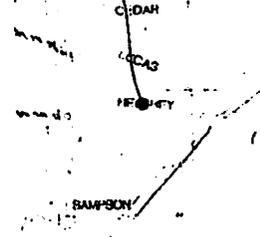
Date created: 6/24/2015  
Last Data Upload: 6/24/2015 8:31:17 AM



# AVALON SUBDIVISION

## PRELIMINARY - FINAL PLAT

PROJECT SITE



VICINITY MAP  
NOT TO SCALE



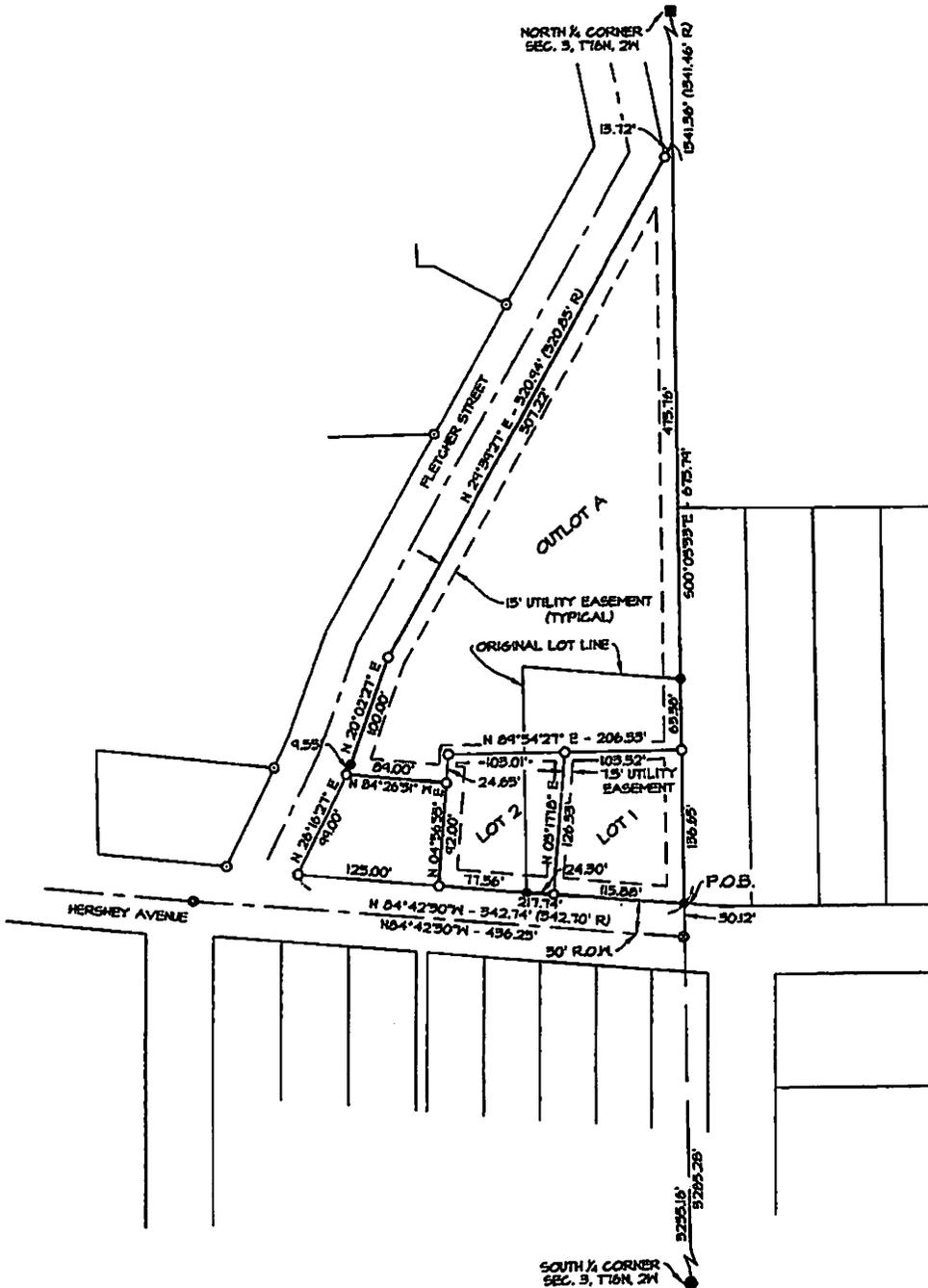
BASIS OF BEARINGS  
IOWA STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE

### LEGEND

- SET 1/2" X 36" REBAR W/ CAP
- SET P.K. NAIL W/ W/ASHER
- ⊙ SET "X" IN CONCRETE
- FOUND 1/2" REBAR W/ CAP
- FOUND CITY MONUMENT
- FOUND CONCRETE MONUMENT

### LAND DESCRIPTION -

A PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, IN TOWNSHIP 70 NORTH, RANGE 2 WEST OF THE 6TH 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 SAID HERSHEY AVENUE A DISTANCE OF 342.7 FEET TO THE EASTERLY LINE OF FLETCHER AVENUE; THENCE NORTH 26°22' EAST ALONG THE EASTERLY LINE OF SAID FLETCHER AVENUE A DISTANCE OF 108.6 FEET; THENCE NORTH 89°05' EAST A DISTANCE OF 100 FEET; THENCE NORTH 89°45' EAST TO THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 3; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF CONVEYED TO ALAN H. DIERDORFF, BY WARRANTY DEED, RECORDED IN THE OFFICE OF THE RECORDER OF MUSCATINE COUNTY, IOWA, IN BOOK 226 OF LOTS, PAGE 703.



### AREAS

TOTAL = 2.55 ACRES  
LOT 1 = 0.33 ACRES  
LOT 2 = 0.24 ACRES  
OUTLOT A = 1.93 ACRES

### OWNER

STEVE J. ALLCHIN  
CYNTHIA L. ALLCHIN  
2261 ROLLING MEADOWS  
MUSCATINE, IOWA 52761

### PROPERTY ADDRESS

2205 HERSHEY AVE  
MUSCATINE, IOWA 52761

### DEVELOPER

STEVE J. ALLCHIN  
CYNTHIA L. ALLCHIN  
2261 ROLLING MEADOWS  
MUSCATINE, IOWA 52761

### ZONING

CURRENT ZONING  
R-2 RESIDENTIAL DISTRICT

### SETBACKS

FRONT YARD 25'  
SIDE YARD 5'  
REAR YARD 5'  
MAX. HEIGHT 35'  
MIN. FRONTAGE 50'

The utility easements as shown are acceptable to the following utilities:

- CENTURYLINK, LC *SRAS 08/11/15*
- INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY *SRAS 01/21/15*
- MUSCATINE POWER PLANT *SRAS 07/28/15*
- TRUCKS, TRAILERS & EQUIPMENT *SRAS 01/21/15*
- WATER & SEWER *SRAS 01/21/15*
- WIRELESS COMMUNICATIONS *SRAS 01/21/15*

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Matthew W. Krause  
Date 8/12/2015 Reg. No. 15681  
My license renewal date is December 31, 2015

Pages or sheets covered by this seal: 1



### Martin & Whitacre Surveyors & Engineers, Inc.

P.O. BOX 413 (563)263-7891 MUSCATINE, IOWA

STEVE & CYNTHIA ALLCHIN  
AVALON SUBDIVISION IN THE CITY OF MUSCATINE, IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
1267	ALLCHIN	1"=75'	MDK	MK	8/13/15	7867.15
REV.	0					

1267 BOUNDARY.DWG SHEET 1 OF 1