

COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission

From: Andrew Fangman, City Planner

Date: January 8, 2019

Re: Development Plan for a 12 Acre Parcel Located at The Southwest Corner of the Fulliam Avenue and Duncan Drive Intersection and Preliminary Plat for the Arbor Commons Subdivision

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

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, has been submitted as is required by Section 10-18-4 of City Code for any change of use in the S-3 Zoning District. A preliminary subdivision plat for this proposed development (Arbor Commons Subdivision) has also been submitted.

BACKGROUND: NSPW, 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. A preliminary subdivision plat for this proposed development has also been submitted.

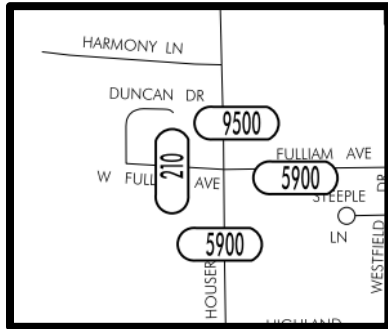
This property is located in the S-3 zoning district, which allows for any use permitted in any residential zoning district or in the M-1 Light Industrial Zoning District, subject to the approval by Planning and Zoning Commission of a development plan that details the specific layout and uses of the subject property. Attached is the development plan that submitted by NSPW LLC for approval, also and a preliminary plat for the site.

The proposed 62 lot subdivision would be comprised of 48 standalone single-family homes, with a minimum lot size of 5,600 square feet, in addition 4 duplexes and 2 triplexes will also be developed. An additional 2 outlots would be dedicated to the City of Muscatine and would accommodate a sewage lift station and a multi-use trail. The proposed uses are permitted within the S-3 district.



Location of Proposed Development

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



2014 IOWA D.O.T Traffic Counts

The proposed subdivision would be accessed from the Fulliam Avenue/Duncan Drive intersection and would be served by new public streets, which would be constructed by NSPW.

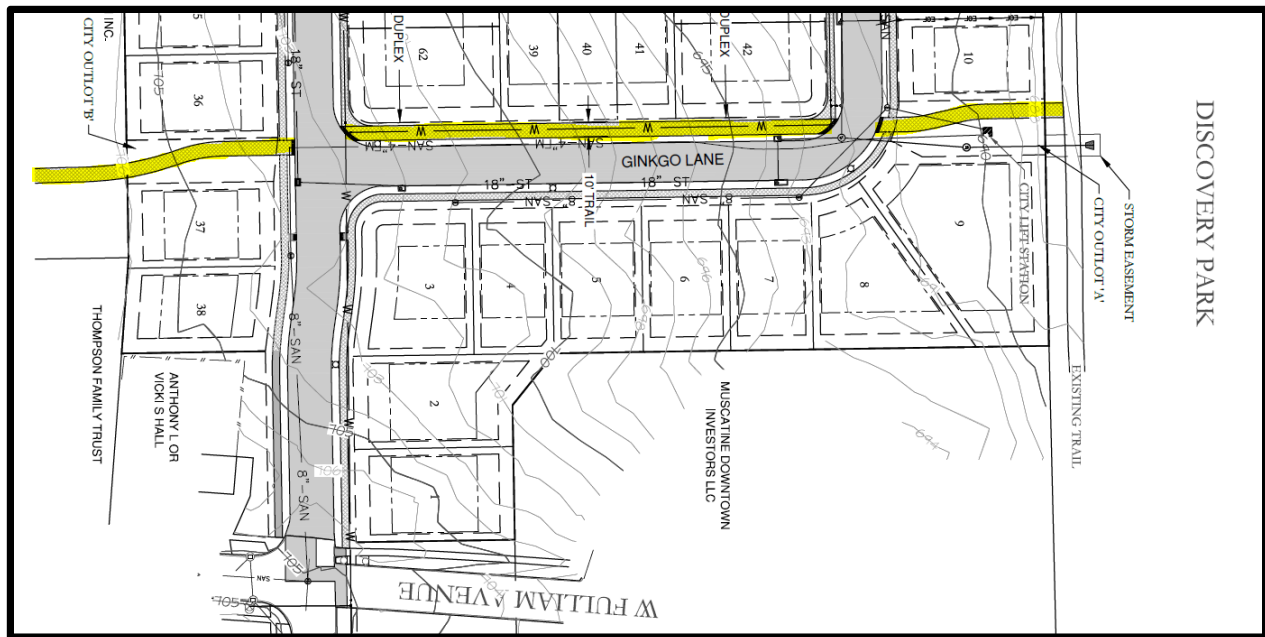
The proposed 62 dwelling units can be expected to generate approximately 500 to 600 vehicle trips per day. The proposed subdivision would be accessed from West Fulliam Avenue, which is the only place that the subject parcel has frontage along a public street. The most recent traffic count for this stretch of West Fulliam Avenue reports an average daily vehicle count of 210. This proposed subdivision would increase the average

vehicle county for this stretch of Fulliam to 700 to 800 vehicles per day. While percentage wise this is a large increase, an average daily vehicle count of 700 to 800 is well within the acceptable range for a residential street. Many residential streets in Muscatine have similar or higher average daily vehicle counts.

Currently motorists on West Fulliam Avenue often experience difficulties and delays at the Fulliam Avenue/Houser Street intersection when traveling straight on Fulliam Avenue, or making a left onto Houser. Traffic backups caused by motorists looking to make either of these traffic movements is not uncommon during periods of heavy traffic. However, this issue will be resolved in the Summer of 2019 when a mini-roundabout will be constructed at the Houser/Fulliam intersection. In addition to reducing the rate of accidents at this intersection, this roundabout will make it dramatically easier for motorists to go straight through this intersection on Fulliam Avenue or to make a left on to Houser Street.

According to the Federal Highway Administration this type of roundabout functions optimally when there is less than an average of 15,000 vehicles per day entering the intersection. Currently there is an average of 10,755 vehicles entering this intersection, the proposed development would raise this number of vehicles entering this intersection to approximately 11,055 per day. Even with the additional traffic generated by this purposed subdivision, the reconstructed Houser/Fulliam intersection will have sufficient excess capacity to handle additional substantial grown in traffic. This roundabout is being constructed by the City of Muscatine through a Transportation Safety Improvement Program Grant from Iowa Department of Transportation, and will be constructed regardless if the Arbor Commons Subdivision is ultimately constructed.

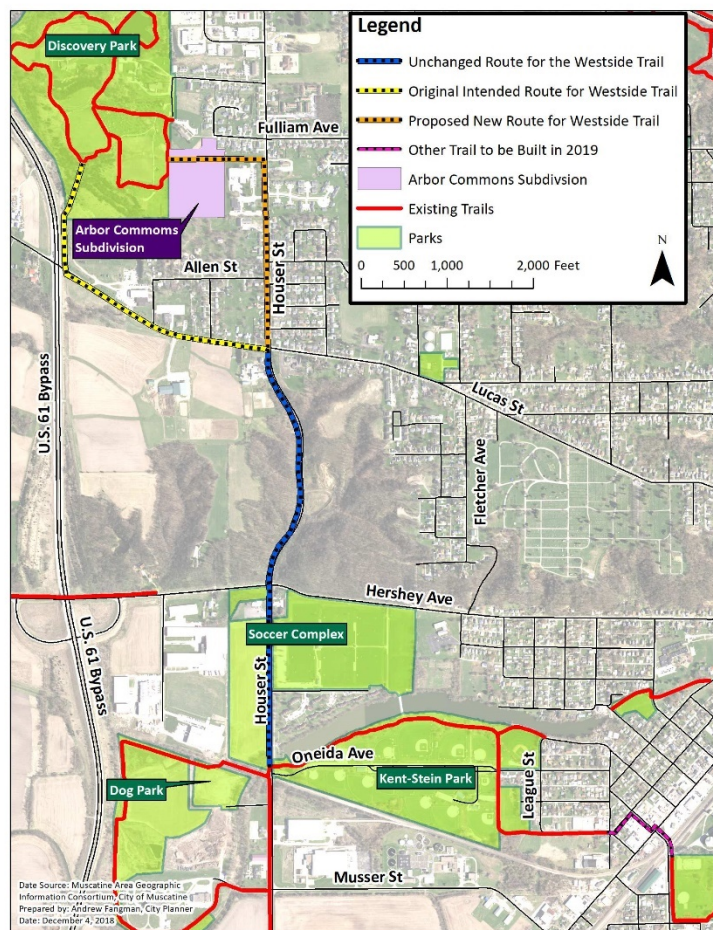
The City of Muscatine and the developer have reached an agreement that will allow for the Westside Trail to be routed through the proposed subdivision. The Westside Trail is a 1.26-mile multiuse trail that the City of Muscatine will construct in 2019, which will connect to the existing trail network in Kent-Stein Park and Discovery Park. Currently there are two disconnected trail networks in Muscatine, completion of the Westside Trail will link these two trail networks into an uninterrupted trail network of over 13 miles.



Proposed Route of the Westside Trail (Shown in Yellow) through the Proposed Arbor Commons Subdivision

The routing of the Westside Trail through the proposed Arbor Commons subdivision would be a substantial improvement the route originally envisioned, see map to the right. The original route would have taken trail users out and along the U.S. 61 Bypass before entering the park. A multi-use trail, that is part of a larger community wide trail network and that is an intergral part of a neighborhood will further the Comprehensive Plan goals of making travel to all destinations accesible by non-motorized means, and creating a built enviroment that encorages active living.

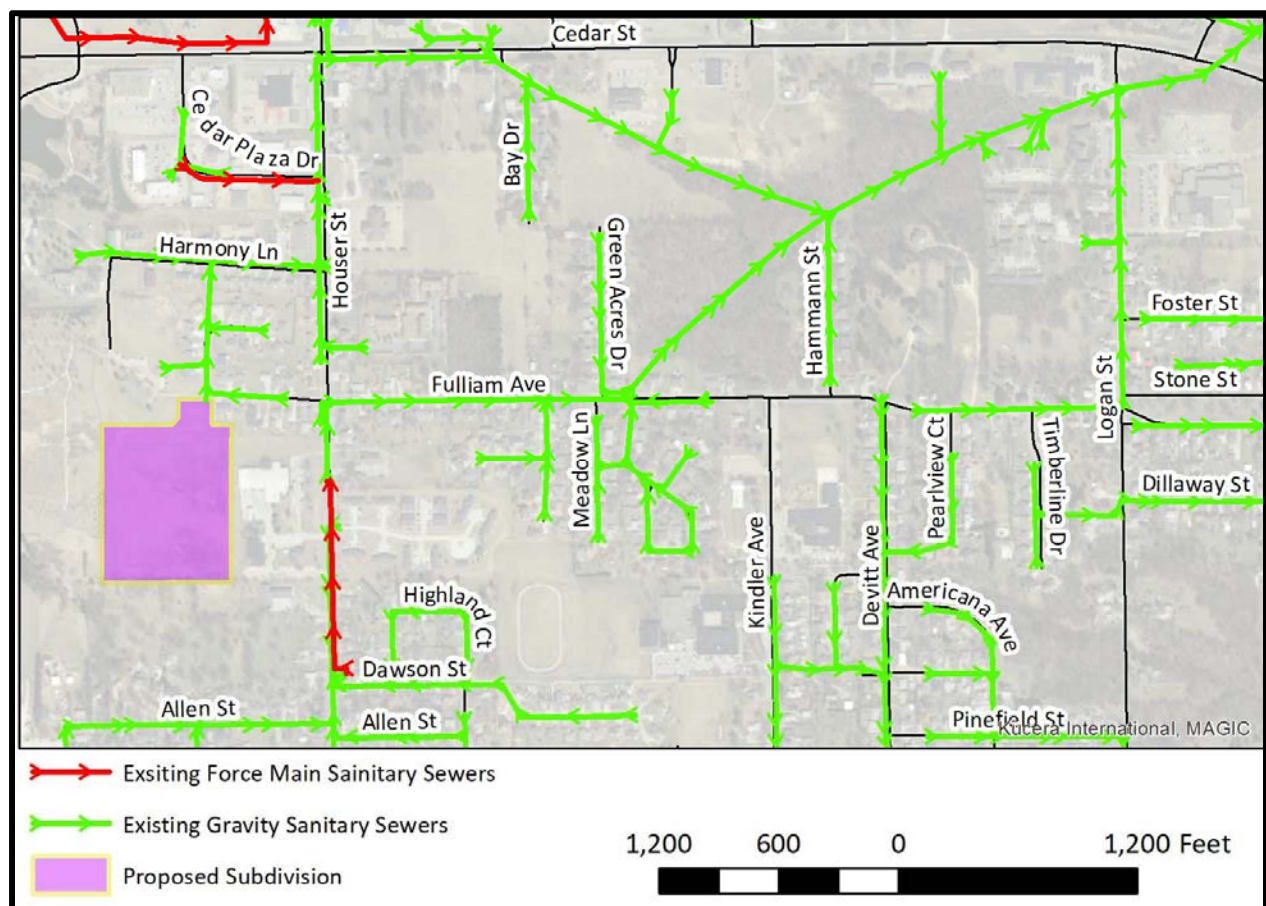
The Westside Trail will be constructed by the City of Muscatine in 2019, with the funding coming through a mix of federal, state, and local funding sources. If this development is approved, the developer will be providing at no cost to the city the right of way and property needed to enter Discovery Park from the east.



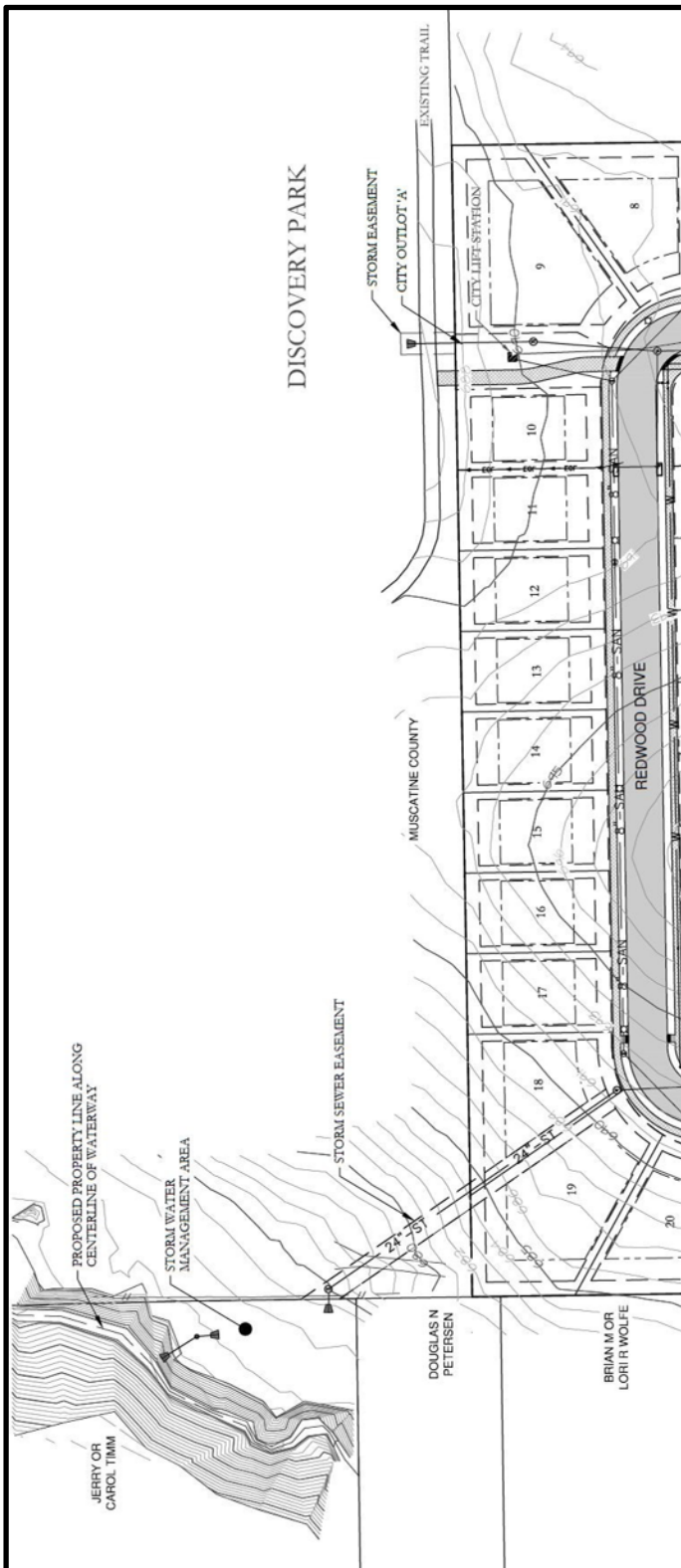
Originally Proposed Route of Westside Trail and Route Passing through the Proposed Subdivision

The sewage from all 62 of the proposed dwelling units will flow to a new lift station located near the northwest corner of the proposed subdivision. From there a force main will tie on to the existing City sanitary sewer system at the Fulliam/Duncan intersection. The developer will construct all this sanitary sewage infrastructure and then dedicate it the City of Muscatine as public infrastructure. There is adequate capacity in the existing City sanitary sewer system to handle sewage from this proposed development.

During periods of heavy rainfall there can be sewage capacity issues in the areas located south of the proposed subdivision, in the Allen Street area. These issues are caused by the force main and associated lift station on Houser Street not having the capacity to keep up with a large surge of stormwater. However, as illustrated in the map below, the sewage from the proposed Arbor Commons Subdivision will not flow through this force main and lift station, and will not merge with sewage from the Allen Street area until a point that is far down stream from the force main that is at issue. Construction of this subdivision will have no impact on the capacity of the sanitary sewers serving areas to the south.



Existing Sewer Infrastructure in the Vicinity of the Proposed Arbor Commons Subdivision



Proposed Locations of Stormwater Outfalls

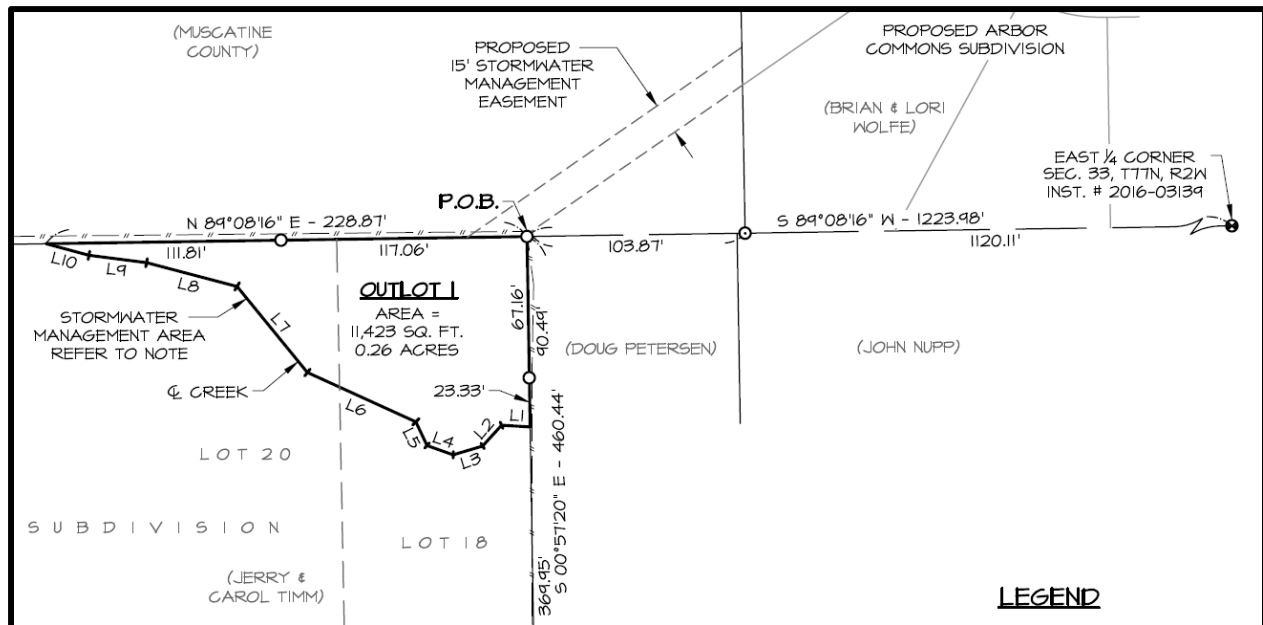
Stormwater from the proposed development will be collected via curb and gutter, and then will be conveyed through storm sewers to outfalls located to the west of the proposed subdivision. The map to the left shows the location of the proposed stormwater outfalls.

The northernmost stormwater outfall will be located within Discovery Park, just west of where the Westside Trail will join with the existing trail in Discovery Park. This outfall will discharge into an existing wetland area. The developer has reached an agreement with the Muscatine County Conservation Board for an easement to allow for the construction of this stormwater infrastructure and to allow for the discharge of stormwater into this wetland on County property. The use of a wetland for stormwater management has been proven to be an effective method to improve water quality as the complex hydrologic, biological, physical, and chemical interactions that take place within a wetland result in a natural reduction and cleansing of influent pollutants.

The southernmost stormwater outfall will be located in a 11,423 square foot stormwater management area located approximately 100' west of the southwest corner of the proposed subdivision. From this stormwater management area, stormwater will flow northwest into an unnamed stream and ultimately into the Muscatine Slough.

The developer of the Arbor Commons Subdivision is acquiring this 11,423 square foot outlot from a private landowner. Once the stormwater infrastructure has been constructed and accepted by the City as public infrastructure, this outlot will be conveyed to the Muscatine County Conservation Board, who will then make this area part of the adjoining Discovery Park.

Prior to the transfer of this parcel to the County, the developer will grant the City an easement to operate and maintain stormwater infrastructure in this area, and for the discharge of stormwater. The developer has also obtained from the Muscatine County Conservation Board the easement necessary for the 24" storm sewer line that will drain the southern portion of the proposed subdivision, to travel across a small portion of Discovery Park. The figure below shows the location and dimensions of the proposed stormwater management area and the easement that will connect this to the proposed subdivision.



Proposed Outlot and Easement for Stormwater Management Area

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed development. The proposed development plan is supported by the City of Muscatine Comprehensive Plan, is compatible with surrounding land uses, and would create needed new housing stock in an ideal location.

The Future Land Use Plan, which is contained in the Land Use chapter of the adopted Comprehensive Plan, summarizes the Muscatine community's vision of how development, preservation, and public realm investment should occur. It is intended to be used in conjunction with all the goals and implementation strategies contained within the entire Comprehensive Plan to make the community's vision of the desired future Muscatine a reality.

The Future Land Use Plan presents Muscatine's preferred future land use scenario in map format. It guides land use decisions and policies related to land use by depicting the desired future land use for any given location. The Future Land Use Plan should not be confused with a zoning district map, which is a regulatory tool that depicts what development and activities that are currently legally permitted on any given parcel of land. The land use categories that comprise the Future Land Use Plan are intended to represent preferred future land uses and reflect the unique opportunities and assets associated with neighborhoods, natural resources,

and public infrastructure. The land use categories reflect a general mix of desired land uses, not specific design for development or preservation. In the Future Land Use Plan, the subject area is classified as Single Family Residential-High Density. This land use category is described as *“Single family homes with urban services, located on lots between 15,000 and 5,000 square feet (3 to 8 dwelling units per acre). Typified by curvilinear streets or a traditional grid and alley street pattern.”* The proposed density of this development of 5.01 dwelling units per acre is the type of density envisioned by the Future Land Use Plan for this area.

Additionally, the proposed subdivision also helps achieve the following specific goals of the Comprehensive Plan

- **Goal LU.3: Infill**

Increase new development (housing and commercial) on vacant lots in portions of the City already served by public infrastructure.

- **Goal H.1: Housing Quality**

A high-quality living environment in all neighborhoods, the preservation of stable residential neighborhoods, and where necessary, improvement of the condition of existing housing stock in Muscatine.

- **Goal H.7: Affordability**

Increase housing affordability without sacrificing long-term quality of life

As has already been outlined in this memo, existing and planned infrastructure will adequately serve the planned development with degrading the quality of life of existing residences in the area.

While the proposed density of this subdivision is greater than that found in adjoining residential developments, it is not uncommon within the City of Muscatine, with many existing residential areas having a similar density. The potential impact of this development on nearby homes is mitigated by the distance from existing homes. Out of the 62 proposed parcels, only one adjoins a parcel containing an existing home that would be within 100' of the proposed subdivision. There are no homes to the west as the proposed subdivision adjoins Discovery Park. The homes on the parcels adjoining to south of the proposed subdivision are located approximately 500' from the boundary of the proposed subdivision. On the eastern edge of the proposed subdivision only one proposed lot adjoins a residential parcel. Along the northern boundary all but one parcel adjoins a parcel containing a multifamily residence that is 100' from the edge of the proposed subdivision.

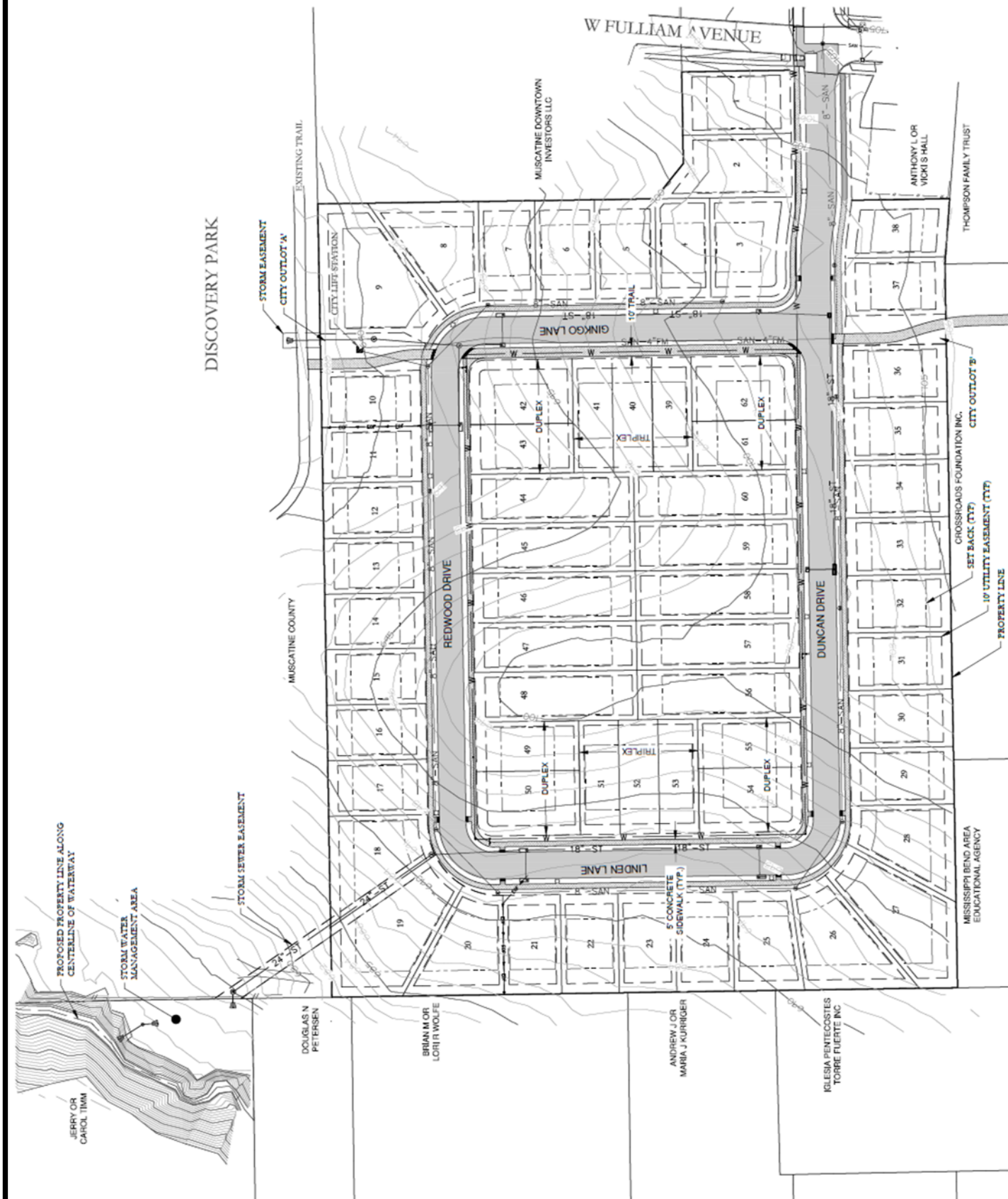
The need for improved housing stock has been identified as one of the most pressing problems the community must address for Muscatine to be a thriving community. As a step towards addressing this issue, in 2017 the City of Muscatine commissioned RDG Inc to conduct a Housing Market and Demand Study. This study evaluated and identified strategies to address housing issues throughout the city; and through community engagement, identified the market

gaps and desires of residents and stakeholders. The study summarized these opportunities and identifies potential strategies. One of the key findings of the study is the following: *“A limited lot supply presents the most significant challenge to overcome. The construction of new homes meets an immediate need for households who can afford homes above \$200,000. Additionally, new construction indirectly alleviates other housing challenges by opening existing housing and rental units at more affordable prices.”*

The proposed Arbor Commons Subdivision is a direct and impactful step towards addressing this issue. It has now been more than a decade since a new single-family home subdivision has been constructed in the City of Muscatine, the resulting shortage of suitable lots for the construction of a significant number of single-family homes is barrier towards achieving a more vibrant and health community.

BACKUP INFORMATION:

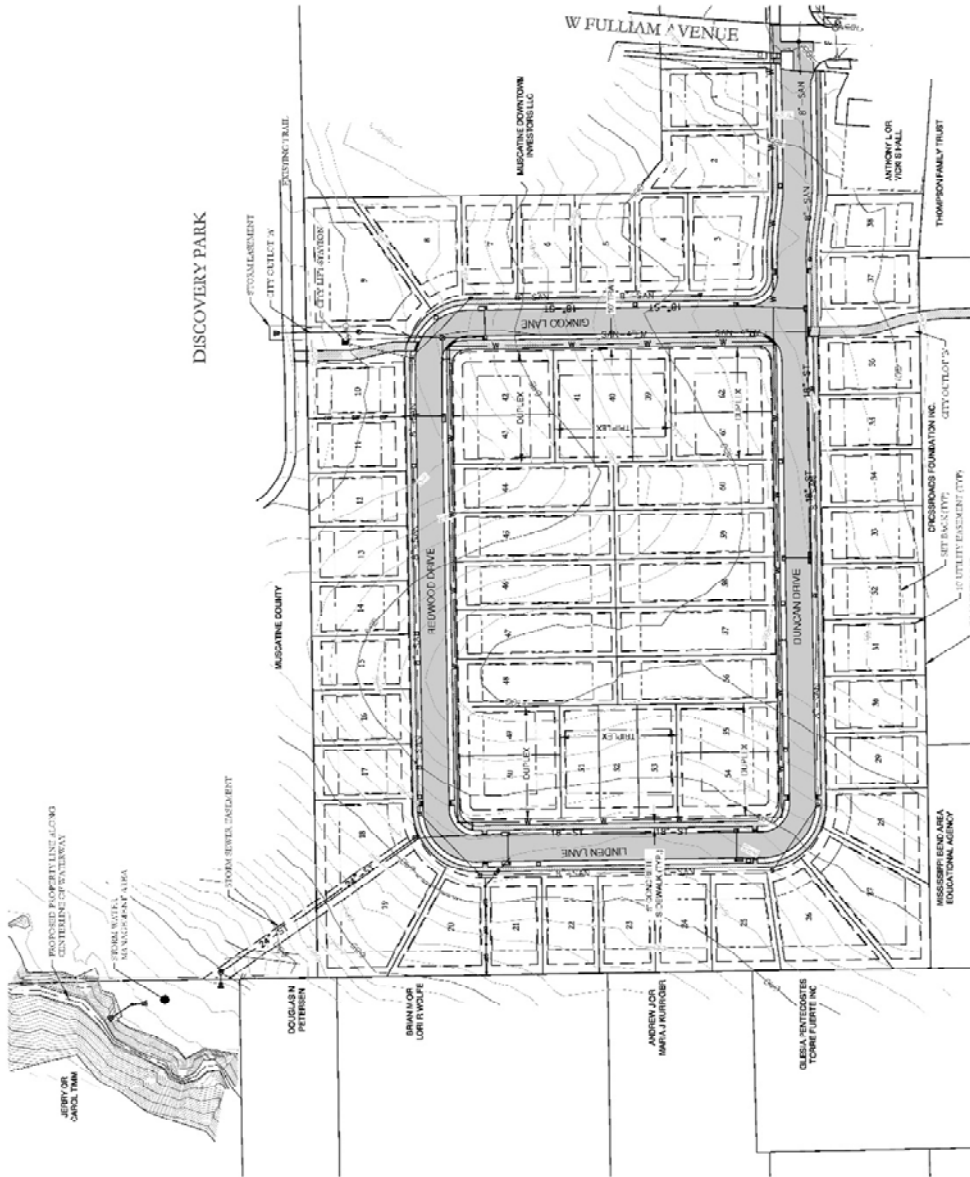
1. Development Plan (enlarged view)
2. Development Plan (full view)
3. Preliminary Plat (enlarged view)
4. Preliminary Plat (full view)



PROPOSED DEVELOPMENT PLAN ARBOR COMMONS SUBDIVISION MUSCATINE, IOWA



DISCOVERY PARK



SITE PLAN INFORMATION:

PREPARED INFORMATION: ARBOR COMMONS SUBDIVISION
LOT INFORMATION: 12 LOTS
OWNER: ARBOR COMMONS SUBDIVISION
FRONT YARD: 25 FT
SIDE YARD: 5 FT
REAR YARD: 25 FT
(SEE NOT IN FLOOD PLAIN)

EXPECTED DEVELOPMENT:

SINGLE FAMILY HOMES AND ROW HOMES 1/2 LOT

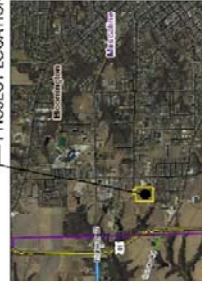
UTILITIES:

ELECTRIC: CITY OF MUSCATINE
SEWER: CITY OF MUSCATINE
WATER: CITY OF MUSCATINE
GAS: CITY OF MUSCATINE
TELEPHONE: CITY OF MUSCATINE
CABLE: CITY OF MUSCATINE
STREET LIGHT: STREET LIGHTS AT 40' SPACING
STREET LIGHT: STREET LIGHTS AT 40' SPACING

GENERAL NOTES:

CONTRACTORS SHALL FIELD LOCATE UTILITIES VIA THE IOWA ONE CALL SYSTEM PRIOR TO CONSTRUCTION ACTIVITIES

PROJECT LOCATION



GENERAL NOTES

1. THE CURRENT ZONING IS A RPD TO USE DEVELOPMENT (MCD)

LEGAL DESCRIPTION

TR. RUTHERFORD & SARA, TRACT 400, PLAT 119, PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 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R2W

ARBOR COMMONS SUBDIVISION PRELIMINARY PLAT

DEVELOPER

NPSW ENTERPRISES, LLC
3116 ALPINE COURT
IOWA CITY, IA 52245

OWNER

BRIAN WOLFE SR. AND LORI WOLFE
1350 SHAMNEE BEND ROAD
SUNRISE BEACH, MO 65074-5544

DISCOVERY PARK

(MUSCATINE COUNTY)

15' STORMWATER
MANAGEMENT
EASEMENT
REFER TO NOTE

(JERRY &
CAROL TIMM)

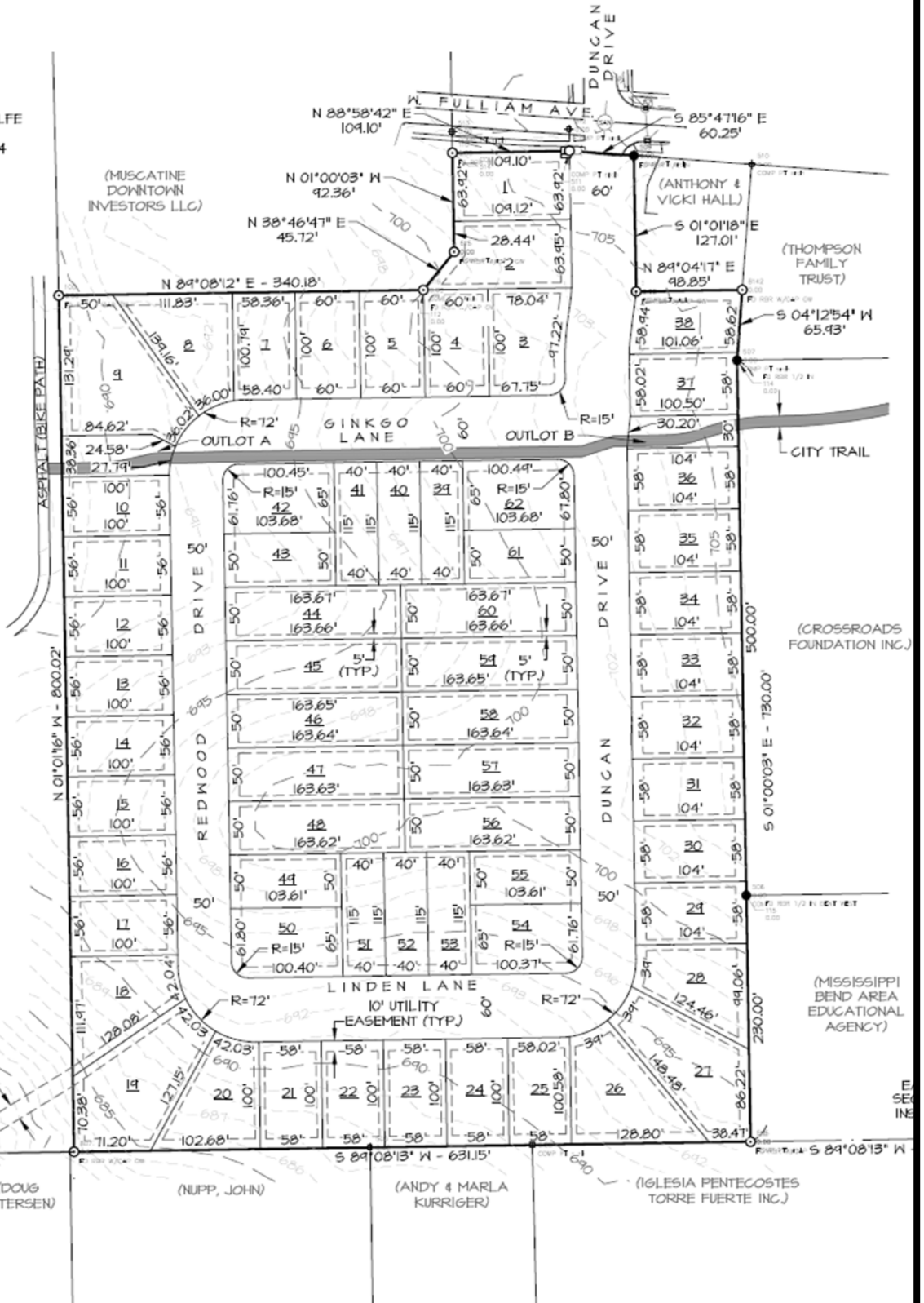
STORMWATER
MANAGEMENT AREA
REFER TO NOTE

(DOUG
PETERSEN)

(NUPP, JOHN)

(ANDY & MARLA
KURRIGER)

(IGLESIA PENTECOSTES
TORRE FUERTE INC.)



R2W

OWNER

BRIAN WOLFE SR. AND LORI WOLFE
1350 SHAWNEE BEND ROAD
SUNRISE BEACH, MO 65079-5544



BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

VICINITY MAP
NOT TO SCALE

DISCOVERY PARK

LAND DESCRIPTION - DOC. # 2009-06138

PARCEL 1, PER PLAT OF SURVEY RECORDED AS DOCUMENT NO. 00-00001-01851, IN THE MUSCATINE COUNTY RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., IN MUSCATINE COUNTY, IOWA, EXCEPT THE REUBEN AND SARAH BAKER ADDITION PHASE IV, TO THE CITY OF MUSCATINE, IOWA.

VOTES:

1. ROAD RIGHT-OF-WAY, OUTLOT "A", AND OUTLOT "B" TO BE DEDICATED TO THE CITY.
2. STORMWATER MANAGEMENT EASEMENT SHALL BE AN EXCLUSIVE STORM SEWER EASEMENT.
3. STORMWATER MANAGEMENT AREA TO BE ESTABLISHED UNDER SEPARATE SUBDIVISION PLAT AND TRANSFERRED TO MISCATE COUNTY.

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 _____ Reg. No. 15981
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1

SURVEY COMPANY / RETURN TO:

**Martin & Whitacre
Surveyors & Engineers, Inc.**
P.O. BOX 413 MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM
(563)263-7861

SURVEYOR: MATTHEW W. KRAUSE

PROPRIETOR(S): BRIAN WOLFE SR. AND LORI WOLFE
 REQUESTOR: NPSW ENTERPRISES, LLC

LOCATION: SE 1/4 - NE 1/4 OF SEC. 33, T11N, R2W

IN MUSCATINE COUNTY, IOWA

SURVEY TYPE: PRELIMINARY PL

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
174-24	MOUSE	1"=50'	JRM	MMK	1/10/19	025310
REV. 0					SHEET 1 OF 1	
0253 PROPERTY DWG						