



COMMUNITY DEVELOPMENT DEPARTMENT

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

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: July 13, 2021
Re: Development Plan Southeast Corner of Park Avenue West and Peachtree Street
(3014 Park Avenue West)

INTRODUCTION:

KLJB, LCC, has submitted a development plan for the 0.81 acre parcel located at the southeast corner of Park Avenue West and Peachtree Street (3014 Park Avenue West). The applicant is proposing to construct a 5,290 square foot building to house a computer data center, employing two people. The proposed development plan can be found on the following pages

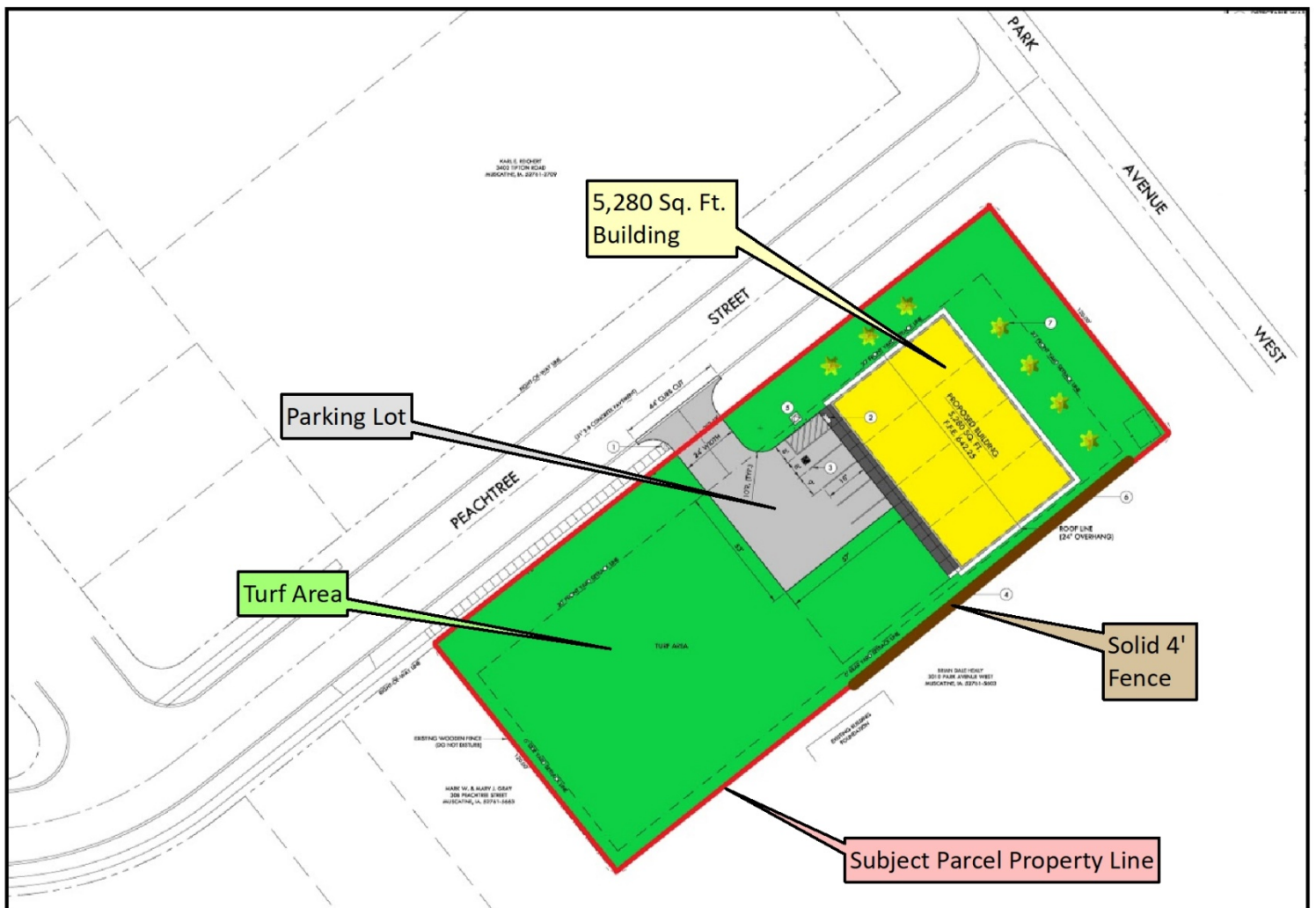
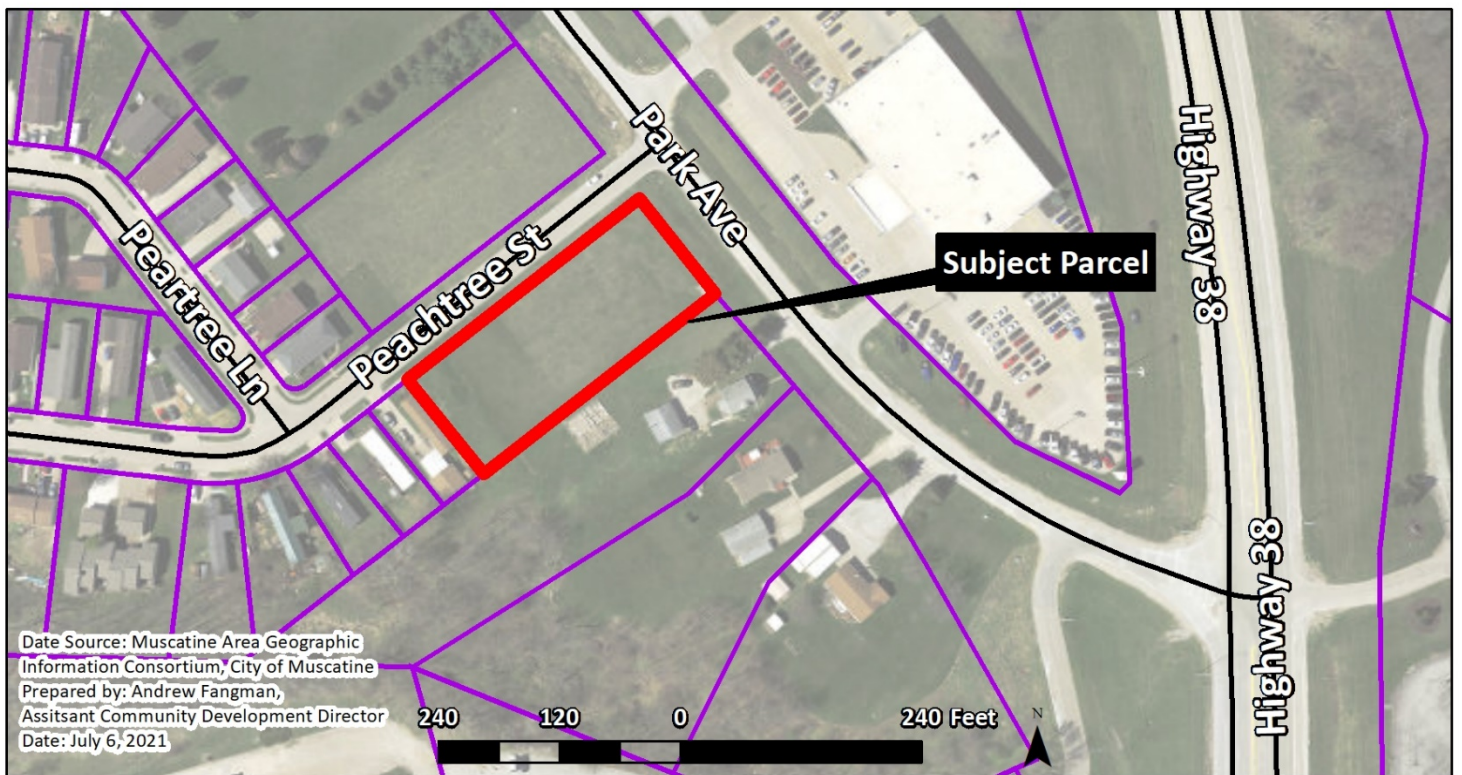
BACKGROUND:

The subject parcel is located in the S-1 Special Development District. The proposed usage is an allowed use in the S-1 District. Within the S-1 prior to any usage of existing structures or commencement of new construction, a development plan must be approved. This development plan must detail the proposed usage and development for the subject parcel. The submitted development plan is attached to this memo.

In addition to the 5,280 square foot building to be located on the northeast half of the parcel, the development would also include a 4-car parking lot with a driveway off of Peachtree Street, and new 4' high solid fence along the portions of the southerly property line adjoining the portion of the parcel that are to be developed. This fence is to provide screening to the adjoining home. A fence, on the adjoining property already exists at the westerly property line, this fence will not be disturbed.

The westerly half of this parcel is not being proposed for development, and will be left as a turf area. Any future plans to develop this portion of the parcel would require the submission of a new development plan, which would be subject the same approval process as this submission of a development plan.

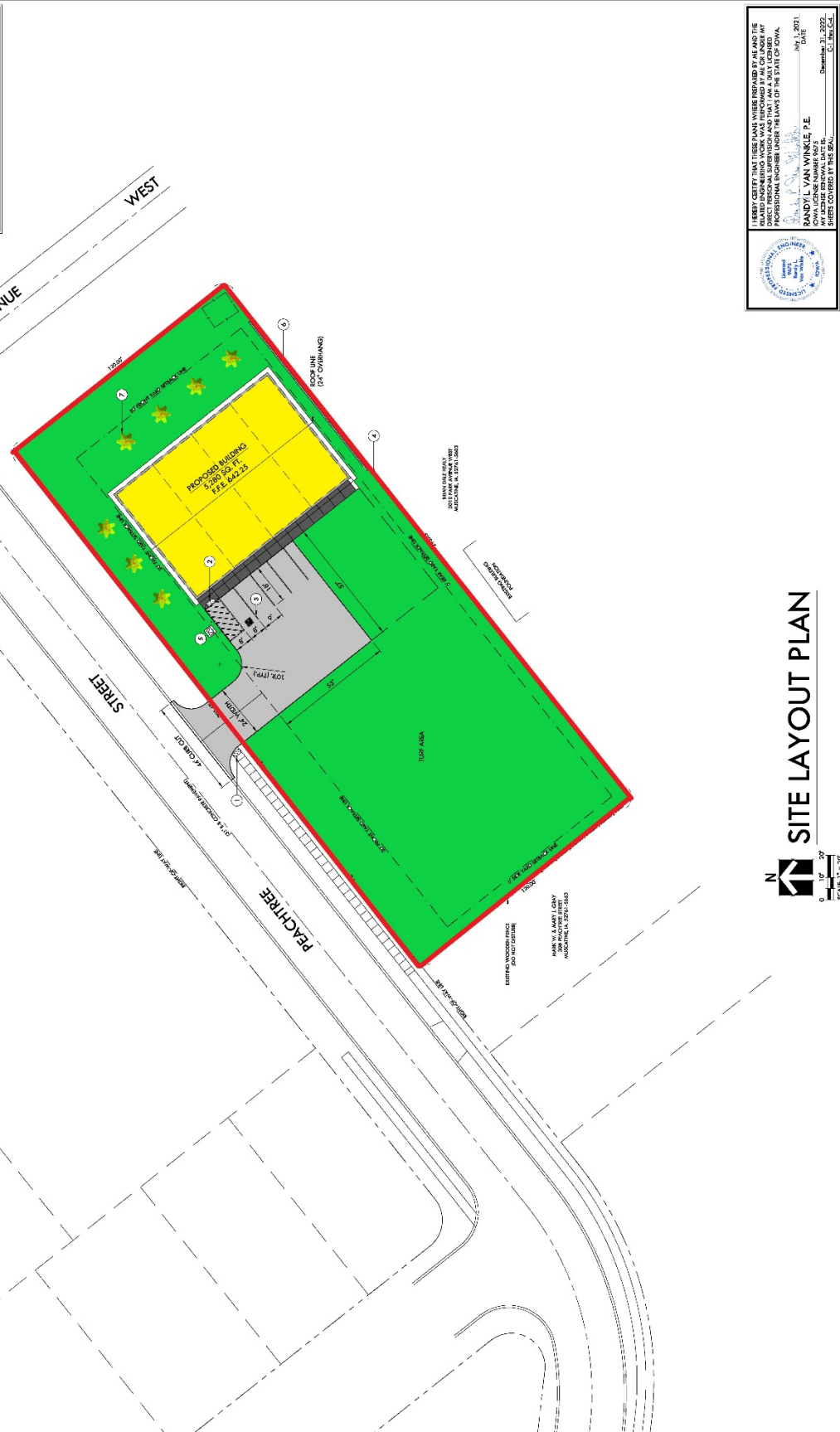
RECOMMENDATION/RATIONALE: Staff is recommending approval this development plan. The proposed use and site layout, both minimize impact on nearby homes, while allowing for this currently vacant parcel to be put a more productive and beneficial use.



MUSCATINE

KLJB, LLC Development Pla
Southeast Corner of Peachtree St & Park Ave West

- SITE LAYOUT PLAN NOTES:**
1. DETECTABLE WARNING SURFACE AT DRIVEWAY.
 2. DETECTABLE WARNING SURFACE AT DRIVEWAY.
 3. 1" WIDE DETECTABLE WARNING SURFACE AS SHOWN.
 4. 1" WIDE DETECTABLE WARNING SURFACE AS SHOWN.
 5. 1" WIDE DETECTABLE WARNING SURFACE AS SHOWN.
 6. 1" WIDE DETECTABLE WARNING SURFACE AS SHOWN.
 7. 1" WIDE DETECTABLE WARNING SURFACE AS SHOWN.

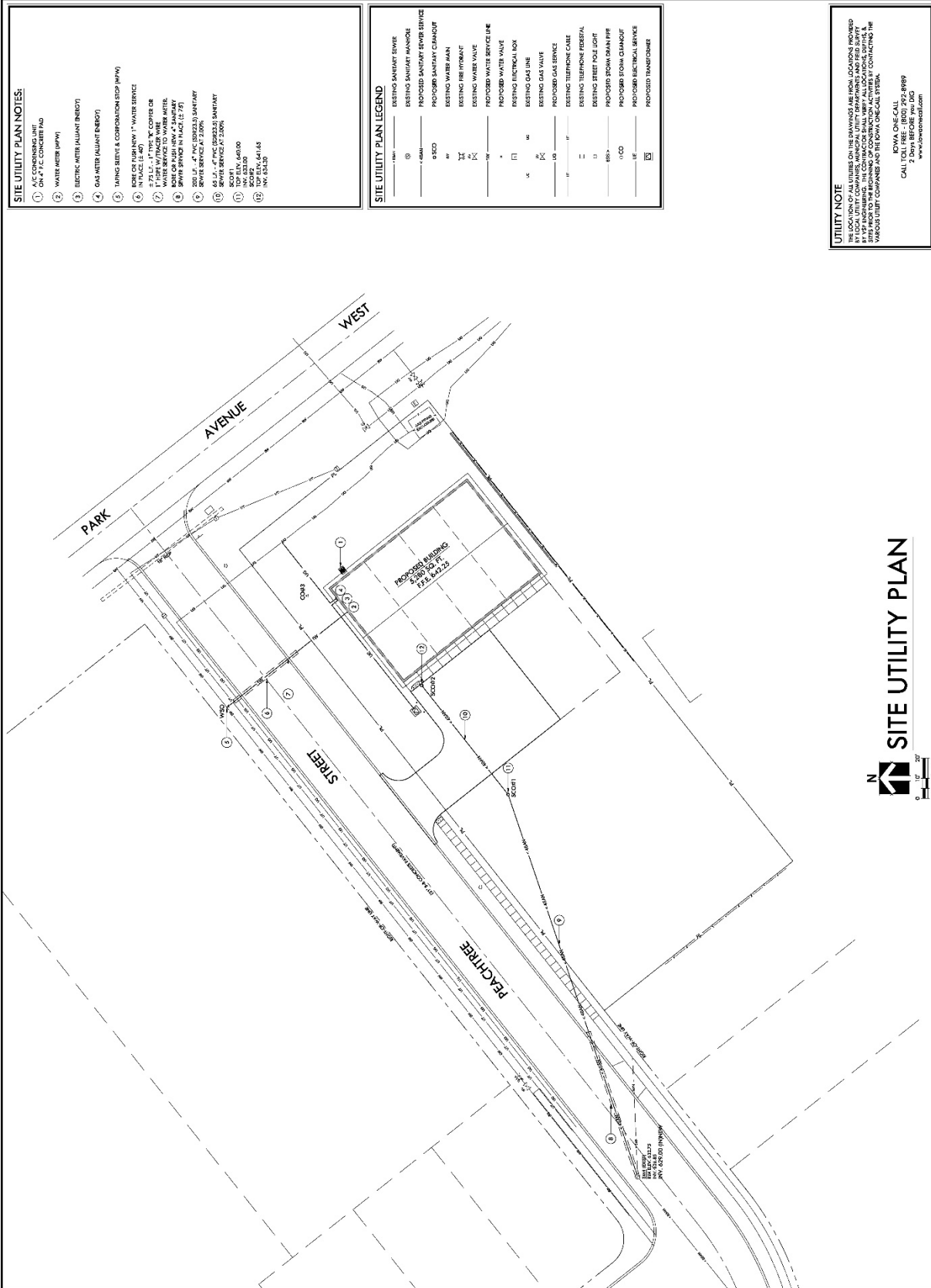


I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND THE RELATED ENGINEERING WORK WAS PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

RANDY L. VAN WINKLE, P.E.
IOWA LICENSE NUMBER: 0000000000
DATE: 12/1/2021
SHEET COVERED BY THIS SET: 1 OF 4
C. VAN WINKLE

SITE LAYOUT PLAN

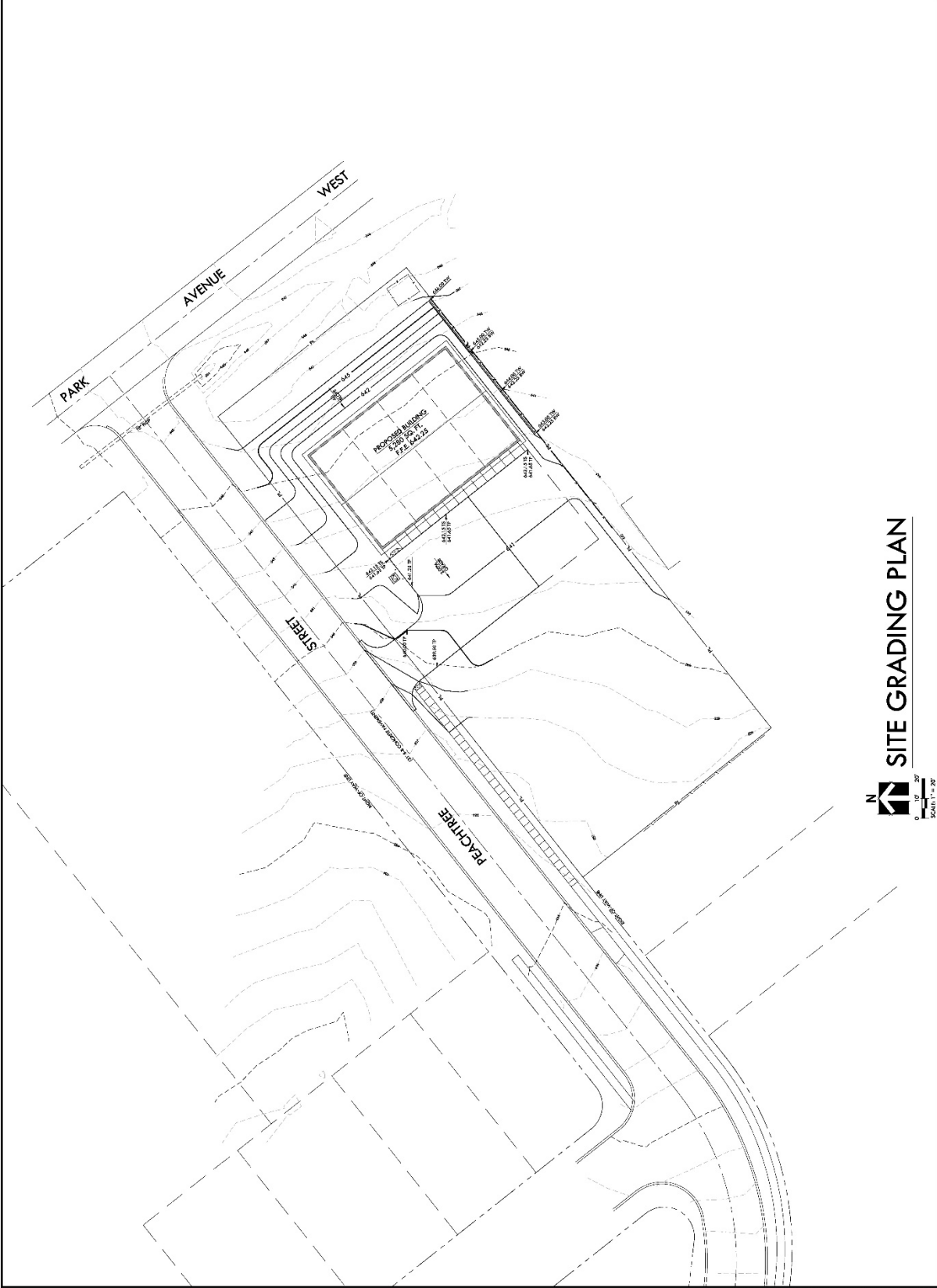
North Arrow
Scale: 1" = 20'



UTILITY NOTE
 THE LOCATION OF ALL UTILITIES ON THE DRAWINGS ARE FROM LOCATIONS PROVIDED BY THE CITY OF MUSCATINE. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES BY CONTRACTING THE UTILITIES TO BE LOCATED BY THE CITY OF MUSCATINE.

FOR A ONE-CALL 888-888-8888
 CALL 24 HOURS BEFORE YOU DIG
 WWW.ONECALL.COM

SITE UTILITY PLAN
 SCALE: 1" = 20'



SITE GRADING PLAN