



City of Muscatine



AGENDA ITEM SUMMARY

DATE: 7-15-21

City Council

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Request to Approve a Development Plan for the Southeast Corner of Park Avenue West and Peachtree Street (3014 Park Avenue West)

EXECUTIVE SUMMARY

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).

STAFF RECOMMENDATION

Staff recommends approval this development plan.

BACKGROUND/DISCUSSION

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 5,280 square foot building to house a computer data center, employing two people. The proposed development plan can be found on the following pages.

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.

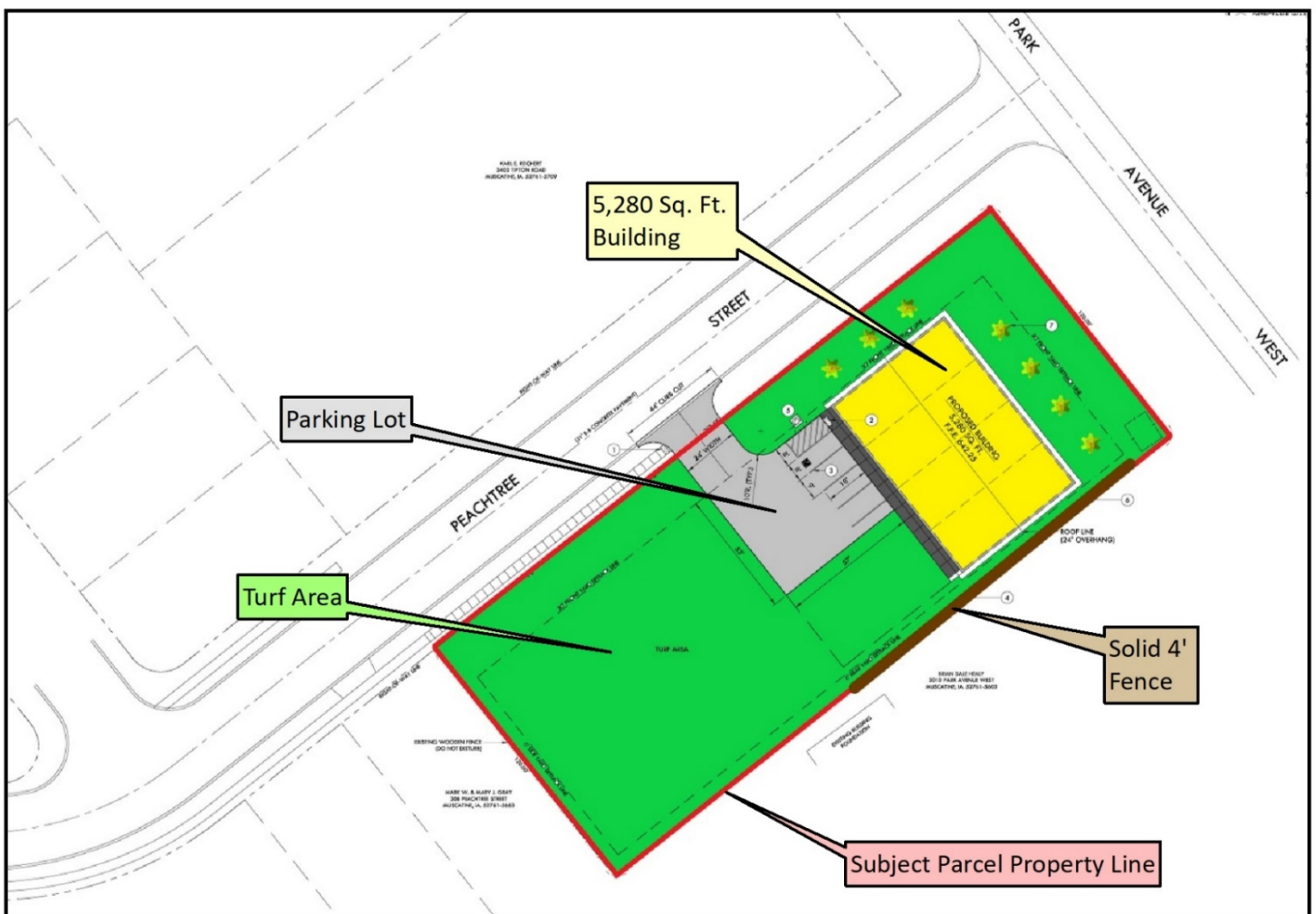
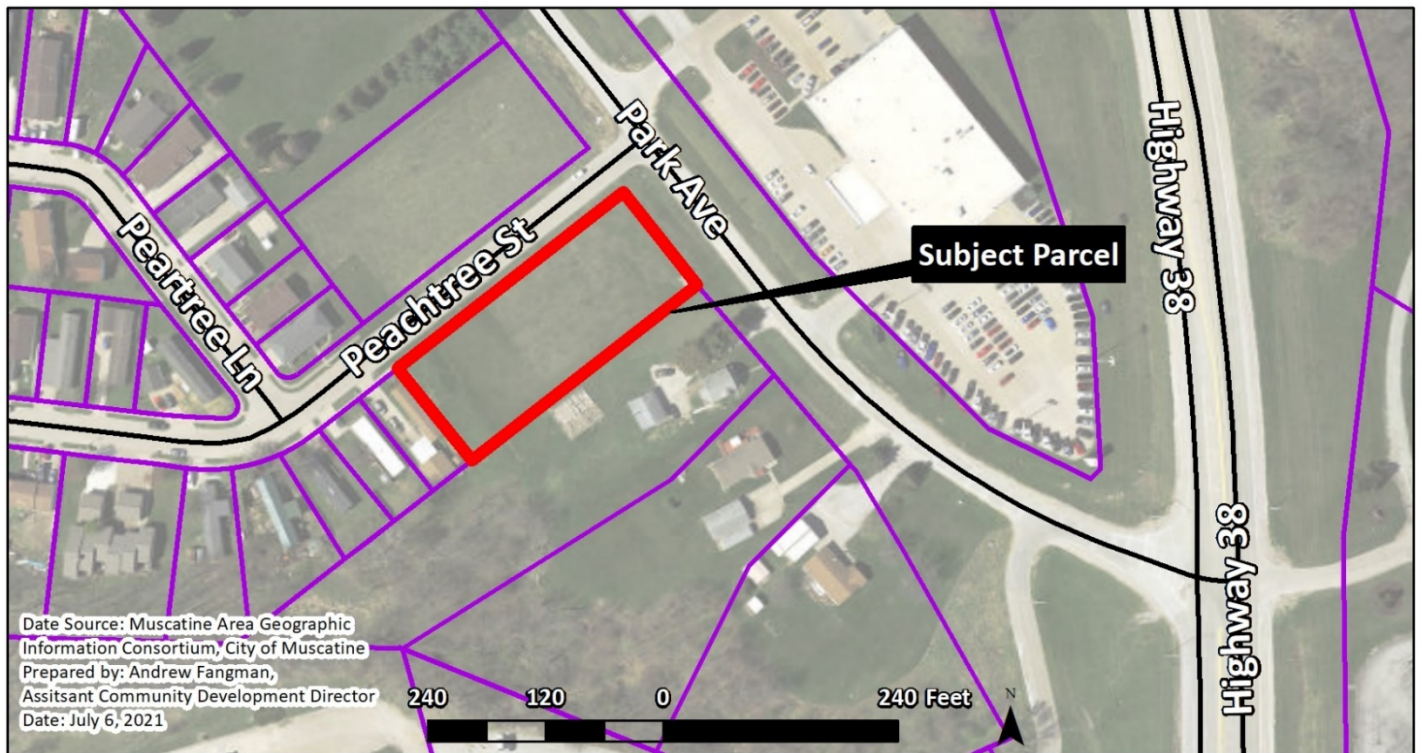
Staff is recommending approval this development plan. The proposed use and site layout, both minimize impact on nearby homes, while allowing for this currently vacant parcel to be put a more productive and beneficial use.

CITY FINANCIAL IMPACT

The financial impact of this action will be positive. The proposed development will increase the tax base.

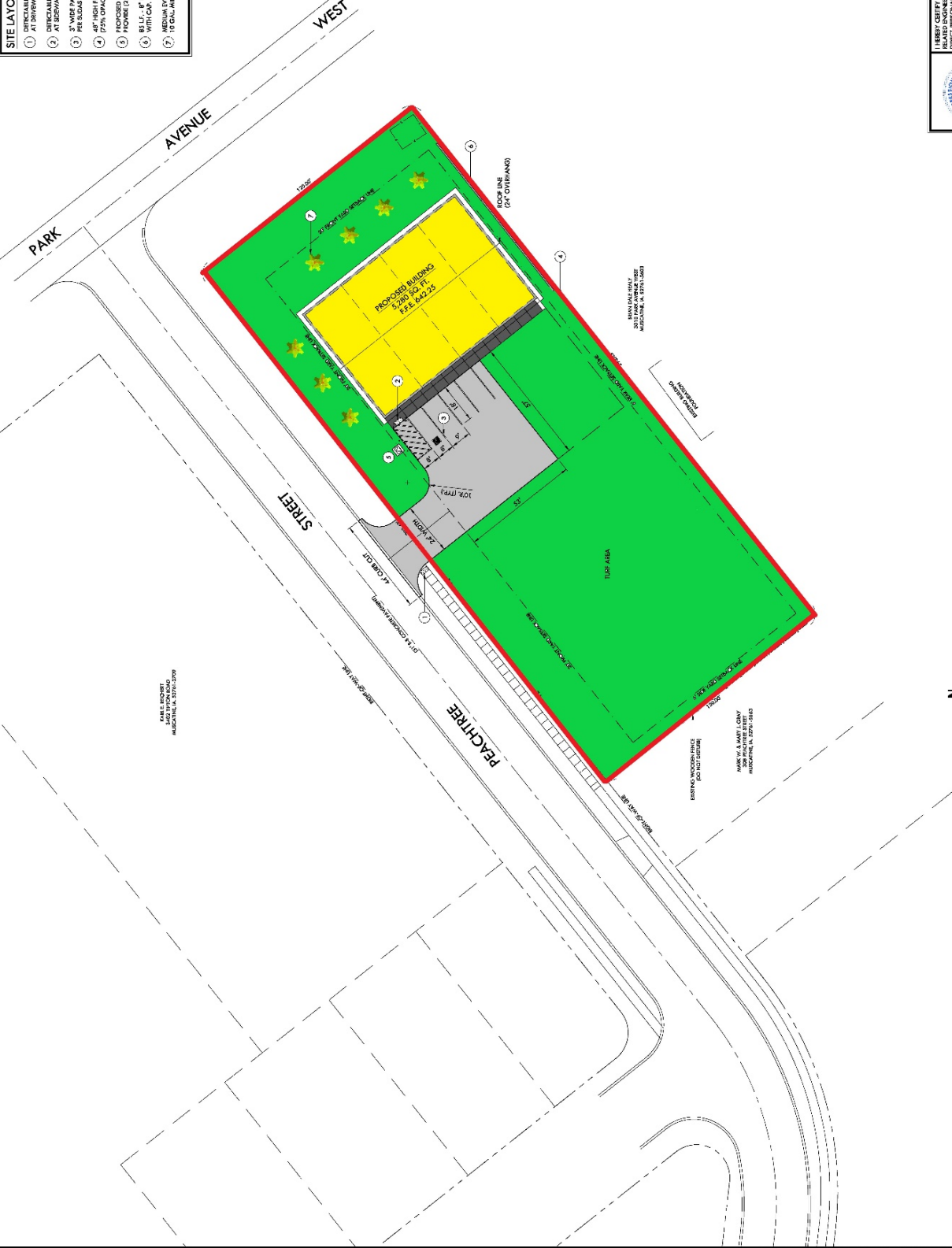
ATTACHMENTS

1. Map
2. Submitted Development Plan



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

- SITE LAYOUT PLAN NOTES:**
1. DECK/RAIL WARNING SURFACE AT DRIVEWAY.
 2. DECK/RAIL WARNING SURFACE AT SERVICE ENTRANCE.
 3. 4" X 4" X 1/2" WOOD SIGN AS SHOWN. 10' X 10' X 1/2" WOOD SIGN AS SHOWN.
 4. 4" X 4" X 1/2" WOOD SIGN - 445 LF.
 5. 75% GRADE.
 6. PROPOSED ELECTRICAL TRANSFORMER LOCATION.
 7. FORMER (2) TWO CONCRETE BOLLARDS AS BROWN WITH CAP.
 8. 8" L.I. - 8" LANDSCAPE BLOCK RETAINING WALL.
 9. MEDIUM EVERGREEN TREES - BLUE SPRUCE CENTER.
 10. 10' GAL. MAX. SIZE OR 3" DIA. SPACING AS BROWN.



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 9623
DATE: 7/1/2021
PROJECT: 21-0001
SHEET: 1 OF 4

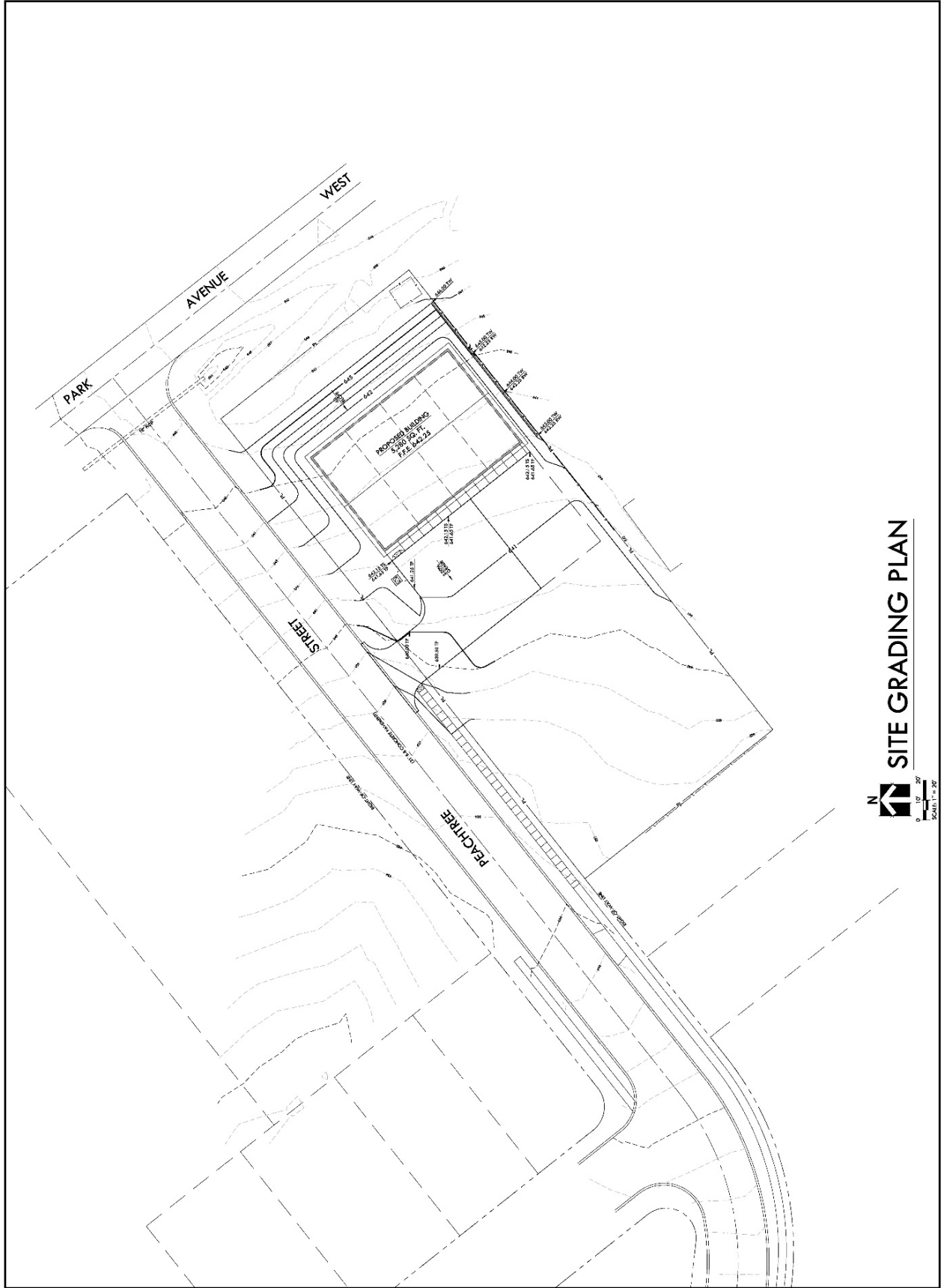


SITE LAYOUT PLAN



SCALE: 1" = 20'





SITE GRADING PLAN
N
0' 10' 20'
Scale: 1" = 20'