

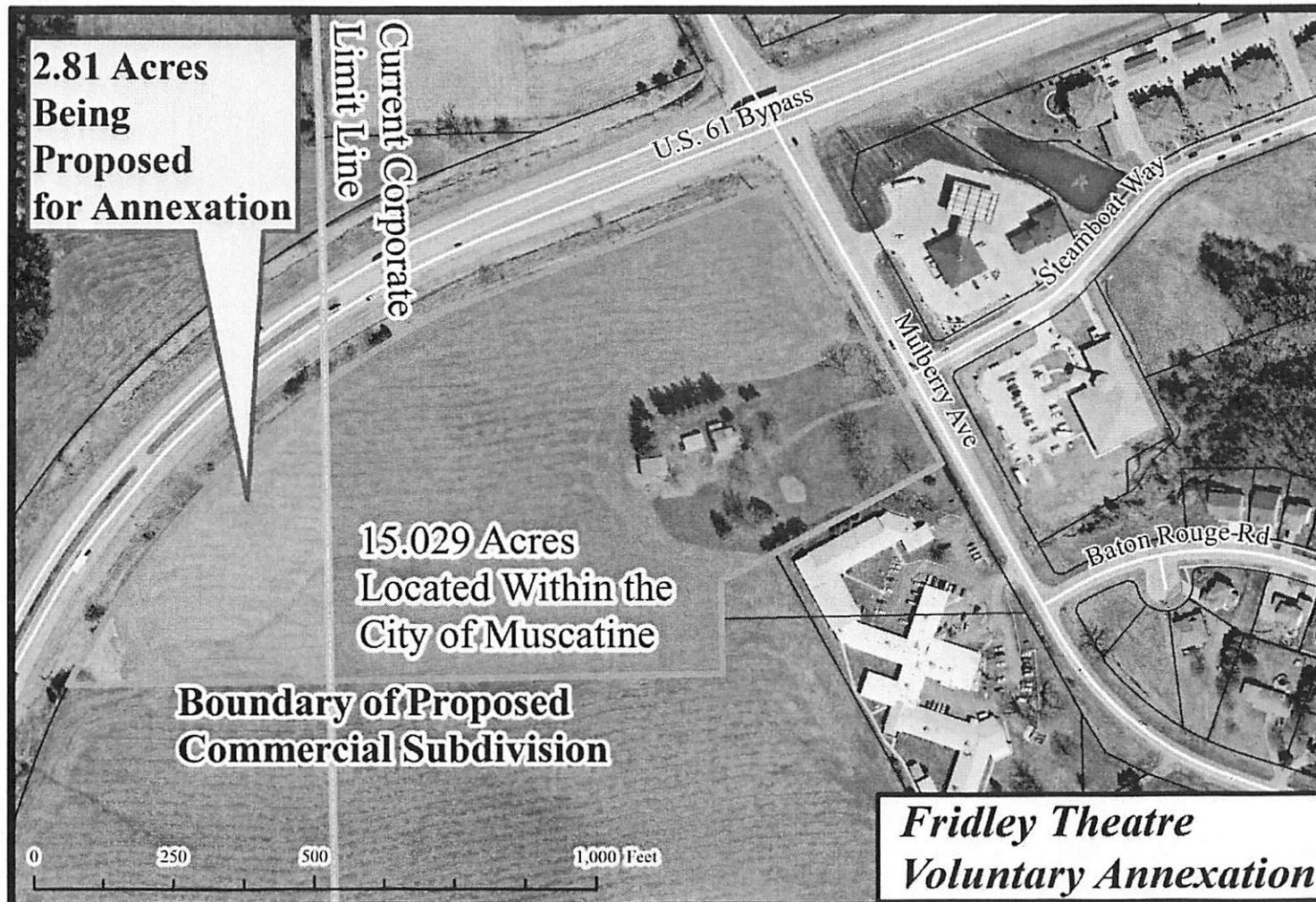
## **Voluntary Annexations**

- R.L Fridley Theatres
- Muscatine Municipal Airport
- Parkview Condominiums/Irish Ivy Subdivision

# Voluntary Annexation - 2.81 Acres

*R.L. Fridley Theatres, Inc.*

*Mulberry Avenue and U.S. Hwy 61 Bypass*



## **Voluntary Annexation - 2.81 Acres**

*R.L. Fridley Theatres, Inc.*

*Mulberry Avenue and U.S. Hwy 61 Bypass*

- 2.8 acres.
- On December 13, 2011 Charles Coulter, representing R.L Fridley Theatres, Inc. has filed an application for the voluntary annexation.
- This 2.8 acres is the unincorporated portion of a larger 17 acre parcel upon which the applicant is proposing a commercial subdivision containing a multi-screen theatre complex.

## **Voluntary Annexation - 2.81 Acres**

*R.L. Fridley Theatres, Inc.*

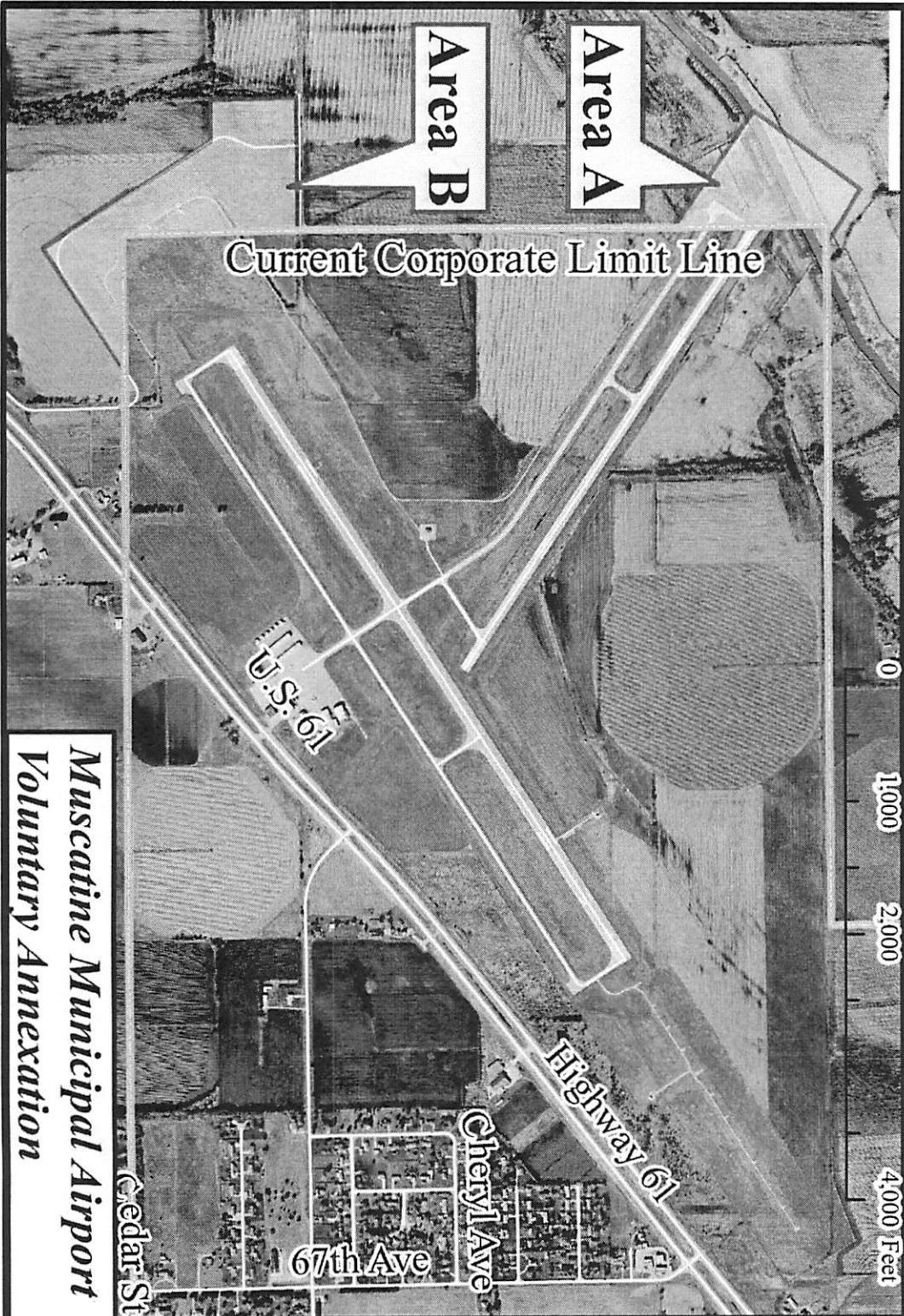
*Mulberry Avenue and U.S. Hwy 61 Bypass*

- S-3 zoning, matching the rest of the subdivision is being proposed.
- The approved preliminary plat of the subdivision shows the area being proposed annexation being used a 1.6 acre detention, and a portion of one of the smaller commercial lots that will surround the proposed theatre.

# Voluntary Annexation - 47 Acres

*City Owned Parcels*

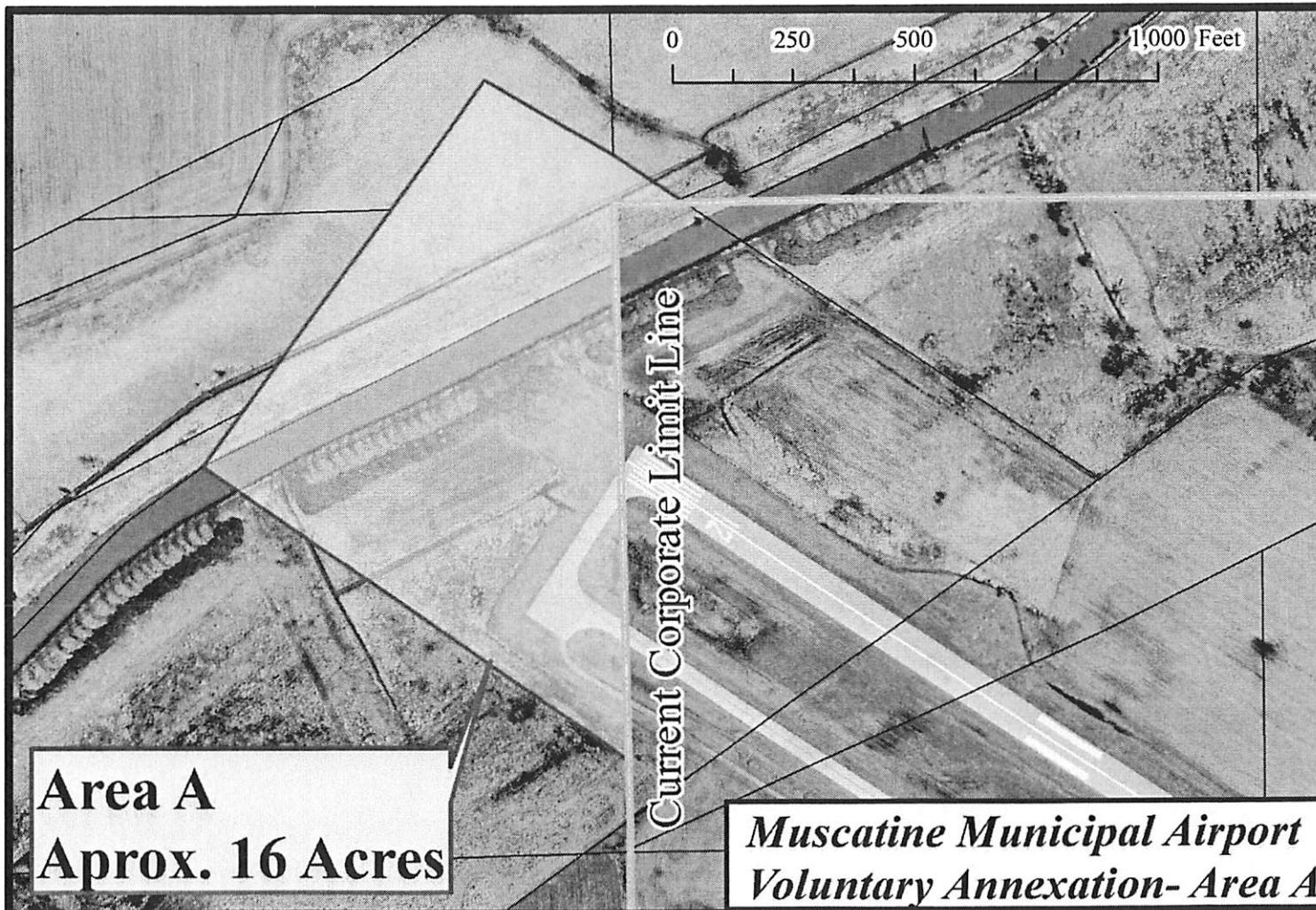
*Muscatine Municipal Airport*



# Voluntary Annexation - 47 Acres

*City Owned Parcels*

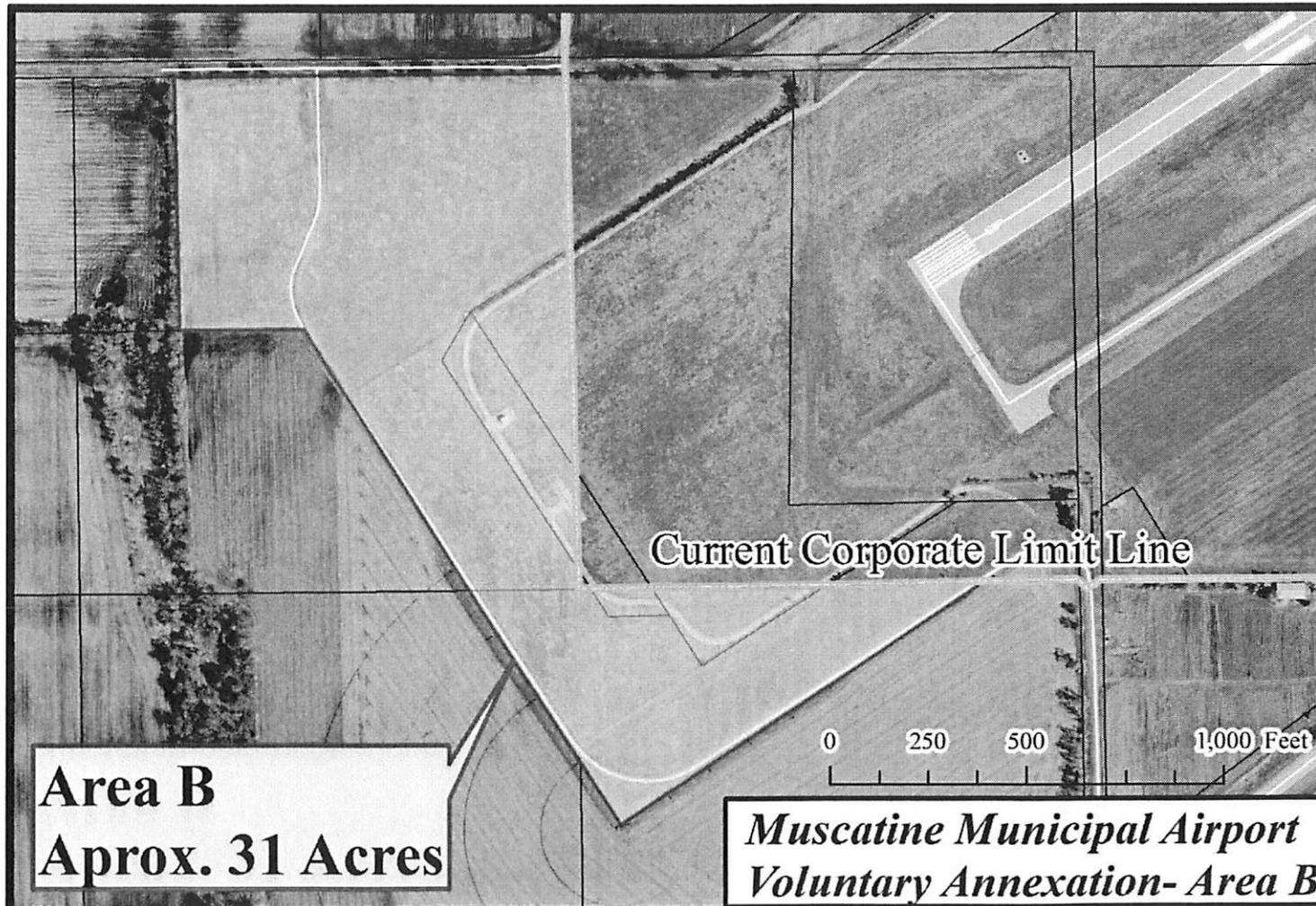
*Muscatine Municipal Airport*



# Voluntary Annexation - 47 Acres

*City Owned Parcels*

*Muscatine Municipal Airport*



## **Voluntary Annexation - 47 Acres**

*City Owned Parcels*

*Muscatine Municipal Airport*

- 47 Acres.
- Located in two distinct locations at the airport.
- These areas have acquired by the City of Muscatine and added to the Muscatine Municipal Airport as part of the Federal Aviation Admiration's Building Restriction Line program and the construction of the crosswind runway.

## **Voluntary Annexation - 47 Acres**

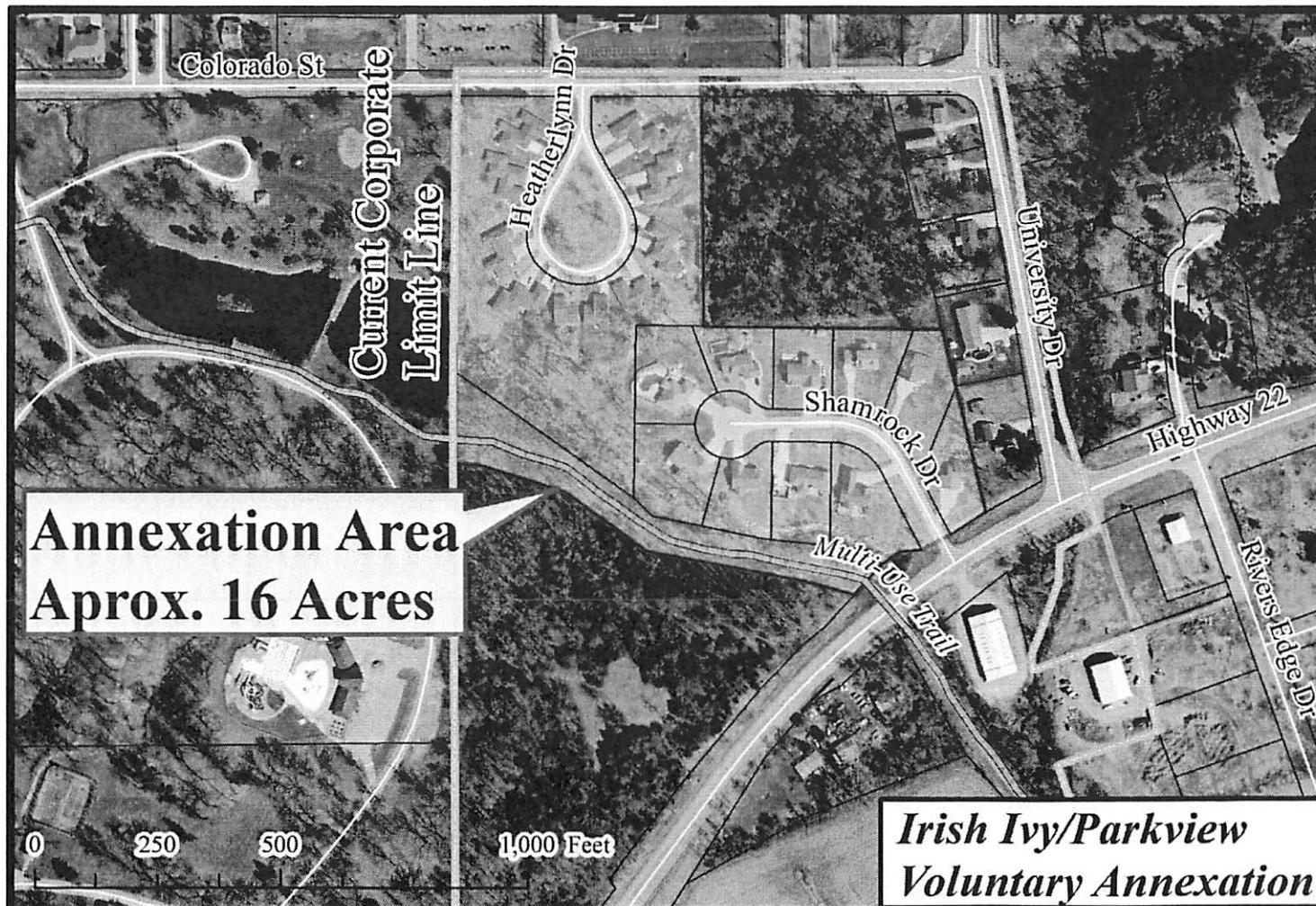
*City Owned Parcels*

*Muscatine Municipal Airport*

- Airport District zoning, matching the rest of the airport is being proposed these 47 acres.
- The agricultural lease holder for the airport has recently begun to farm approximately 16 acres of Area B. Annexation will result in a very small savings for the City on the property tax paid on these 16 acres.

# Voluntary Annexation – 16.02 Acres

*Irish Ivy/Parkview Condominiums  
East of Weed Park*



## **Voluntary Annexation – 16.02 Acres**

### *Irish Ivy/Parkview Condominiums East of Weed Park*

- 16.02 Acres.
- Located directly east of Weed Park.
- The Parkview Condominium Association (in 2011) and the Irish Ivy Subdivision (in 1999 as part of a recorded restrictive covenant) have signed voluntary annexation agreements with the City of Muscatine in exchange for the extension of and hook up to sanitary sewer.

## **Voluntary Annexation – 16.02 Acres**

*Irish Ivy/Parkview Condominiums*

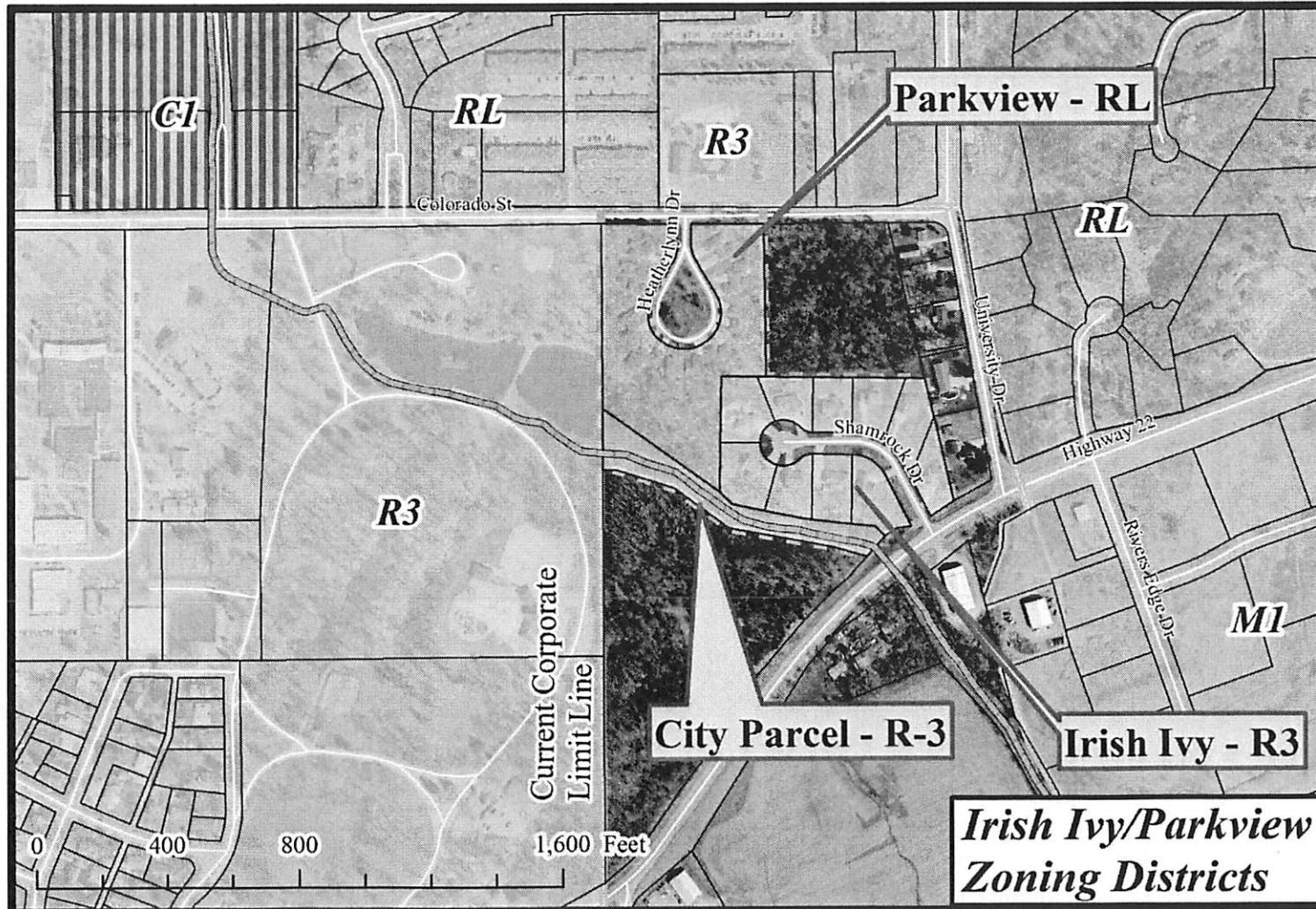
*East of Weed Park*

- Additionally the annexation of a 1.8 acre municipally owned parcel located directly the south that contains a multi-use trail is being proposed
- This proposed annexation would add the following to the City of Muscatine
  - 28 Homes
  - An estimated 68 people
  - Approximately \$40,000 additional annual revenue

# Voluntary Annexation – 16.02 Acres

*Irish Ivy/Parkview Condominiums*

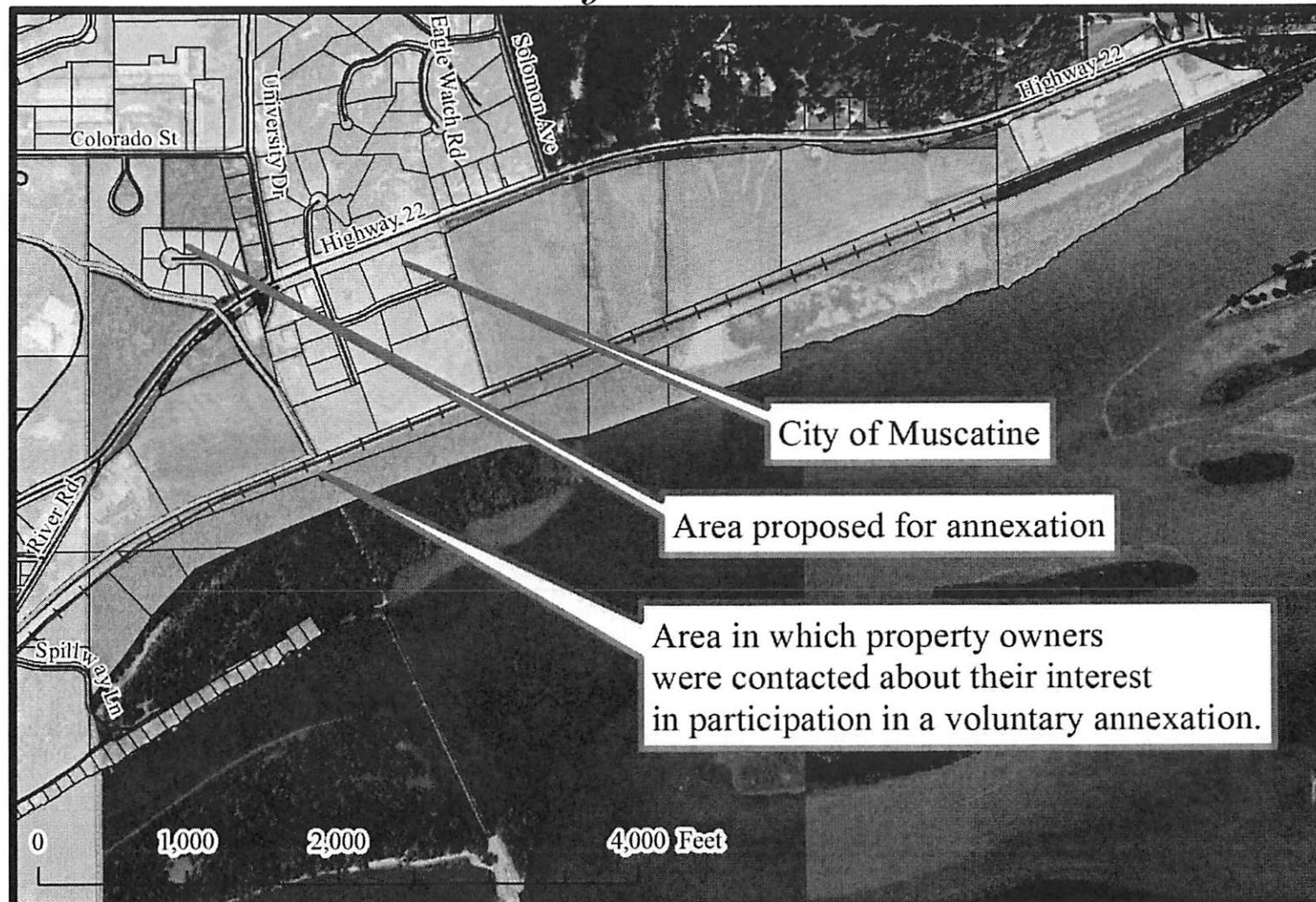
*East of Weed Park*



# Voluntary Annexation – 16.02 Acres

## *Irish Ivy/Parkview Condominiums*

### *East of Weed Park*



# **Voluntary Annexation**

## *Timeline*

- April 5<sup>th</sup> – Public hearings
- April 5<sup>th</sup> – City Council acts on annexation resolutions
- Mid-April – All required annexations documents and notifications prepared, recorded, and submitted to the Iowa Secretary of State

## **Voluntary Annexation**

### *Timeline*

- Late April/Early May – Notification from the Secretary of State that all required documentation has been submitted. Annexations are now final.
- Upon finalization of annexation - City services to annexed areas begin, 10% non-resident sewer surcharge ends.

## **Voluntary Annexation**

### *Timeline*

- July 1, 2013 – Annexed parcels are added to the City of Muscatine tax roll.
- September 30, 2013 – First property tax payment by residents of the newly annexed areas which includes City of Muscatine levy is due.