

MEETING CANCELED DUE TO INCLEMENT WEATHER.

**AGENDA
ZONING BOARD OF ADJUSTMENT
TUESDAY, FEBRUARY 1, 2011
CITY HALL COUNCIL CHAMBERS
5:30 P.M.**

1. Roll Call
2. Approval of minutes from the November 2, 2010, meeting.
3. Conditional Use Case No. 256, filed by Jon Lutz, City Engineer, to perform grading and culvert extension work near the entrance of Wood Creek Subdivision and Papoose Creek. This constitutes a conditional use for construction in a designated flood plain area.
4. Other Business
5. Adjourn

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment
Conditional Use Case No.: 256

Filed: December 7, 2010

Board of Adjustment
City of Muscatine, Iowa

Ladies and Gentlemen,

On December 7, 2010, the undersigned applied for a Conditional Use Permit to perform grading and culvert extension work near the entrance of Wood Creek Subdivision and Papoose. There is a Flood Zone A designation in this area.

Location: NW quarter, Section 35, Range 2W, Township 77N.

This constitutes a Conditional Use for construction in a designated flood plain area.

Very truly yours,

Jon Lutz, City Engineer
City of Muscatine

Fee Paid: N/C
Receipt No.:
Date of Hearing: 02/01/11
Notice Sent: none

Oien, Stephanie

From: Lutz, Jon
Sent: Tuesday, December 07, 2010 10:14 AM
To: Oien, Stephanie
Cc: Hill, Randy
Subject: Cedar Flood Plain Dev Permit
Attachments: CEDAR VO2A.pdf; cedar404approval.pdf; cedarfloodplaindevapp.pdf

Stephanie,

Attached is the flood plain permit form, the culvert plan and the approved 404 permit from the corps for the Cedar Street project.

The project includes reconstructing Cedar Street from Houser to Parham to have a 2 lane roadway with a center turn lane and additional turn lanes at intersections. There will also be a trail for the entire route on the north side. A flood plain development permit is required to perform grading and culvert extension work near the entrance of Wood Creek where there is Flood Zone A designation. The work will not cause a rise in the 100 year flood profile. There are no buildings upstream of the site that could be affected by the work. This work will start in the summer of 2011 and should be completed by November 2012. There will be at least 2 contracts for the work. The first contract will be bid locally and include culvert and utility improvements. The second contract will be through the Iowa DOT and will include the grading and paving.

Please schedule for review and approval at the next meeting.

Thanks,

Jon Lutz PE
City Engineer
Muscatine Public Works
(563)263-8933 office
(563)506-4274 Cell
(563)263-2127 fax
jlutz@ci.muscatine.ia.us

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT FLOOR) OF ANY NEW OR SUBSTANTIALLY IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED 1.0 FT. ABOVE THE BASE FLOOD ELEVATION. IF THE PROPOSED DEVELOPMENT IS A NON-RESIDENTIAL BUILDING, THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF A NEW OR SUBSTANTIALLY IMPROVED NON-RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOODPROOFED 1.0 FT. ABOVE THE BASE FLOOD ELEVATION.

3. Source of Base Flood Elevation Data if not available on FIRM. Culvert hydraulic computations overtopping Cedar street by 0.5 feet.
Panel number of FIRM Panel 1 of 3 190213-0001-B 8/25/1981

9. Other permits required?

Corps of Engineers 404 Permit: See attached approved 404 Permit. Yes No

Iowa Department of Natural Resources: Cultural Resources (SHPO) Clearance 2/17/09 Yes NPDES Type 2 No

Other NEPA Clearance - Programmatic Categorical Exclusion (PCE) August 11, 2009

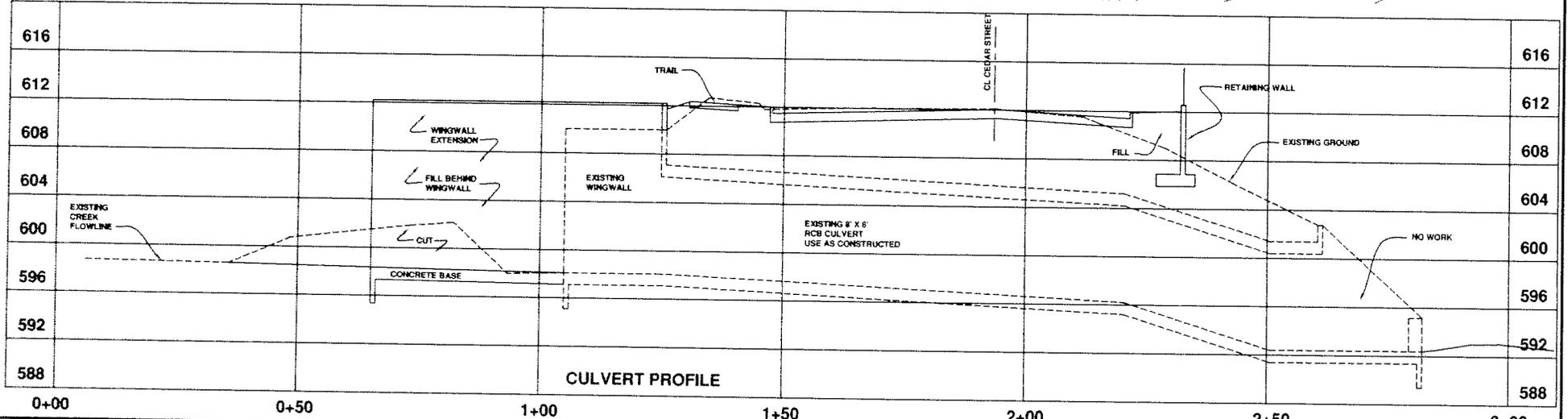
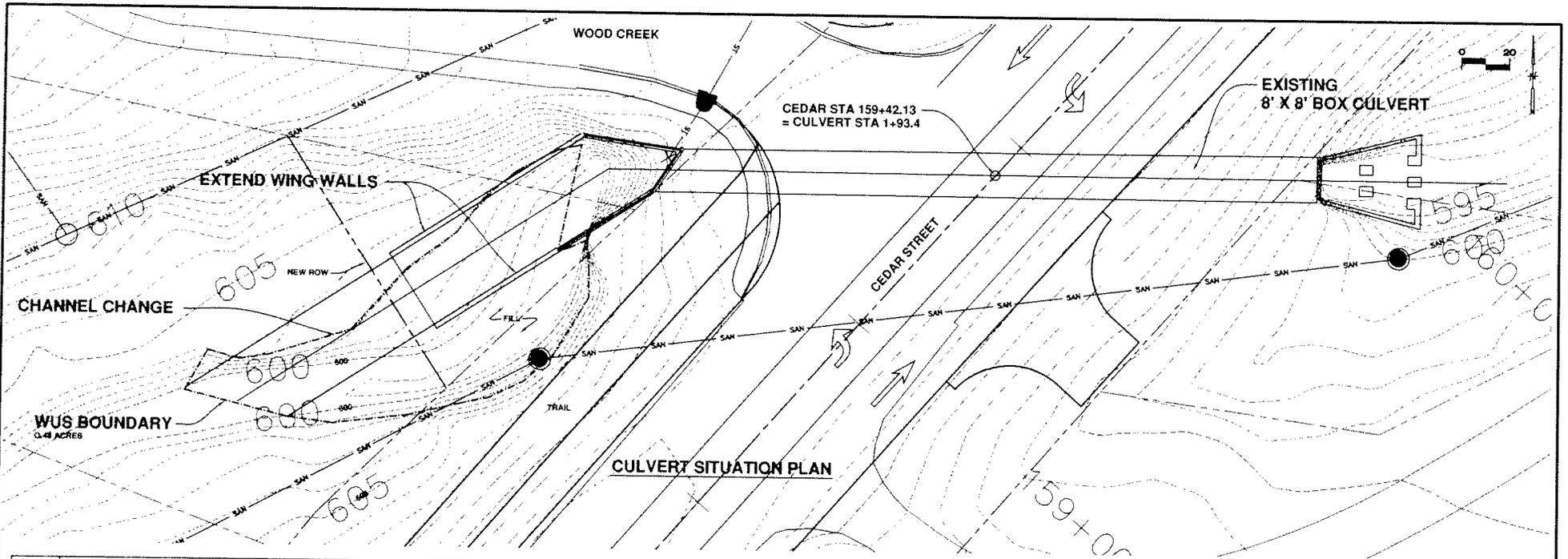
All provisions of the City of _____, Flood Plain Management Ordinance (Ordinance Number _____) shall be complied with.

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE DEVELOPER/OWNER WILL PROVIDE CERTIFICATION BY A REGISTERED ENGINEER, ARCHITECT, OR LAND SURVEYOR OF THE "AS-BUILT" LOWEST FLOOR (INCLUDING BASEMENT) ELEVATION OF ANY NEW OR SUBSTANTIALLY IMPROVED BUILDING COVERED BY THIS PERMIT.

Plans and Specifications Approved this _____ Day of _____, 19____.

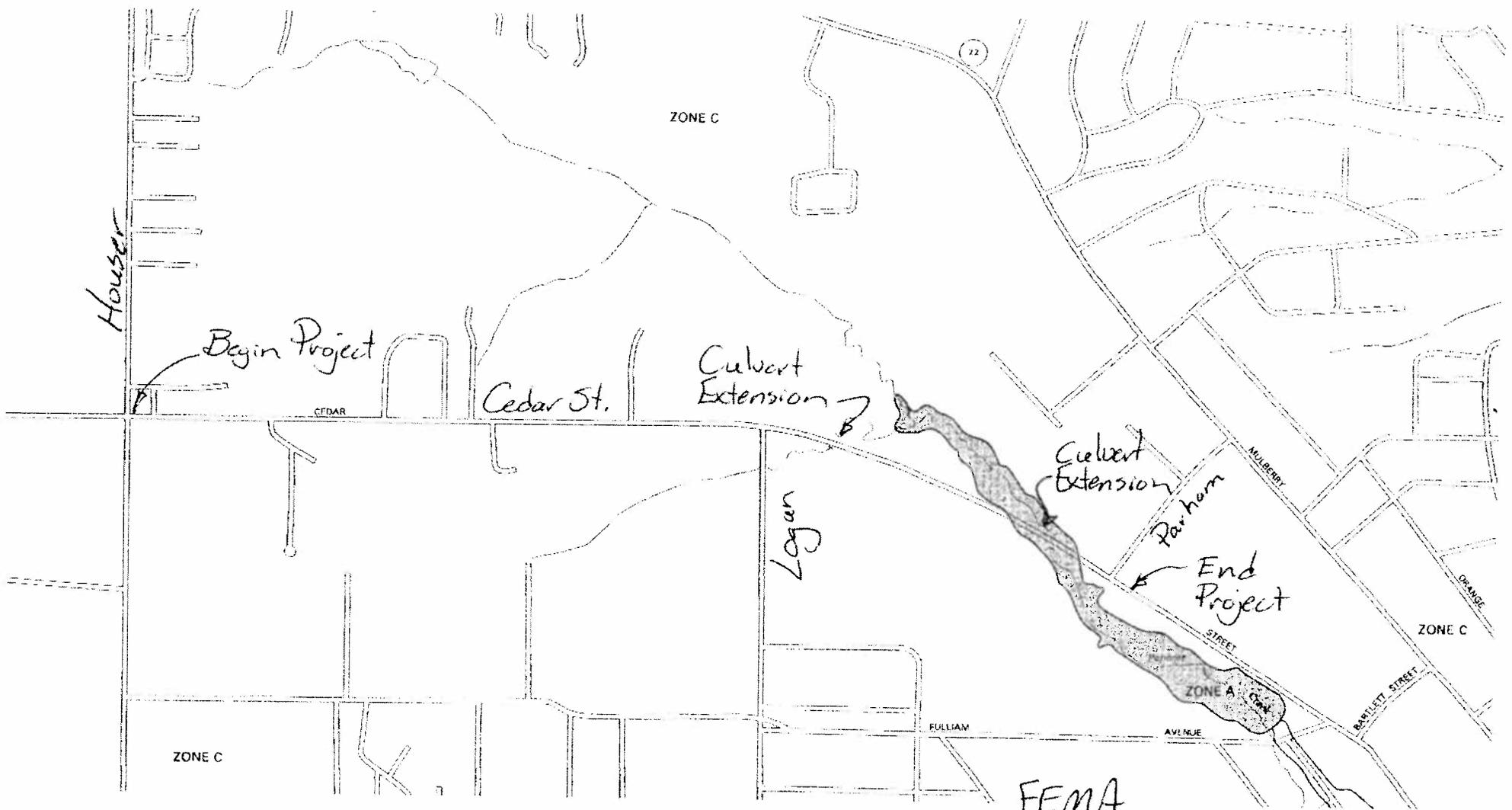
Signature of Developer/Owner _____

Authorizing Official _____



CULVERT PLAN		CEDAR STREET		DRAWN BY: JIL DATE: 10/27/10	CITY OF MUSCATINE STATE OF IOWA	5 2009	700-09-A	STP-U-5330(617)--70-70	700-09-A	V.02
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FEMA FIRM Map



FEMA
FIRM
City of Muscatine IA
Muscatine County, IA
Panel 1 of 3
190213-0001-B 8/25/1981