



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
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**COMMUNITY DEVELOPMENT**

**MEMORANDUM**

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

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
**From:** Andrew Fangman, City Planner  
**Date:** May 15, 2014  
**Re:** Lifetime Subdivision– Preliminary/Final Plat

**INTRODUCTION:** A request has been filed for a combined preliminary/final plat for Lifetime Subdivision.

**BACKGROUND:** Gary Whitacre of Martin & Whitacre Surveyors & Engineers Inc., acting on behalf of Primus Dental Design and Construction has submitted a preliminary/final plat for a 3 lot subdivision, located east of the Houser Street/Cedar Plaza Drive intersection was filled. The intent of this subdivision is to allow for the immediate construction of a dental office on the proposed Lot 1, with the proposed Lot 2 being reserved for future residential development.

Currently the site of the proposed subdivision is the site of the Knights of Columbus lodge on a 4.76 acre parcel. The applicant intends to remove all existing structures on the parcel and construct an office building containing a dental practice.

The site is currently accessed by two driveways opening out on to Houser Street. The proposed subdivision would remove these two access points and replace them with a driveway that aligns with Cedar Plaza Drive. This will improve the flow of traffic on Houser Street by reducing the number of access points and eliminating unaligned access points. A 60' wide access & storm drainage easement which will be part of Lot 2 is being proposed. Is sized and located in a manner to permit for the extension of Cedar Plaza Drive to serve any future development on Lot 2. No public improvements to this access easement are being proposed at this time.

Outlot A, a 7,579 square foot lot in the northwest corner of the subdivision will contain a retention basin capable of handling the stormwater runoff of the entire subdivision. It will also serve as a buffer between existing residences to the north and the proposed nonresidential development to the south.

Lot 2, which is split between the R3 and R5 zoning districts, is intended for future residential development. The improvements to the access to this area make it viable for development for the first time.

**RECOMMENDATION/RATIONALE**

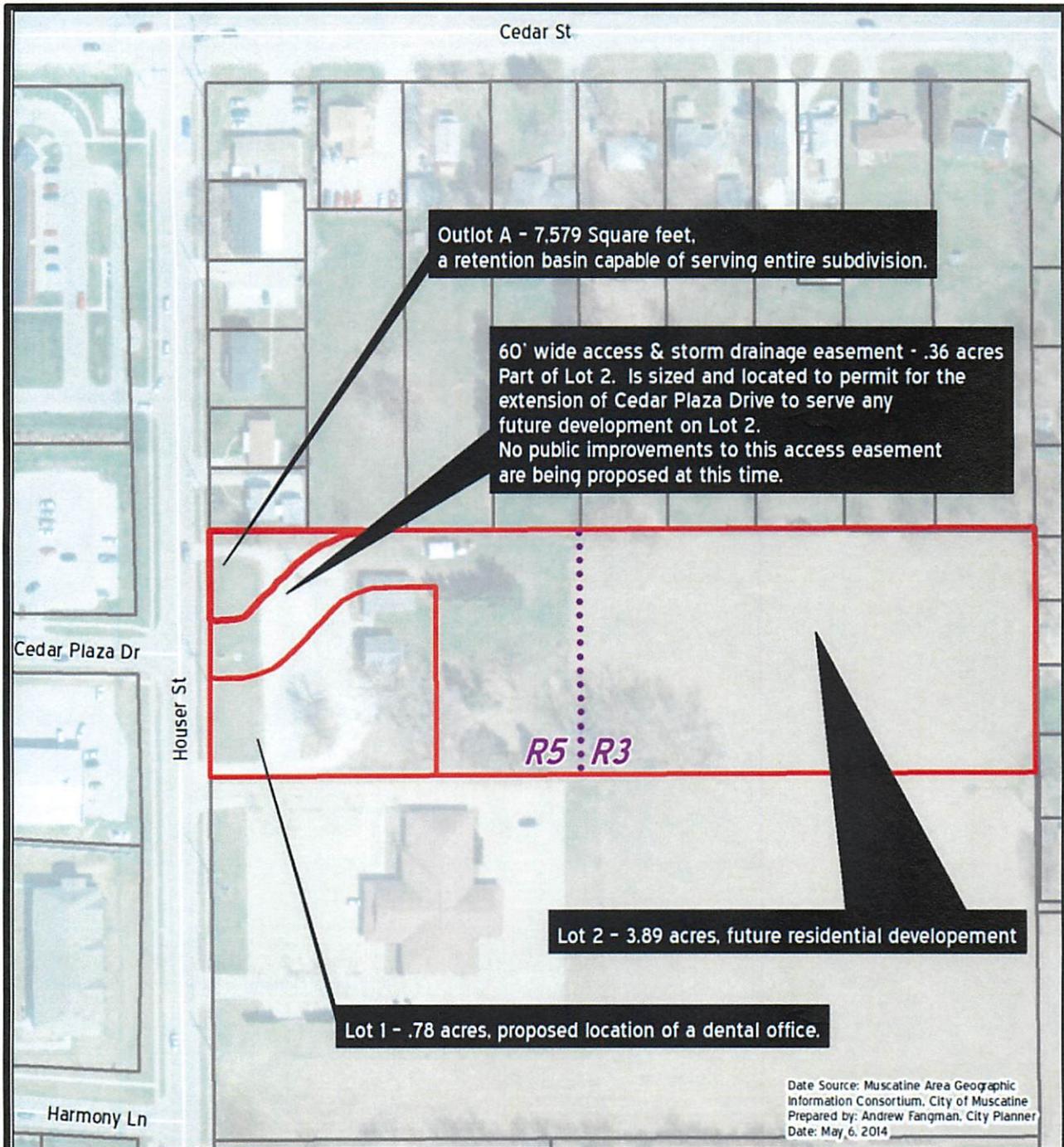
Staff recommends approval of the proposed subdivision. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan and would be beneficial to the community. The attached final plat of the subdivision has been reviewed and approved by the Planning and Zoning Commission. It is therefore recommended that the Final Plat for the Lifetime Subdivision be approved as attached hereto.

**BACKUP INFORMATION:**

**1. Resolution Approving the Final Plat**

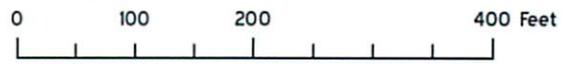
**"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain**

2. Certificated of Acceptance of the Final Plat
3. Certificated of the Planning Commission
4. Certificated of True Copy
5. Plat



## Lifetime Subdivision (S-219-14)

- Lots Created by Proposed Subdivision
- Dividing Line between Portions of Proposed Subdivision That are Zoned R5 and R3
- Existing Parcel Lines



**EXHIBIT A**

Prepared by Andrew Fangman 215 Sycamore Street, Muscatine, IA 52761 (563) 262-4141

**RESOLUTION NO.**

**A RESOLUTION APPROVING THE FINAL PLAT  
OF LIFETIME SUBDIVISION**

**WHEREAS**, there has been filed with the Planning and Zoning Commission of the City of Muscatine, Iowa, and there is now submitted to the City Council of said City, a final plat of the real estate situated within the Corporate Limits of the City of Muscatine, State of Iowa, which plat lays out three(3) lot; to wit:

LAND DESCRIPTION: —(BOOK 284 OF LOTS PAGE 602) LOT NINE (9), OF BREESE & COMPANY'S SUB—DIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR (34), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWO (2) WEST OF THE (5TH) PRINCIPAL MERIDIAN, IN THE CITY OF MUSCATINE, IOWA SITUATED IN MUSCATINE COUNTY, STATE OF IOWA, CONTAINING 4.84 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

**WHEREAS**, said plat has been approved by the Planning and Zoning Commission of the City of Muscatine, Iowa, and has been examined by the City Council of the City of Muscatine, Iowa; and

**WHEREAS**, the Final Plat fully conforms with ordinances of the City applicable thereto; and

**WHEREAS**, the City Council of the City of Muscatine, Iowa, finds the final plat of Lifetime Subdivision should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that said final plat named Lifetime Subdivision is hereby approved and accepted by the City Council of the City of Muscatine, Iowa, and that the Mayor and City Clerk of the City of Muscatine are hereby authorized and directed to certify upon said plat the examination, consent, approval, and acceptance of the same by the City Council of the City of Muscatine, Iowa, in order that said plat may be recorded in the office of the County Recorder among the real estate records of Muscatine County, Iowa.

**PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> of May 2014.

**BY THE CITY COUNCIL OF THE  
CITY OF MUSCATINE, IOWA**

Attest:

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DeWayne M. Hopkins, Mayor

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Gregg Mandsager, City Clerk

**Lifetime Subdivision**

**CERTIFICATE OF ACCEPTANCE OF FINAL PLAT**

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, DeWayne M. Hopkins, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated Lifetime Subdivision, in the City of Muscatine, Muscatine County, Iowa, was on May 15, 2014, filed in the office of the City Clerk and presented to the City Council of the City of Muscatine, Iowa, by resolution, a true copy of which is hereto attached, marked Exhibit A, and by this reference made a part hereof; and we, the undersigned, as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa, were by said Resolution duly directed to certify such examination, consent, and approval in order to entitle said plat to be recorded in the office of the County Recorder of Muscatine County, Iowa, among the real estate records of Muscatine County, Iowa.

Dated at Muscatine, Iowa, this 15<sup>th</sup> day of May 2014.

\_\_\_\_\_  
DeWayne M. Hopkins, Mayor

Attest:

\_\_\_\_\_  
Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 15<sup>th</sup> day of May 2014, before me, a Notary Public in and for the State of Iowa, personally appeared DeWayne M. Hopkins and Gregg Mandsager, to me personally known, who being by me each duly sworn, did say that they are Mayor and City Clerk of the City of Muscatine, Iowa, respectively, and that the seal affixed to the foregoing instrument is the seal of the City of Muscatine, Iowa; that said instrument was signed and sealed on behalf of the City of Muscatine, Iowa, in accordance with a Resolution passed by the City Council held on 15<sup>th</sup> day of May 2014; that DeWayne M. Hopkins and Gregg Mandsager, as Mayor and City Clerk of the City of Muscatine, Iowa, respectively, severally acknowledged the execution of said instrument to be the voluntary act and deed of the City of Muscatine, Iowa, by its and them voluntarily executed.

Witness my hand and Notarial Seal the day and year last above written.

\_\_\_\_\_  
Notary Public in and for the State of Iowa



**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF MUSCATINE, IOWA**

I, the undersigned, Steven W. Boka, do hereby certify that I am the Secretary of the Planning and Zoning Commission of the City of Muscatine, Muscatine County, Iowa, and that the attached Final Plat of Lifetime Subdivision, a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on the 13<sup>th</sup> day of May, 2014, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 15<sup>th</sup> day of May 2014.

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Steven Boka, Secretary  
Planning and Zoning Commission  
City of Muscatine, Iowa

**CERTIFICATE OF TRUE COPY**

I, Nancy Lueck, Director of Finance of the City of Muscatine, Iowa, certify that attached hereto are true copies of the following:

1. Certificate of Acceptance of Final Plat (original).
2. Resolution No. \_\_\_\_\_ - \_\_\_\_\_ approving the Final Lifetime Subdivision, a subdivision in the City of Muscatine, Iowa.
3. Certificate of the Planning & Zoning Commission.

All related to the subdivision of real estate described in those documents, and that all were duly adopted and approved by the City Council and Mayor of the City of Muscatine, Iowa, and the originals are on file in the official records at City Hall for the City of Muscatine, Iowa.

\_\_\_\_\_  
Nancy Lueck, Director of Finance