

## COMMUNITY DEVELOPMENT

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

### MEMORANDUM

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** July 7, 2017  
**Re:** Development Plan for the Proposed Muscatine Landing Subdivision

**INTRODUCTION:** A development plan, to allow for a change of use for 7.5 acres on the north side of North Port Drive, the proposed Muscatine Landing Subdivision, as is required by Section 10-18-4 of City Code for any change of use in the S-3 Zoning District.

**BACKGROUND:** Beaver Builders Inc. has submitted a development plan to change the land use on an approximately 7.5 acres on the north side of North Port Drive, the proposed Muscatine Landing Subdivision.

This property is located in the S-3 district. The S-3 district allows for any use permitted in any residential zoning district or in the M-1 Light Industrial Zoning District, subject to the approval of a development plan by the Planning and Zoning Commission. The development plan shall detail the specific layout and uses of the subject property. The original development plan for this parcel was for commercial development similar to what has occurred on the south side of North Port Drive.

The proposed project will consist of approximately 100 two- and three-bedroom townhomes on 7.5 acres, located on the north side of North Port Drive, approximately across the street from the existing Unity Point Clinic. The developer intends for the townhomes to be market rent units of about 1,380 square feet per housing unit, with each unit also having a 2-car attached garage.

The developer has done a similar project in Rock Island and is currently working in Clinton on a larger project, see pictures on the following page. The developer intends for the rent to be about \$1,290 per month. The developer also intends to establish each unit as condo, which would allow for the future individual sale of the housing units should market conditions warrant. The townhome would have amenities such as granite countertops, wood floors, second floor laundry room, stainless appliances, and two-car attached garages. A small park is also planned with a view of the adjacent pond.

Friendship Drive, a new public street running north from North Port Drive, would provide access to the proposed development, with access to each individual unit coming off one of two private streets that will intersect with the new public street. No access to the proposed development would be permitted directly from North Port Drive. As part of this plat the right-of-way for Lakeview Avenue, a platted but unbuilt street, would be vacated and replaced with Friendship

Drive, which is located approximately 60 feet to the southwest of the platted right-of-way for Lakeview Avenue.

**RECOMMENDATION/RATIONALE:**

Staff recommends approval of the proposed development plan for the proposed Muscatine Landing Subdivision. The proposed development plan is supported by the City of Muscatine Comprehensive Plan, is compatible with surrounding land uses, and adds housing to an area of the City that currently lacks housing options.

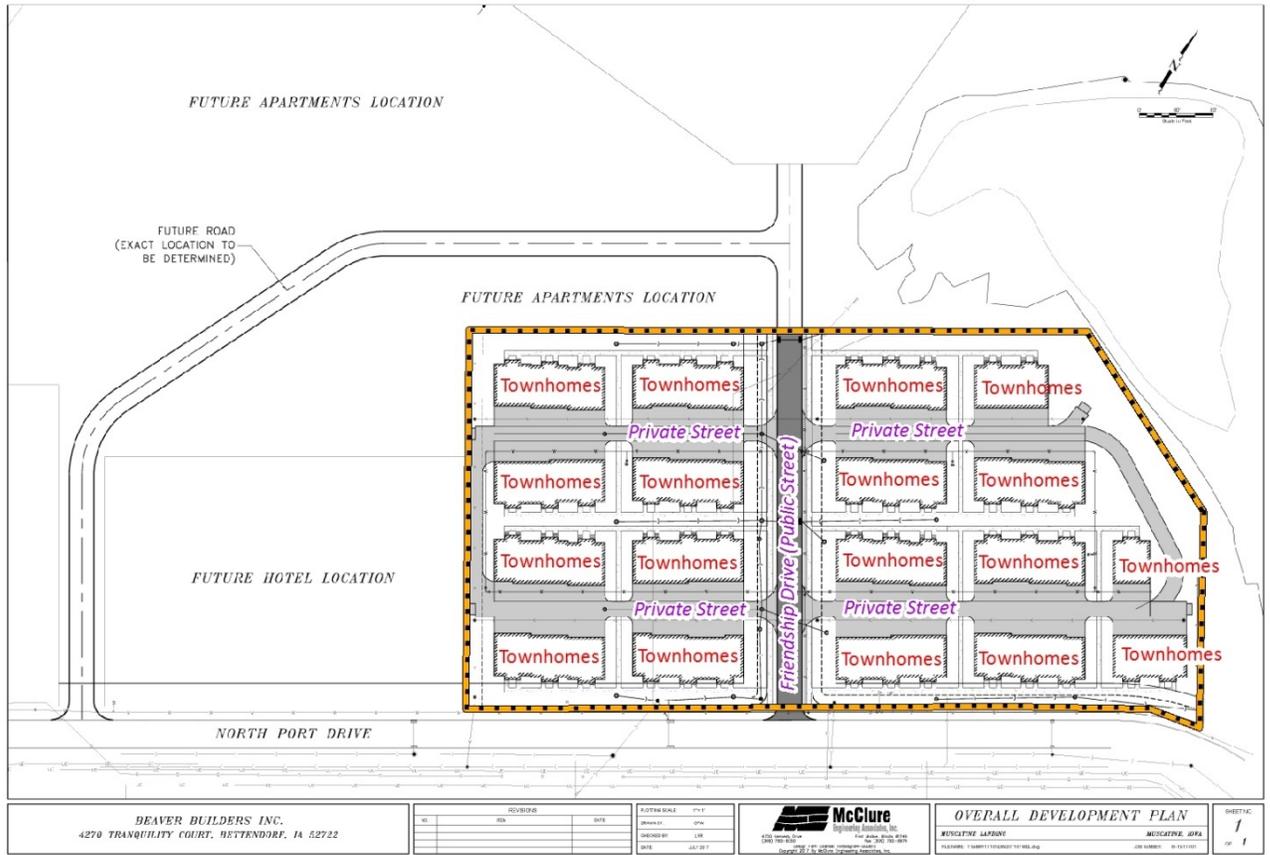
The Future Land Use Plan of the City of Muscatine Comprehensive Plan designates this area as General Mixed Use. This designation calls for the broadest mix of uses, including light industrial, office, commercial, and residential use. While the proposed development is not mixed-use in and of itself, it does for the first time make the North Port Drive area a truly mixed-use area, as currently it composed solely of commercial development and undeveloped land. The manner in which the proposed residential development is laid out, would not create any conflicts with existing or potential future commercial uses.

Previous developers have created a major shopping and employment center in the area of the City north of Highway 61 and east of Highway 38, however no housing has been developed in this area. This development would for the first time create the opportunity for some of the great many who work and shop in this area to also live close by. This closer integration of housing, shopping, and employment opportunities will help build a stronger more vibrant community.

**BACKUP INFORMATION:**

1. Development Plan
2. Pictures of Similar Development Completed by the Developer

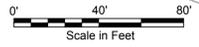




# Muscatine Landing Development Plan



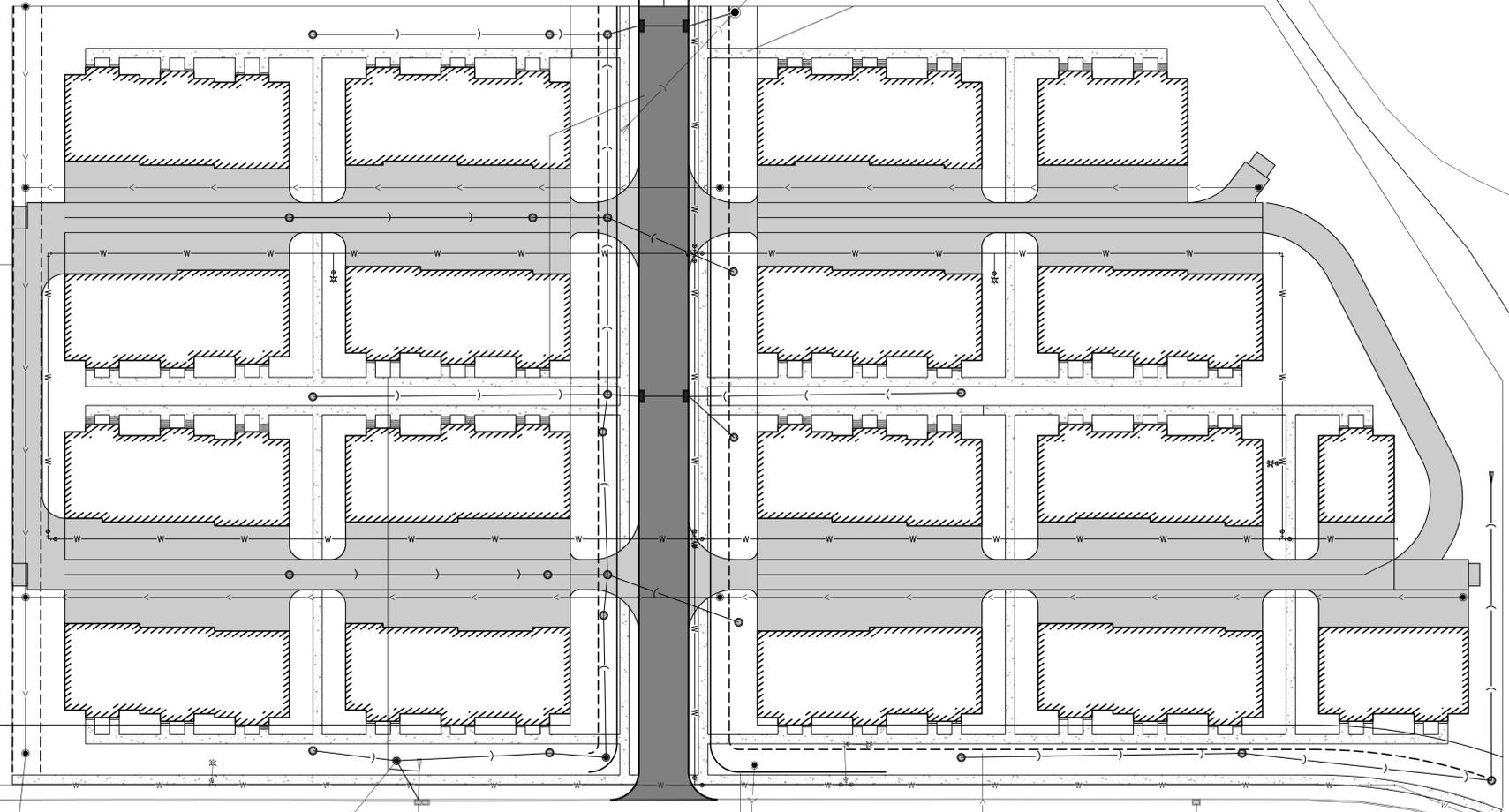
*FUTURE APARTMENTS LOCATION*



FUTURE ROAD  
(EXACT LOCATION TO  
BE DETERMINED)

*FUTURE APARTMENTS LOCATION*

*FUTURE HOTEL LOCATION*



*NORTH PORT DRIVE*

*BEAVER BUILDERS INC.*  
4270 TRANQUILITY COURT, BETTENDORF, IA 52722

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE: 1" = 1'  
 DRAWN BY: GPW  
 CHECKED BY: LRR  
 DATE: JULY 2017

**McClure**  
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**OVERALL DEVELOPMENT PLAN**  
*MUSCATINE LANDING* MUSCATINE, IOWA  
 FILE NAME: T:\AMK117-101\DWG\17101 MDL.dwg JOB NUMBER: 01-15-17-101

SHEET NO.  
**1**  
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