

## COMMUNITY DEVELOPMENT

Planning,  
Zoning,  
Building Safety,  
Construction Inspection  
Services,  
Public Health

### MEMORANDUM

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** May 8, 2018  
**Re:** Avalon Subdivision– Preliminary/Final Plat

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

**BACKGROUND:** Steve and Cynthia Allchin have submitted a combine preliminary/final plat for a 3 lot subdivision, located at northeast of the northeast corner of the Hershey Avenue/Fletcher Street intersection. The intent of this subdivision is to allow for the construction of single 4 unit apartment building

The proposed Lot 1 contains an existing 4 unit apartment building. The intent of the applicant is to construct a new 4 unit apartment building on the proposed Lot 2, with access being off of Hershey Avenue. The applicant is proposing that Outlot A remain in its current wooded state.

The subject property was subject to a rezoning to R-5, which was approved on April 2, 2015. The applicant has made significant revisions to their proposed development since approval of this rezoning. The number of proposed new 4 unit apartment building has been reduced from 3 to 1, and access off of Fletcher Street is no longer being proposed. It should also be noted that the construction of a new apartment building on Lot 2 will require an approved site plan.

In 2015 an identical subdivision plat was filed by Steve and Cynthia Allchin and approved by the City of Muscatine City Council, however because this approved plat was not recorded within the required timeframe this approval became null and void, and as such the applicant has resubmitted this preliminary/final plat for approval.

### RECOMMENDATION/RATIONALE

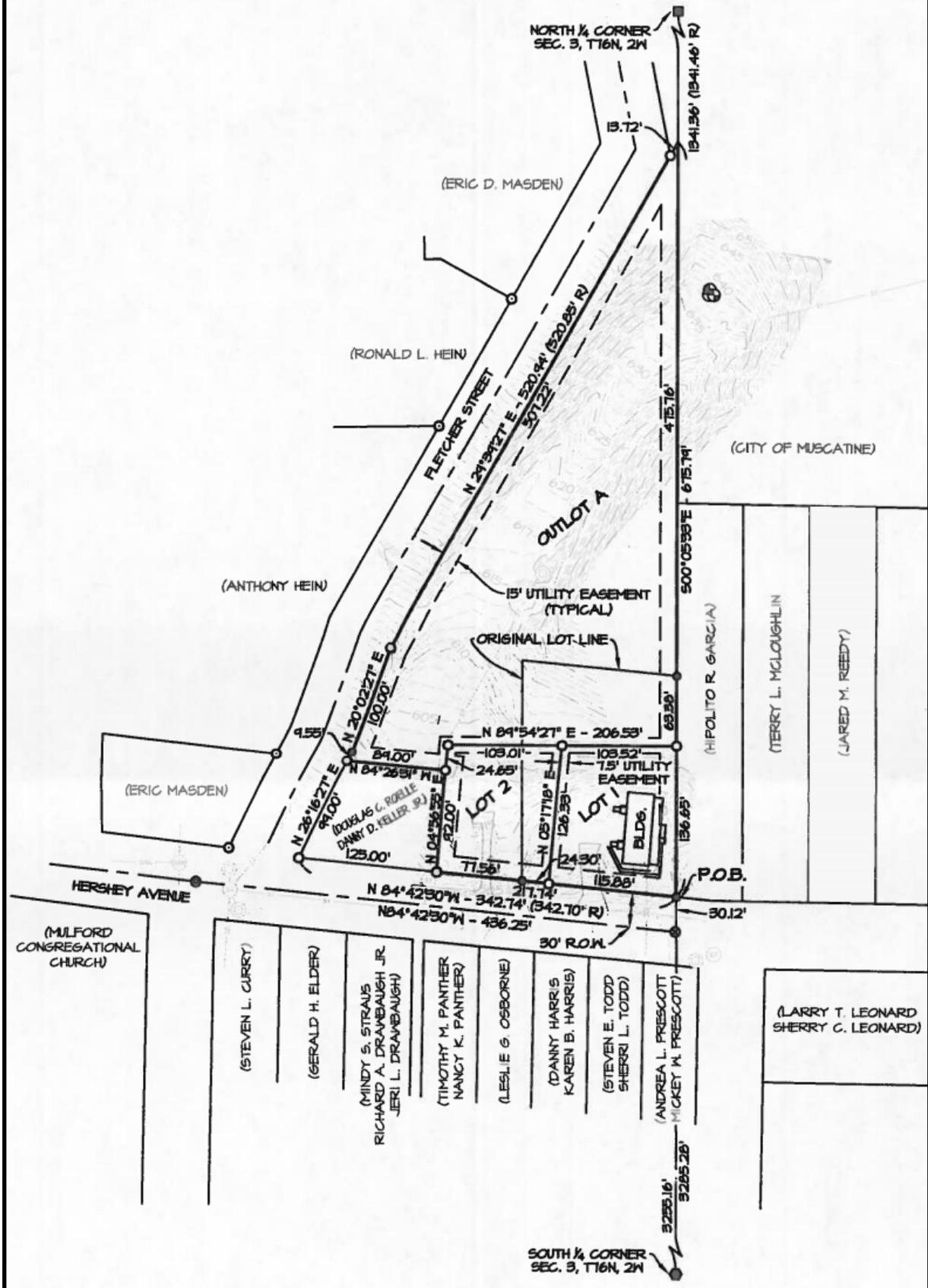
Staff recommends approval of the proposed subdivision. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan and would be beneficial to the community, as there is demand for apartment units, particularly new ones.

### BACKUP INFORMATION:

1. Plat Map

# AVALON SUBDIVISION

## PRELIMINARY - FINAL PLAT



NORTH 1/4 CORNER  
SEC. 3, T16N, 2W

(ERIC D. MASDEN)

(RONALD L. HEIN)

(ANTHONY HEIN)

(ERIC MASDEN)

(CITY OF MUSCATINE)

(HIPOLITO R. GARCIA)

(TERRY L. MCLOUGHLIN)

(JARED M. REEDY)

(MILFORD CONGREGATIONAL CHURCH)

(STEVEN L. CURRY)

(GERALD H. ELDER)

(MINDY S. STRAUS  
RICHARD A. DRAVBAUGH JR.  
JERI L. DRAVBAUGH)

(TIMOTHY M. PANTHER  
NANCY K. PANTHER)

(LESLIE G. OSBORNE)

(DANNY HARRIS  
KAREN B. HARRIS)

(STEVEN E. TODD  
SHERRI L. TODD)

(ANDREA L. PRESCOTT  
MICKEY W. PRESCOTT)

(LARRY T. LEONARD  
SHERRY C. LEONARD)

SOUTH 1/4 CORNER  
SEC. 3, T16N, 2W