



City Hall, 215
Muscatine, IA 52761-
(563) 262-4141
Fax (563) 262-

COMMUNITY DEVELOPMENT
MEMORANDUM

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

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
Dave Gobin, Community Development Director
From: Andrew Fangman, City Planner
Date: May 17, 2018
Re: Avalon Subdivision Preliminary/Final Plat

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.

At both the Planning and Zoning Commission and through direct contact with City staff with questions regarding off-street parking and storm water drainage. As with all new multi-family developments in the R-5 zoning district any new apartment building would have construct new, hard-surfaced off street parking space lots as per City Code which is as follows; 1 parking space for each one-bedroom apartment or efficiency unit, 1.5 parking spaces per 2-bedroom unit, and

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

2 parking spaces for each unit with 3 or bedrooms. Additionally, all stormwater will have to be managed in accordance with City Code in a manner that will not harm nearby properties.

Prior to the development of any new apartment building, the applicant will have to have a site plan in accordance with City Code approved. Compliance with parking and drainage regulations are two of the many issues addressed in the site plan review process.

At this time the applicant has not present any time table for the construction of the proposed apartment building.

RECOMMENDATION/RATIONALE

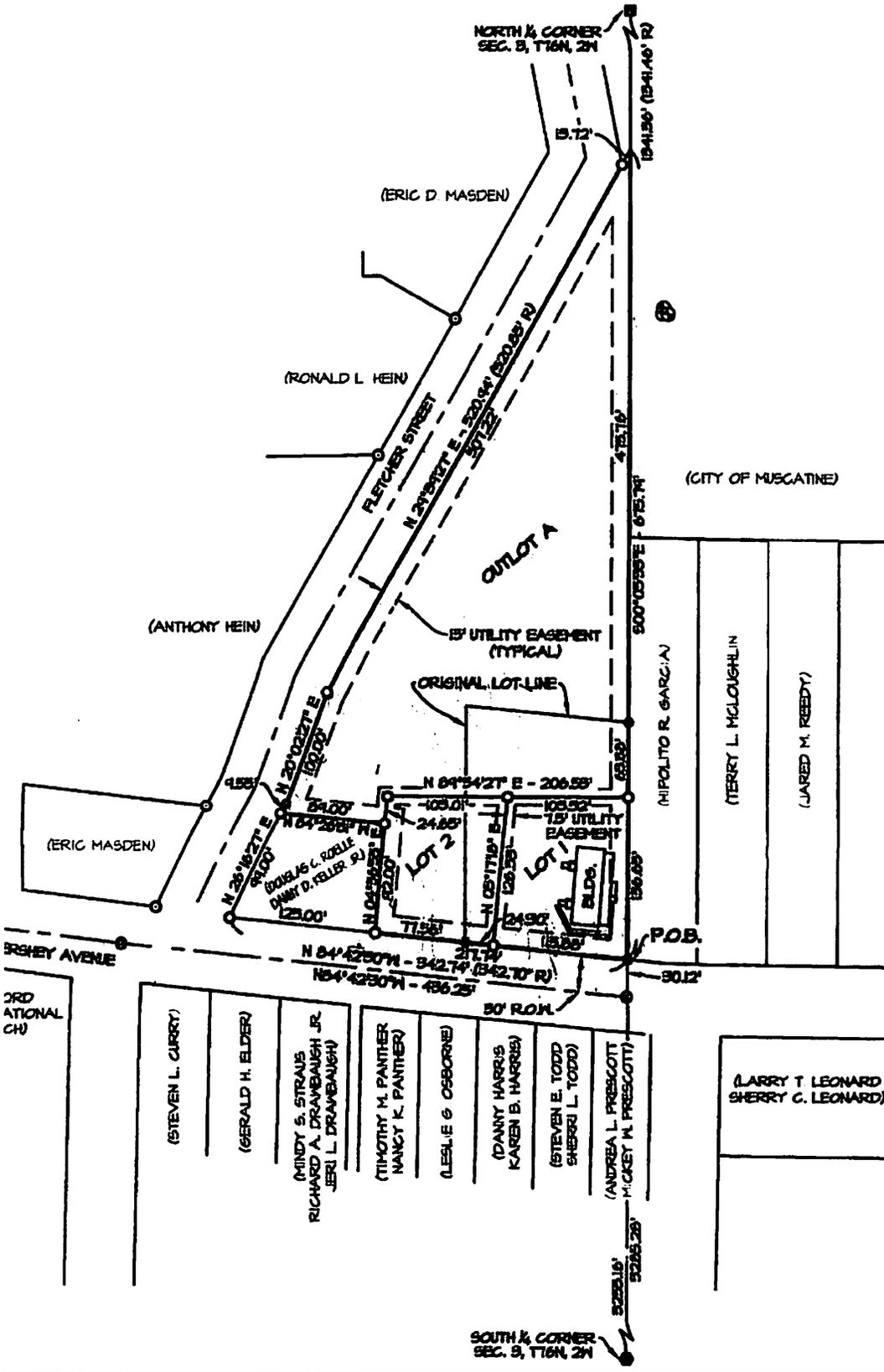
The attached final plat of the subdivision has been reviewed and approved by the Planning and Zoning Commission. It is therefore recommended that the preliminary/final plat for the Avalon Subdivision.

BACKUP INFORMATION:

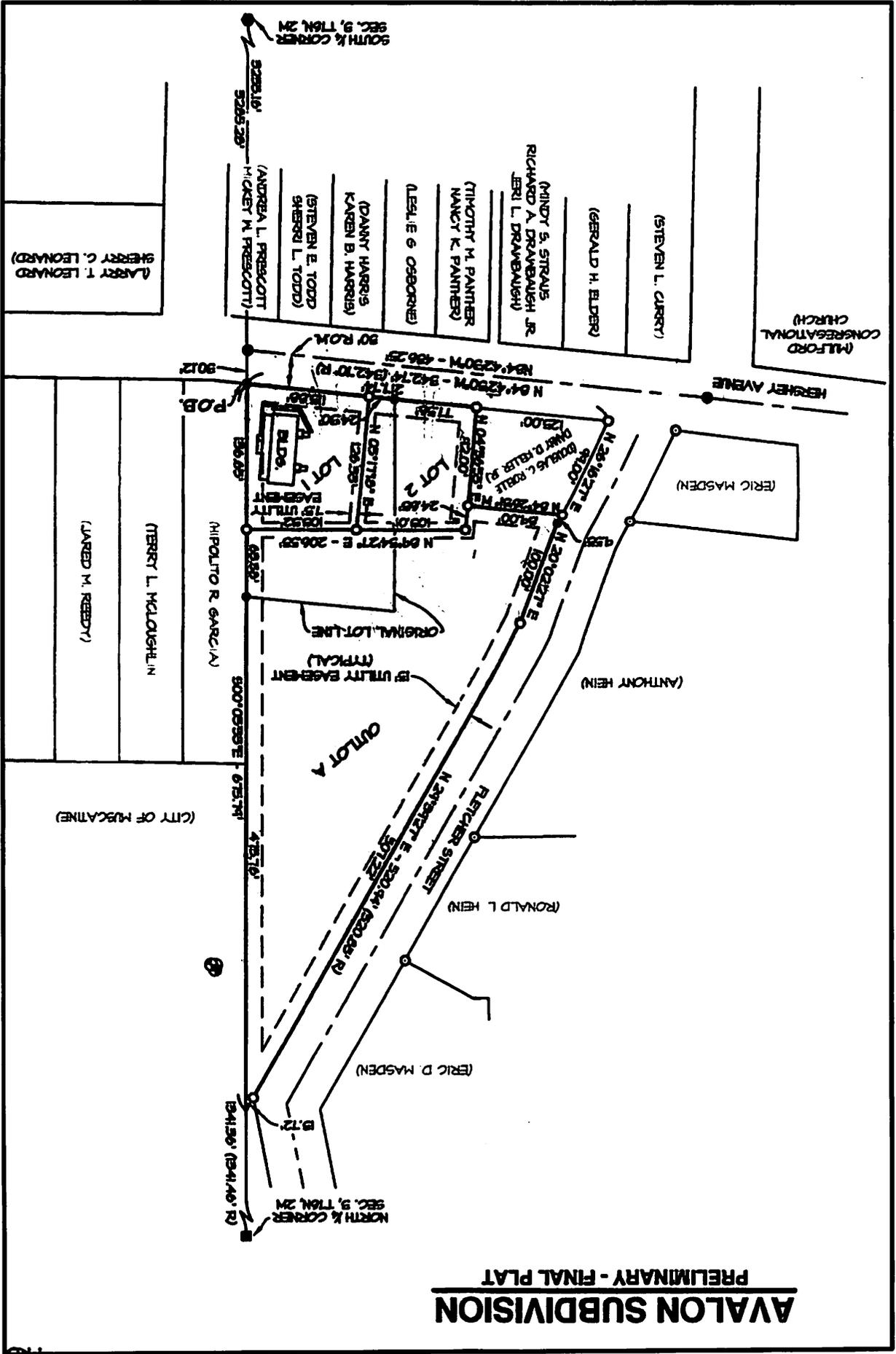
1. Resolution Approving the Final Plat
2. Certificate of Acceptance of the Final Plat
3. Certificate of the Planning and Zoning Commission
4. Certificated of True Copy
5. Plat

AVALON SUBDIVISION

PRELIMINARY - FINAL PLAT



AVALON SUBDIVISION PRELIMINARY - FINAL PLAT



AVALON SUBDIVISION

CERTIFICATE OF ACCEPTANCE OF FINAL PLAT

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Diana L. Broderson, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated Avalon Subdivision, in the City of Muscatine, Muscatine County, Iowa, was on June 7th, 2018, 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 7th day of June 2018.

Diana L. Broderson DeWayne M. Hopkins,

Mayor
Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 7th day of July 2018, before me, a Notary Public in and for the State of Iowa, personally appeared Mayor Diana Broderson 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 7th day of June 2018; that Diana L. Broderson 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

EXHIBIT A

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

RESOLUTION NO.

**A RESOLUTION APPROVING THE FINAL PLAT
OF AVALON 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) lots; to wit:

A PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, IN TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF MUSCATINE, IOWA, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF HERSHEY AVENUE, FORMERLY BURLINGTON ROAD, AND THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 3; THENCE WESTERLY ALONG THE NORTHERLY LINE OF HERSHEY AVENUE A DISTANCE OF 342.7 FEET TO THE EASTERLY LINE OF FLETCHER AVENUE; THENCE NORTH 26⁰22' EAST ALONG THE EASTERLY LINE OF SAID FLETCHER AVENUE A DISTANCE OF 108.8 FEET; THENCE 20⁰08' EAST A DISTANCE OF 100 FEET; THENCE NORTH 29⁰45' EAST TO THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING; EXCEPT THAT PART THEREOF CONVEYED TO ALAN N. DIERDORFF, BY WARRANTY DEED, RECORDED IN THE OFFICE OF THE RECORDER OF MUSCATINE COUNTY, IOWA, IN BOOK 288 OF LOTS, PAGE 703.

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 Avalon Subdivision should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named Avalon 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 7th of MayJune 2018.

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

Attest:

Diana L. Broderon, Mayor

Gregg Mandsager, City Clerk

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

I, the undersigned, Andrew Fangman, 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 Avalon Subdivision a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on the 8th day of May, 2018, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 7th day of May 2018.

Andrew Fangman, 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 Plat Avalon 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

**CITY OF MUSCATINE, IOWA
APPLICATION FOR SUBDIVISION OF REAL ESTATE**

Date Filed 4/24/18

Fee Paid 4/24/18: 275

TO: Muscatine Planning and Zoning Commission

Dear Commissioners:

Pursuant to Section 11-1-2 of the City Code of the City of Muscatine, Iowa, the undersigned hereby requests that the following described real estate in the City of Muscatine, Iowa, to- wit:

Legal Description: See attached plat

be subdivided into 3 lots. The real estate is presently zoned R-5 District.

The purpose of the subdivision request is to develop 3 lots: Lot 1 for an existing 4-plex apartment, Lot 2 for a proposed 4-plex apartment, and an outlot to remain undeveloped.

Respectfully submitted,

Steve Alchin
Name 2861 Rolling Meadow Lane
Muscatine, IA 52761
Address
563/263-7749
Phone

NOTE:

The following must be attached with this application, processing will not be initiated until received:

1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00 plus \$25.00 per lot.

**ADJACENT PROPERTY OWNERS
STEVE J. ALLCHIN & CYNTHIA L. ALLCHIN
AVALON SUBDIVISION**

**Ronald Hein
2160 215th Street
Muscatine, IA 52761**

**Douglas C. Roelle & Danny D. Keller
1615 1st Avenue
Muscatine, IA 52761**

**Anthony Hein
104 Nyenhuis St.
Muscatine, IA 52761**

**Terry McCloughlin
2127 Hershey Avenue
Muscatine, IA 52761**

**Eric Masden
2301 Hershey Avenue
Muscatine, IA 52761**

**Trae A. Walden
2123 Hershey Avenue
Muscatine, IA 52761**

**City of Muscatine
215 Sycamore Street
Muscatine, IA 52761**

**Mulford Church
2400 Hershey Avenue
Muscatine, IA 52761**

**Hipolito R. Garcia
2201 Hershey Avenue
Muscatine, IA 52761**

**Steve Curry
2218 Hershey Avenue
Muscatine, IA 52761**

**Gerald H. Elder
2216 Hershey Avenue
Muscatine, IA 52761**

**Mindy S. Strause
2214 Hershey Avenue
Muscatine, IA 52761**

**Timothy M. & Nancy K. Panther
2212 Hershey Avenue
Muscatine, IA 52761**

**Leslie G. Osborne
2210 Hershey Avenue
Muscatine, IA 52761**

**Danny & Karen B. Harris
2208 Hershey Avenue
Muscatine, IA 52761**

**Steven E. & Sherri L. Todd
2206 Hershey Avenue
Muscatine, IA 52761**

Larry & Sherry C. Leonard
102 Grover Street
Muscatine, IA 52761

Andrea L. & Mickey W. Prescott
2204 Hershey Avenue
Muscatine, IA 52761

Owners: Steven J. Allchin & Cynthia L. Allchin
2861 Rolling Meadow Lane
Muscatine, IA 52761

Prepared by: Eichelberger Law Office PC
736 Lake Park Blvd.
Muscatine, IA 52761

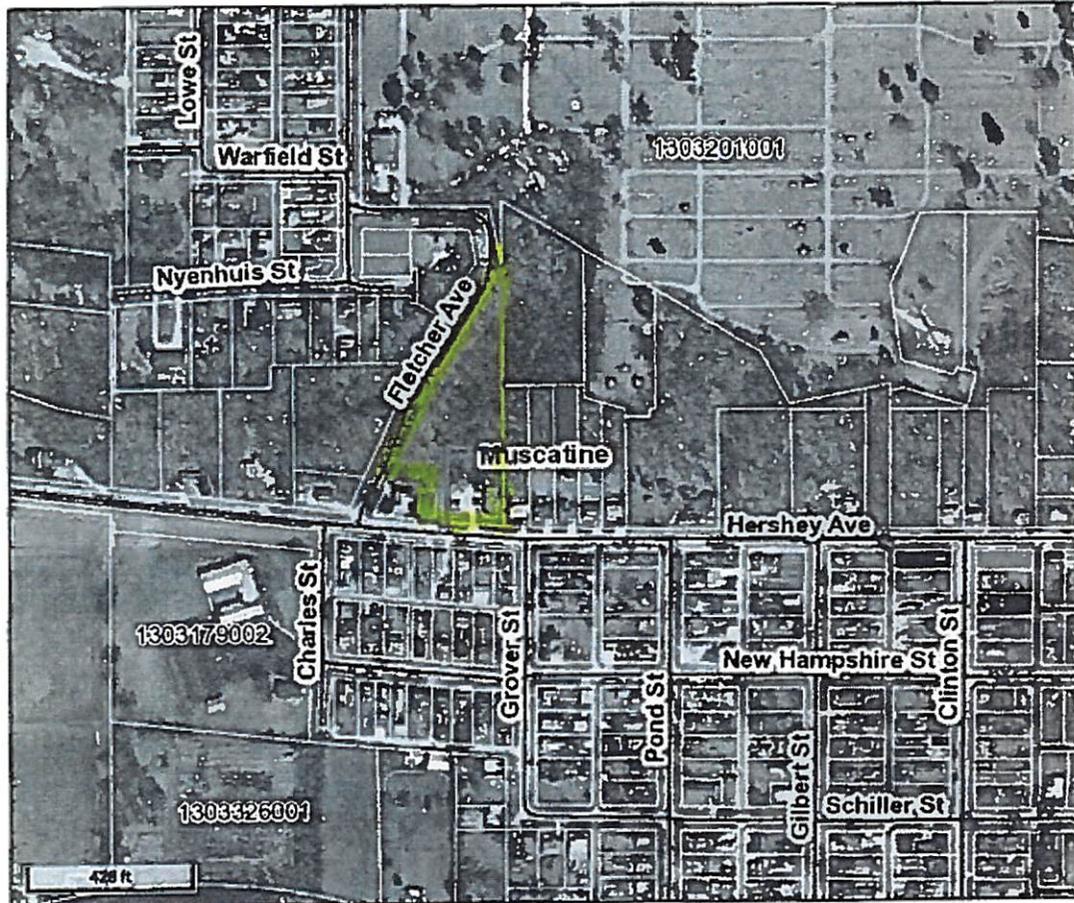
**AVALON SUBDIVISION
PRELIMINARY-FINAL PLAT
NARRATIVE**

Steve J. Allchin & Cynthia L. Allchin intend to create the Avalon Subdivision to subdivide part of the Northwest fractional quarter of Section 3, Range 2 West of the 5th P.M., in the City of Muscatine, Iowa. The property is located on Hershey Avenue.

The purpose of this subdivision is to develop 3 lots; Lot 1 for an existing 4-plex apartment, Lot 2 for a proposed 4-plex apartment and an Outlot to remain undeveloped.



Muscatine Area Geographic Information Consortium (MAGIC)



Overview

Legend

- Corporate Limits
- Political Township
- Dimension Leader
 - 2
 - 3
- Parcels
- Roads
 - Not Classified
 - Airport Runway
 - County Road
 - City Street
 - Neighbor County
 - Private Dr
 - State Highway
 - US Highway
 - US Hwy - Divided
 - Major Roads

Parcel ID	1303178001	Alternate ID	n/a	Owner Address	ALLCHIN STEVEN J
Sec/Twp/Rng	3-76-2	Class	C - COMMERCIAL		ALLCHIN CYNTHIA L
Property Address		Acreage	n/a		2861 ROLLING MEADOW LN
					MUSCATINE IA 52761

District MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE
 Brief Tax Description (EXTRACT SE COR & SW COR) PTN OF BURL RD & E OF FLETCHER ADD
 (Note: Not to be used on legal documents)

Date created: 6/24/2015
 Last Data Upload: 6/24/2015 8:31:17 AM

