

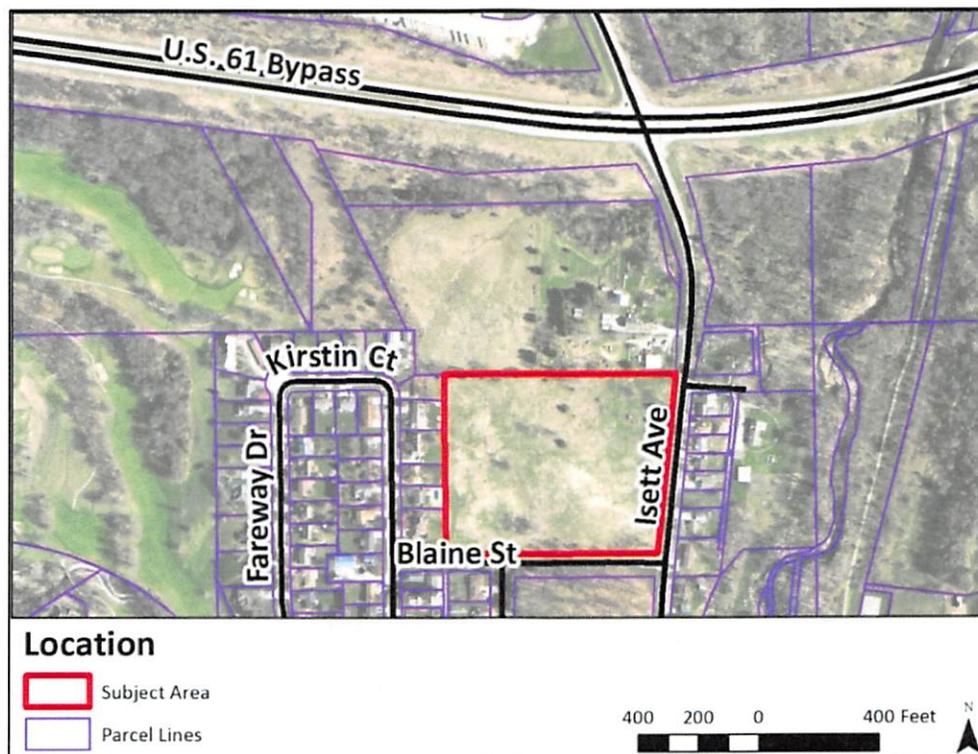
COMMUNITY DEVELOPMENT

MEMORANDUM

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

To: Mayor and City Council Members
From: Andrew Fangman, City Planner
Cc: Gregg Mandsager, City Administrator
Dave Gobin, Community Development Director
From: Andrew Fangman, City Planner
Date: July 10, 2018
Re: Resolution Approving the Final Development Plan of Oak Park Development, a Senior Housing Project

Oak Park, LLC, has submitted a combined preliminary/final development plan for ten acres located at the northwest corner of Blaine Street and Isett Avenue. Oak Park, LLC has contracted to purchase this property from Grace E. King, the current property owner. In 2017 the applicant successfully rezoned the subject property to the R-L Large Scale Development District. Any construction occurring within the R-L District must be done in accordance with an approved development plan. Any development must first be reviewed by the Planning and Zoning Commission and then approved by City Council prior to any construction beginning. The applicant has now submitted such a development plan for approval.



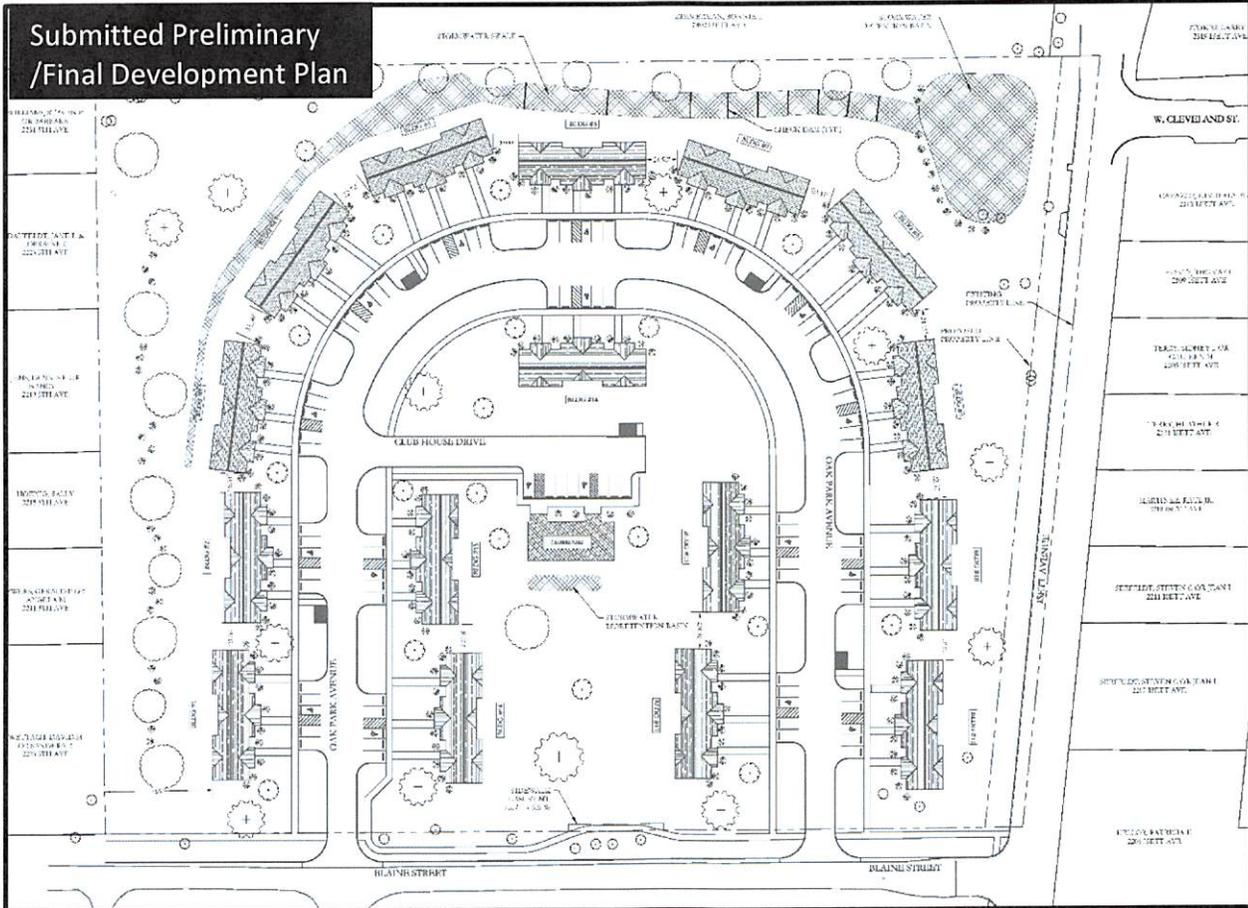
"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain

The proposed development would consist of 48 two-bedroom dwelling units, each of at least 1,000 square feet per unit, with each unit having a private patio. These new dwelling units would be in the form of 16 new triplex arranged around a new private street with two entrances off of Blaine Street, across Blaine Street from Oak Park. The development would also include a community building, which would be for the use of residents of the development. Residents would be limited to those over 55 in age with an annual income of no more than 60% of the area median. The project would be managed by Pioneer Property Management, who also manages to similar development in Muscatine – Cottage Grove and the Welch Hotel. The proposed development is modeled, in both appearance and type of residents serves, after Cottage Grove, which is located off of Houser Street.

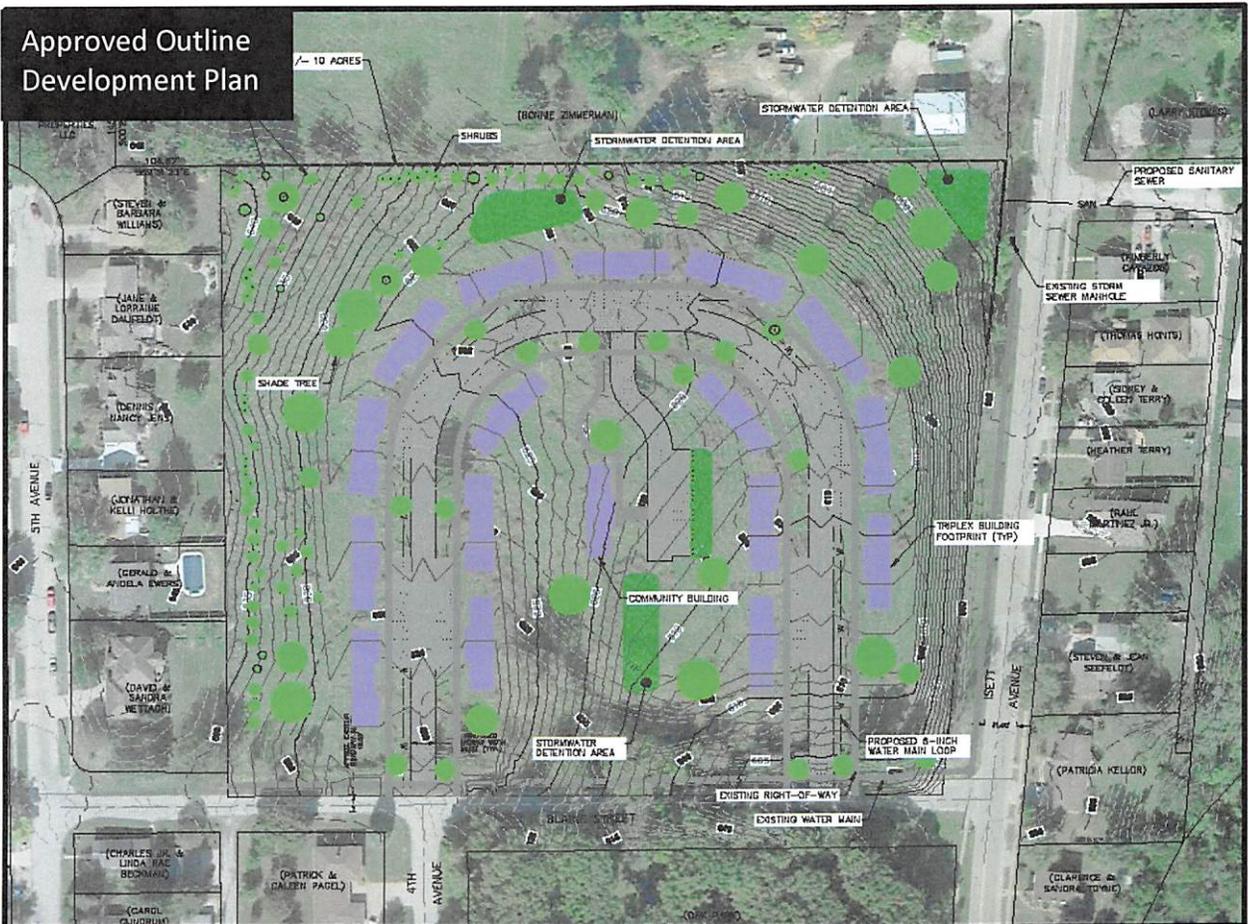


In regards to the approval of development plan in the R-L District City Code establishes that:
“The Planning and Zoning Commission shall review the preliminary development plan to determine if it is in substantial compliance with the outline development plan and recognized principles of civic design, land use, and landscape architecture. After receiving the preliminary development plan, the Commission may mutually agree with the developer to concurrently review the preliminary and final development plan as a single process. If this option is selected, then the Commission shall forward a recommendation to City Council on the final development plan.”

Submitted Preliminary /Final Development Plan



Approved Outline Development Plan



While the submitted preliminary/final development plan does contain a number of modification from the outline development plan that was approved in 2017, it is the opinion of City Staff that it is substantial compliance with the approved outline plan. Following is summary of the most significant difference between the approved outline plan and the submitted preliminary/final development plan.

- The most western buildings are now located nearer to the western property line. The approved outline plan had these buildings setback 120' from the western property line, they are now setback 86' feet from this property line. The following explanation was offered by the applicant for this shift. *"This was need to allow some grade change between the street and the finish floor of each building."* It should also be noted that the previous zoning this parcel would have only required a 25' setback along this property line.
- The proposed clubhouse and short street serving it have been rotated 90°
- One of the tri-plexes was relocated to a site closer to the eastern property line, near the Isett/Blane intersection. The outline development had this building locate further northwest near the proposed clubhouse.
- The proposed stormwater detention basin located near the center of the northern property line has been replaced by a drainage swale that run from the detention basin located the northeast corner of the property along the length of the northern property line and half the length of the western property line.

Site Plan

The heart of the R-L District Development Plan is the site plan, which details all improvements to be made as part of the development, including building locations, stormwater management, utilities, landscaping, the grading plan, streets, sidewalks, and other public and private infrastructure improvements. The applicants submitted site plan has been attached. As required by City Code is has been stamped by a licensed professional engineer. The City's Site Plan Review Committee has reviewed this site plan and finds that it complies with all applicable rules and regulations. Following is an overview and analysis by topic.

Stormwater Management

Sheet M.10 (page 33) in the submitted site plan provides an overview of the applicants stormwater management plan, while Sheet M.01 (page 24) through M.07 (page 30) provide additional details. The emergency overland flows routes which depict how stormwater will flow if the capacity of the to be constructed storm water sewers is exceeded or if they become block can be found on Sheet T.02 (page 35).

A stormwater detention basin will be constructed on the northeast corner of the subject property. The majority of the proposed development will drain into this basin, via storm sewers that will be installed with new private streets, and through a stormwater swale that will run along the northern and a half the western property line of the subject parcel. The new basin will discharge into a new public storm sewer (see figure below, extracted from Sheet M.07 (page 30) in the submitted site plan. This new storm sewer will run north along Isett, under the driveway the adjoining property and discharge directly into Geneva Creek.



The southern 2.5 acres of the subject property will drain into a new storm sewer line that will be constructed along with the installation of curb and gutter along the northside of Blane Street. This new storm sewer line will tie into the existing city storm sewer line at the northwest corner of the Blane Street and Isett Avenue intersection.

The applicant’s engineer, Ricky Teed of Martin-Whitacre, has submitted the following of the proposed stormwater management plan.

The current stormwater management plan for the Oak Park Development consists of 11 acres. The existing condition account for 5.7 acres that drain towards the northeast corner of the property and 5.2 acres that drain toward the Blaine St. and Isett Ave. intersection. The proposed improvements will decrease the drainage area of the Blain/Isett intersection from 5.2 acres to 2.5 acres. It will also divert the additional stormwater flow from the 5th Ave properties in the NW corner of the property towards the detention basin. These improvements should help reduce the flash flooding that occurs at the Blaine/Isett intersection. The detention basin has also been sized to accommodate the increase flows to that area and the discharge rate will not exceed the predevelopment flow rates. The detention basin will not be connected into the existing city storm sewer but rather be piped to the creek along the existing road right of way. By diverting this water directly to the creek the storm water along Isett should be improved significantly too.

The City Engineer has reviewed this stormwater management plan and finds that it meets all relevant regulations.

Streets

The proposed development will be served by two private streets. The proposed Oak Park Avenue, upon which all 13 tri-plexes will be located, will be a loop street with two intersections with Blaine Street. The westerly intersection of Oak Park Avenue and Blaine Street will be square with the current intersection of Blaine Street and 4th Avenue, the easterly intersection of Oak Park Avenue and Blaine Street will be located approximately 180' west of the intersection of Blaine Street and Isett Avenue. The clubhouse that will serve this development will be located on Club House Drive, a short street accessed off of the proposed Oak Park Avenue.

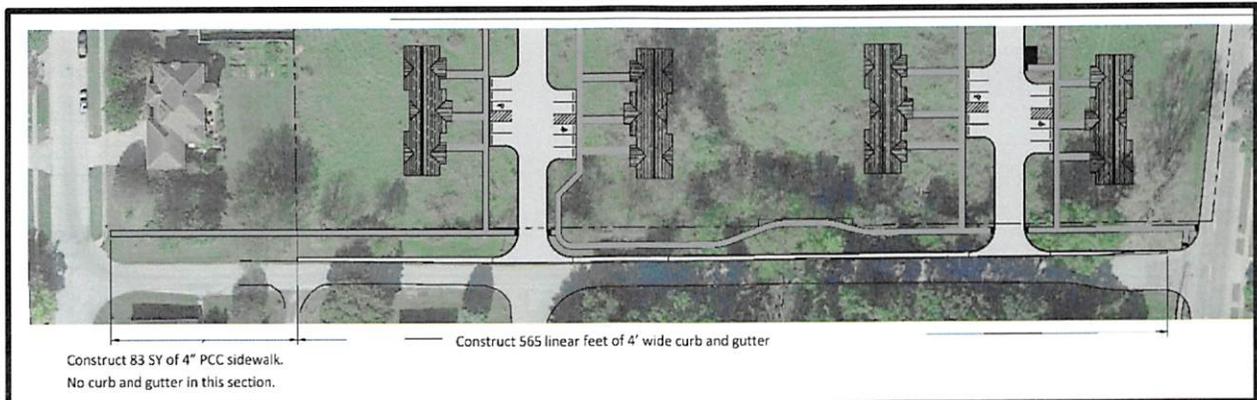
Along the 565 linear feet of Blaine Street that the subject property fronts, a 4' wide curb and gutter section will be installed along the north side of Blaine Street. Additionally, new storm water inlets and storm sewer line will be added along this stretch of Blaine Street. No work on the south side of Blaine Street is being proposed by the developer.

Currently, the portion Isett Avenue that fronts the subject parcel, exists on an easement granted by the property owner. This arrangement is typical for roads found in unincorporated Muscatine County, and the construction of Isett Avenue on an easement rather than in dedicated right-of-way likely occurred prior to this area being annexed into the City of Muscatine. City policy has long been that public street must be on dedicated right of way. As such the applicant will be making a right-of-way dedication to the City of Muscatine will bring the portion of Isett Avenue that currently exists on an easement on the subject property into the public right of way, in-line with nearly all over street within the City of Muscatine.

There also have been concerns regarding impact that the proposed development might have on the Isett Avenue/Blaine Street intersection. Over the past 10 years there has been 4 reported accidents at this intersection. This low number of accidents is strong indication that the intersection is not currently functioning in an unsafe manner.

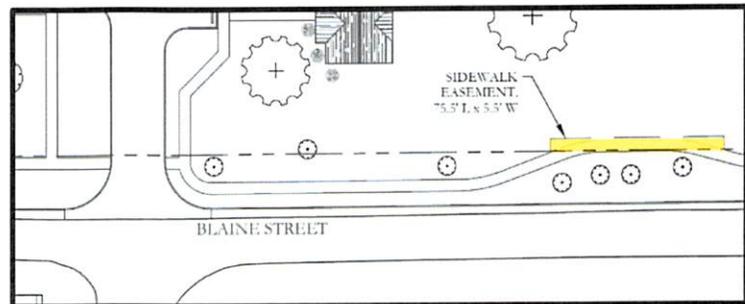
This development will add traffic to the Isett Avenue/Blaine Street Intersection. However, the amount of traffic added to this intersection, if the proposed rezoning were approved is likely to be less than if the property were to be developed under the current single-family zoning. According to the latest edition of the *Institute of Transportation Engineers Trip Generation Handbook*, attached senior dwelling units can be expected to generate 36% of the vehicle traffic that the same number of single family detached dwelling units would generate. This means that proposed development will generate the same amount of traffic that the development of 17 single family homes would. This volume of traffic is not likely to significantly impact how this intersection functions.

Sidewalks



The applicant will be constructing both public and private sidewalks as part of this development. All proposed sidewalks will be 5' wide as current City standards require. The private sidewalks will be located along the private street that are part of this project.

A public sidewalk will be constructed by the applicant along Blaine Street A portion (75.5') of the new Blaine Street sidewalk, that is being constructed by the applicant, will be located on the applicants' property and not within the right of way. This is being done to preserve some existing mature trees. The applicant is providing an easement to accommodate this public sidewalk. The applicant has prepared a draft sidewalk easement which is attached to this memo. An fully excuted sidewalk easment will be delivered to the City once the applicant takes full ownership of the subject property.



Upon completion of sidewalk along the south edge of the subject property, there will only be a 150' gap, along an adjoining property, now owned by the applicant, preventing there being a complete sidewalk on the north side of Blaine Street from Isett Avenue to 5th Street. Constructing a sidewalk along the stretch of Blaine Street is identified in the adopted Bike and Pedestrian Master Plan as a high priority, as it would connect the homes in the Par Four Addition in the existing Citywide sidewalk network. While the applicant cannot be complete to construct sidewalks that do not adjoin their property, the applicant has agreed to include the construction of the segment of sidewalk as a bid alternate in their project. Once this project is bid they will then give the City the opportunity to fund this 150' of sidewalk as part of the 2019 sidewalk program. As this segment of sidewalk will be part of a much larger package concrete flatwork, it is likely that the price that the applicant will be to obtain in this manner, would be better than the price for the City to construct this small segment of sidewalk interpedently. It is

the recommendation of the Planning and Zoning Commission and Staff that this 150' segment of sidewalk be made part of the 2019 sidewalk program.

No sidewalks are being proposed for construction along Isett Avenue. While typically the City requires sidewalk construction along all street frontages, staff is recommending that an exception be made in this case for the following reasons. Until such a time that the Bypass Trail is constructed there are no destinations which a bicyclist or pedestrian could travel to north of the subject property. Once the bypass trail is constructed a connection to existing sidewalk network further south on Isett Avenue will become a high priority. However, the narrow shoulders and steep embankments found on either side of Isett from the Bypass to West Cleveland Street, means that it will only be physically and finical practical to construct a sidewalk on one side of Isett between the Bypass and West Cleveland Street. It is extremely likely that any such sidewalk connection would be constructed on the east of Isett, in order to better to serve the homes that current exist on Isett between West Cleveland Street and Blane Street, it should also be noted that these homes are already tied into the City sidewalk network.

Sanitary Sewer

The dwelling units that are part of the proposed development will be served by a private sewer line that will run under the new Oak Park Avenue. However, connecting this new private sewer into the public sewer will require the applicant construct and then dedicate of new short stretch of public sewer, that will run from the northeast corner of the subject property 200' east across Isett Avenue to an existing manhole located in West Cleveland Street. The portion of sewer which will become a public sewer will be constructed to City Standards.

The applicant has also submitted a traffic control plan that demonstrates how they will keep Isett Avenue open and maintain access to all driveways on West Cleveland Street, at all time during construction. This traffic control plan can be found on Sheet J.01 (page 17) in the submitted site plan.

Other Utilities

Detailed plans for how the proposed development will be served by gas, electric, and communications can be found in the submitted site plan on Sheet M.10 (page 33). These plans have been reviewed and approved by the relevant utility providers and not will necessitate any improvements outside of the subject property.

Landscaping

Landscaping plans can be found on Sheet A.03 (page 3), this is supplements by the list, submitted by the applicant and also attached, type quantities of species of trees and shrubs that is to be planted. The proposed landscaping meets all City requirements. The extra landscaping along the west and north property lines to buffer the adjoining landowners, should be noted. It should also be noted that City Code allows for the Planning and Zoning

Commission to mandate additional landscaping if the Commission deems it necessary to in substantial compliance with the outline development plan and recognized principles of civic design, land use, and landscape architecture.

Convents

The applicant is partially funding this project through the Iowa Finance Authority. As part of this the Iowa Finance Authority requires that the developer sign and record an extensive set of restrictive covenants. These restrictive covenants cover topics such as: who eligible to rent the dwelling units, property maintenance, methods and materials of construction, amenities that must offered to residents of the development, energy efficiency. They are attached to this memo.

Staff Recommendation

Staff is recommending approval of the submitted preliminary/final development plan. This recommendation is based on a finding that the submitted preliminary/final development plan it is in substantial compliance with the outline development plan and recognized principles of civic design, land use, and landscape architecture.

Additionally, the proposed development addresses the need for accessible single story senior housing. Single level housing for seniors has been long need, as was clearly empathized in the recent housing demand study that was commissioned by the City of Muscatine. An adequate supply of this type of housing is necessary to ensure that seniors can remain in Muscatine in housing that meets their needs. Without an adequate supply of this type of housing an increasing number of seniors will be faced with the choice of either moving out of Muscatine or living in housing that does not meet their needs. As the Baby Boom Generation continues to age, this demand for this type of hosing will continue to increase.

RESOLUTION NO. _____

A Resolution Approving the Final Development Plan of Oak Park Development, a senior housing project in the City of Muscatine, Iowa

WHEREAS, the Final Development Plan of Oak Park Development, a senior housing project, has been presented to the City Council of Muscatine, Iowa, containing the following real estate in the City of Muscatine, Iowa:

A part of the Northeast Quarter of Section 26, Township 77 North, Range 2 West of the 5th P.M. in Muscatine County, Iowa, more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 26; thence South 2.21 chains (145.86 feet); thence East 13.50 chains (891.00 feet); thence South 5°11" East along the center of Tipton Road (also known as Isett Avenue) 606.10 feet; thence West along the North line of Blaine Street in Park Place Addition to the City of Muscatine, as originally platted, 1136.00 feet; thence North 749.00 feet along a line 152.00 feet East of the East line of Sixth Avenue in Park Place Addition and parallel thereto; thence East 4.46 chains (294.36 feet) to the Place of Beginning; EXCEPT parts thereof conveyed by Warranty Deed recorded in Book 282 Lots, page 434, and by Quit Claim Deed recorded in Book 292 Lots, page 1269, in the Muscatine County, Iowa, Recorder's office; and

WHEREAS, the Final Development Plan has been approved by the Planning and Zoning Commission and fully conforms with all applicable ordinances of the City; and

WHEREAS, the Final Development Plan is in harmony with the Comprehensive Plan now in effect in the City; it is, therefore,

RESOLVED, by the City Council of the City of Muscatine, Iowa, that the Final Development Plan of Oak Park Development, a senior housing project in the City of Muscatine, Iowa, is approved and accepted.

PASSED, APPROVED, AND ADOPTED on _____, 2018.

ATTEST:

Diana Broderson, Mayor

Gregg Mandsager, City Administrator

Prepared by/Return to Stanley, Lande & Hunter, Suite 200, 119 Sycamore Street, Muscatine, IA 52761 563.264.5000

DEDICATION AND GRANT OF EASEMENT

Oak Park, LLC, ("Grantor") an Iowa limited liability company, dedicates to public use forever the right-of-way of the Western half of Isett Avenue that lies within the following described real estate in the City and County of Muscatine, Iowa:

A part of the Northeast Quarter of Section 26, Township 77 North, Range 2 West of the 5th P.M. in Muscatine County, Iowa, more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 26; thence South 2.21 chains (145.86 feet); thence East 13.50 chains (891.00 feet); thence South 5°11" East along the center of Tipton Road (also known as Isett Avenue) 606.10 feet; thence West along the North line of Blaine Street in Park Place Addition to the City of Muscatine, as originally platted, 1136.00 feet; thence North 749.00 feet along a line 152.00 feet East of the East line of Sixth Avenue in Park Place Addition and parallel thereto; thence East 4.46 chains (294.36 feet) to the Place of Beginning; EXCEPT parts thereof conveyed by Warranty Deed recorded in Book 282 Lots, page 434, and by Quit Claim Deed recorded in Book 292 Lots, page 1269, in the Muscatine County, Iowa, Recorder's office.

Grantor also grants a perpetual easement for a pedestrian walkway over the South 6.0 feet the East 76 feet of the West 444 feet of the above tract.

Signed on _____, 2018.

OAK PARK, LLC

By _____
Brian Fitz, Manager

STATE OF WISCONSIN, _____ COUNTY, ss.

This instrument was acknowledged before me on _____, 2018, by Brian Fitz as Manager of Oak Park, LLC.

Notary Public in and for the State of Wisconsin