

COMMUNITY DEVELOPMENT MEMORANDUM

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

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: October 9, 2018
Re: Development Plan for 3200 Harmony Drive

INTRODUCTION: Silvin Reed has submitted a development plan, to allow for a 0.95 acre parcel located at 3200 Harmony Lane to be split, and for the construction a 50' by 80' pole building, which is to be used for personal to storage by the applicant.

BACKGROUND: 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 by the Planning and Zoning Commission of a development plan that details the specific layout and uses of the subject property. Attached is the development plan for this parcel that is being submitted by Silvin Reed for approval, as is required by Section 10-18-4 of City Code for any change of use in the S-3 Zoning District.

In 2005 the Planning and Zoning Commission approved a development plan for the subject parcel that allowed for the construction of a 45' by 80' pole building, to be used only for personal storage. The applicant is proposing to construct a very similar building, which is also to be used for personal storage. Additionally, the applicant intended and to split off the western 100' of the subject parcel upon which the new building is being proposed.

If this request for approval a development plan approval is granted, the applicant will still need file and gain approval a Site Plan and Subdivision Plat prior to the issuance of a building permit.

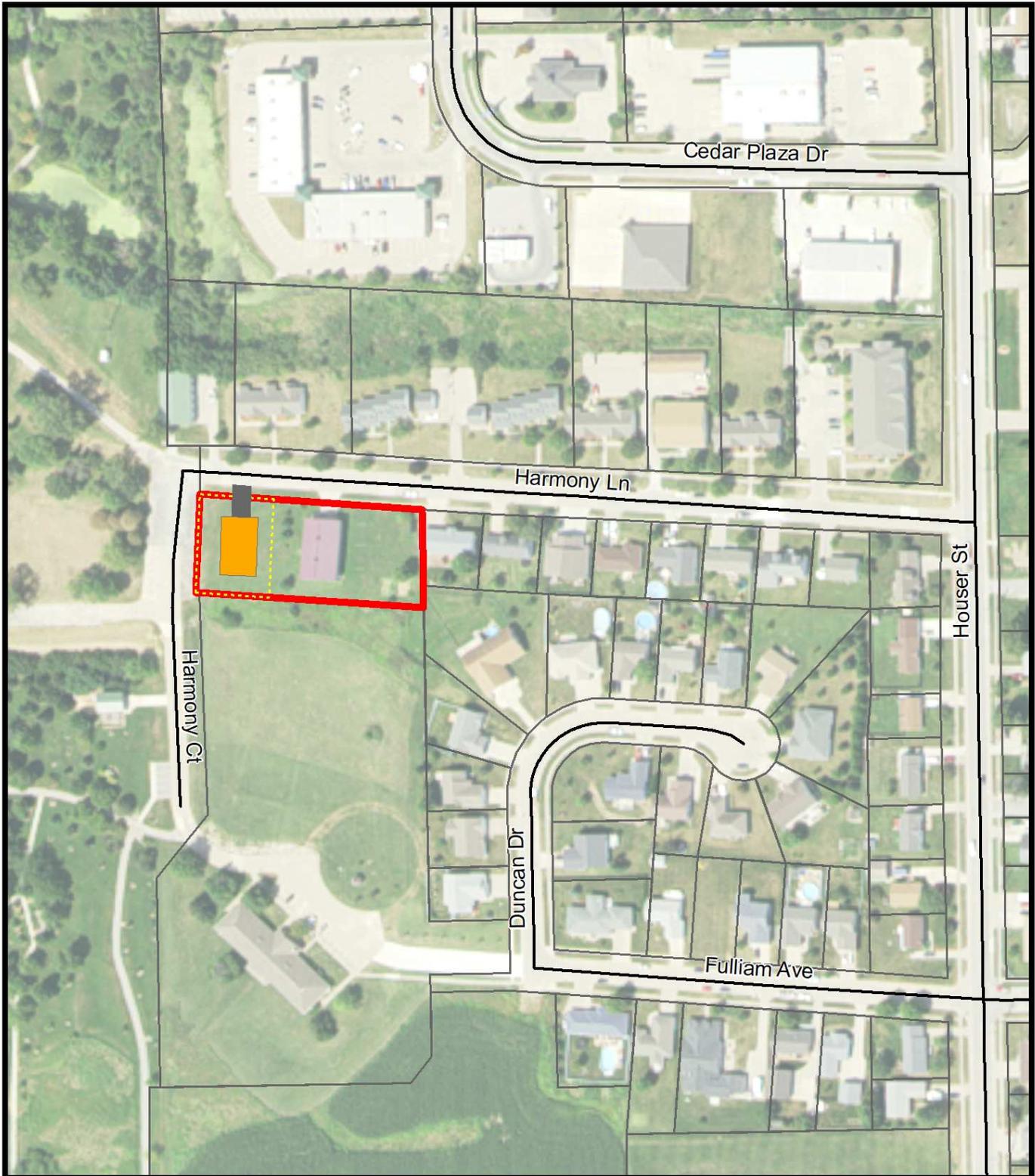
RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed development. The proposed development plan is compatible with surrounding land uses.

BACKUP INFORMATION:

1. Development Plan



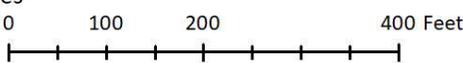


Development Plan for 3200 Harmony Drive

Legend

- Subject Parcel
- Proposed Parcel Split
- Proposed New Building
- Parcel Lines
- Proposed New Driveway

Date Source: Muscatine Area Geographic Information Consortium, State of Iowa, & City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: October 2, 2018



Development Submitted by Applicant

Development Plan

Would like to divide the lot at 3200 Harmony Lane. The current lot is 300' x 134'. I have the current owners consent to move forward with the dividing of the lot and allowing me to purchase the west end of the lot. The size of the lot to be plotted is 100' x 134'.

The use of the plot would be to build a 50x80 pole building for personal storage. The new structure will resemble the current building at the address. There will be no increased traffic to the area. It will have city water, sewer and electric.

