

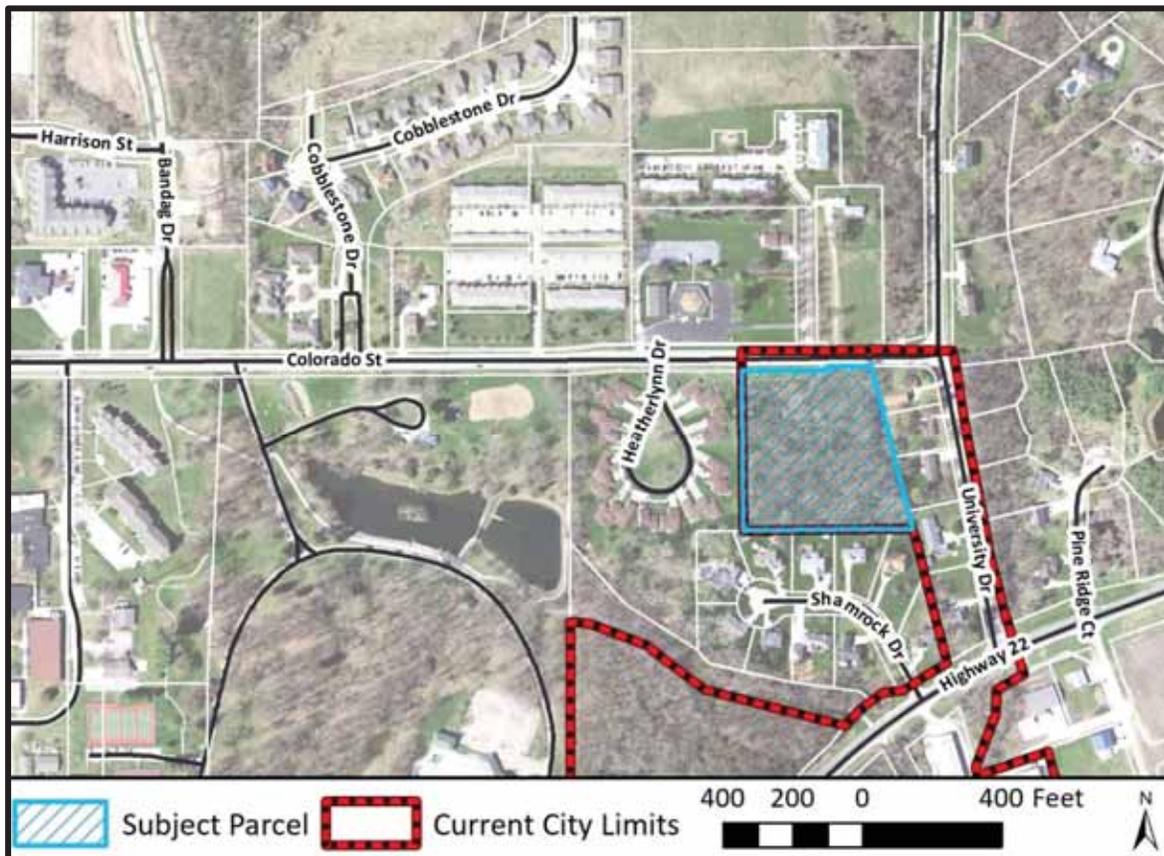
COMMUNITY DEVELOPMENT

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

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, Assistant Community Development  
**Date:** January 14, 2019  
**Re:** Voluntary Annexation of a 4.53-Acre Parcel

PPZ-9 • M-3 Multi-Family Residential (Muscatine County Zoning District) to R-6 Multi-Family Residential (City of Muscatine Zoning District • MVHA Partners • 1 Lot • 4.56 Acres • Parcel #0930301002 • 400 Colorado Street

MVHA Partners has submitted an application to rezone 4.56 parcel located at 400 Colorado Street, see exact location below, from M-3 Multi-Family Residential (Muscatine County Zoning District) to R-6 Multi-Family Residential (City of Muscatine Zoning District). The applicant has also concurrently requested the voluntary annexation of this parcel. The applicant is requesting this rezoning and voluntary annexation to enable the construction of a 51-unit multi-family dwelling for low- and moderate-income seniors.



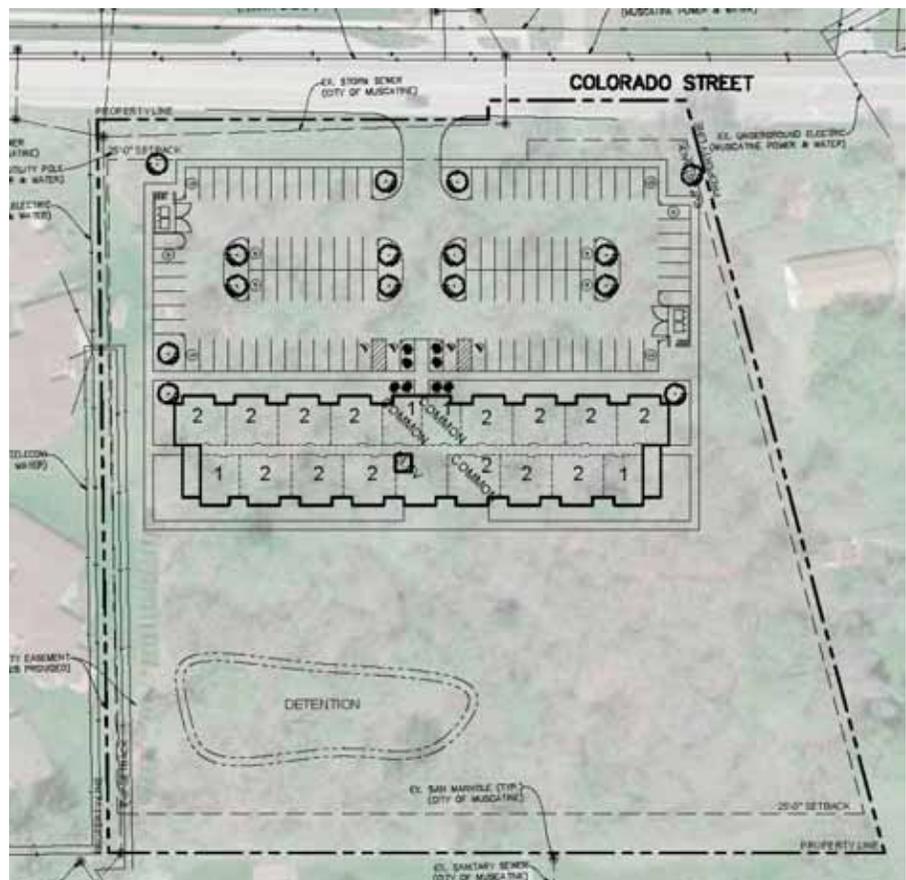
"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" – Mark Twain

The applicant is proposing to construct a 51-unit senior housing dwelling unit. It will contain a mix of one-bedroom and two-bedroom units. All units would have the full spectrum of amenities, including fully-equipped kitchens and bathrooms, central air, energy efficient design, and open floor plans. Other community amenities would include on-site management, a community room, business center, theater, fitness center, and outdoor recreation space. Under the requested R-6 zoning district the height of the building could not exceed 35'. The applicant has provided a conceptual rendering of their proposed building. An excerpt of which is provided below, with all the renderings provided by the applicant attached at the end of this memo.



The applicant has also provided a conceptual site plan, see to right, with a full-sized version attached at the end of this memo. It is important to note that this is just an initial concept submitted by the applicant, it is intended only to depict the applicants general concept for their project.

Should this rezoning be approved, they would then be required, before any construction, to submit a fully developed site plan and undergo the site plan approval process as set forth in Section 10-2-7(l) of City Code. Section 10-7-1 (l)(1) sets forth the following standard: *Approval of site plans is made in accordance*



*with good planning practices, taking into consideration: adequate parking areas, safe ingress and egress to the site, sufficient landscaped areas, adequate screening of unsightly areas such as loading docks, trash containers and parking areas. Further, the development of one site should not cause problems relating to surface drainage, noise, lighting, signing, and*

*incompatible relationships between new and existing adjacent land uses.* The site plan must provide sufficient detail on points of access, parking layout, location of any structures, drainage, grading, landscaping, outdoor lighting, screening requirements, utility connections, and location of outdoor trash bins to demonstrate compliance with all aspects of City Code and all other applicable regulations.

The residents of the proposed development would be restricted to those over 55 in age with an annual household income of no more than 60% of the area median income. Existing development in the Muscatine area that have the same age and income restrictions include Cottage Grove and the Welch Hotel, and the currently under construction Oak Park Apartment.

The applicant is proposing partially funding this project through tax credits from 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 is eligible to rent the dwelling units, property maintenance standards, methods and materials of construction of the units, amenities that must offered to residents of the development, and energy efficiency requirements. These covenants make the 55+ age restriction and income restriction binding.

The land use in the vicinity of the subject area is mostly single-family homes and duplexes, interspersed with a number of apartment complexes. Single family homes directly adjoin the subject property to the east and south. A development of duplexes adjoining the subject property to the west. A church, a single-family home, and an entrance to an apartment complex are located north across Colorado Street from the subject parcel. There are five existing apartment complexes within 2,000' of the subject parcel.

The current zoning of this area is largely a mixture of residential districts which support the existing residential developments. A map showing how this area is currently zoned can be found attached to this memo. Currently, the subject parcel is zoned R-3 Multi-family residential within unincorporated Muscatine County. Under this County zoning designation, the construction of a multi-family dwelling would be allowed use. However, under City Code, when an area is annexed into the City it is automatically placed in the Agriculture zoning district, unless concurrent rezoning action is taken.

Staff is conditionally recommending approval of the proposed voluntary annexation and rezoning and This recommendation is based on a finding that the proposed development addresses the need for affordable senior housing, advances the vision for the community that is set forth in the adopted Comprehensive Plan, and it is compatible with surrounding land uses. Additionally, the proposed zoning of R-6 Multi-Family Residential is the zoning within the City of Muscatine that is most equivalent to the current zoning of the subject parcel within in unincorporated Muscatine County.

The applicant's proposed project meets an important community need. Housing that is affordable, provides lower maintenance options for empty-nesters, retirees, and active seniors, and that is of high quality is a critical and growing community need. In this context senior

housing does not mean nursing homes and assisted living facilities, but rather refers to housing that matches the needs of an aging population; low maintenance and designed with accessibility in mind which allows for seniors to remain in their home communities for longer. In 2010, 25.5% of the City Muscatine's population and 26% of Muscatine County's population was over the age 55. This population will only continue to grow as the youngest Baby Boomers turn 55 in the coming years, with senior's living in the county searching for options closer to city amenities that also have less maintenance. The 2010 Census reported there were 11,466 people living in Muscatine County who were age 55 or older. The Housing Demand Study that was conducted for the City of Muscatine in 2017, projects that by 2025 that there will be 13,454 people age 55 or older living in Muscatine. While affordability is critically issue for housing for people of all ages, it is a particular importance for seniors due to the large number of senior subsisting on a fixed income. The other significant community benefit to constructing more of this type of housing is that it can also increase the availability of quality entry level or family-sized homes as seniors, retirees, or empty-nesters move out of traditional single-family dwellings.

The proposed density of a little over 11 dwelling units per acres exceeds the 8 dwelling units per acre that was recommended for this location in the Future Land Use Plan component of the Comprehensive Plan. However, the proposed rezoning is compatible with one of the most important components of the overarching vision for Muscatine contained within the Comprehensive Plan, that the development of needed new housing stock should occur locations in which the necessary infrastructure to support such development already exists.

Development at this location requires no additional construction or expansion of any public infrastructure. Colorado Street, which was recently totally rebuilt, can easily handle the projected traffic from the proposed project. Based on the *Institute of Transportation Engineers Trip Generation Handbook*, the proposed project would generate an additional 9 cars per hour, during the busiest hour, on Colorado Street. The proposed development would also make use of prior investments in sanitary sewer infrastructure. In 1999 when the Irish Ivy Subdivision was constructed directly adjacent to the south of the subject area, public sewer as extended to the south property line of the subject property line, with the intent that it serves future development on the subject parcel. The applicant's proposed development would tie on this sewer. By longstanding City of Muscatine policy annexation is required to connect the City's sanitary sewer system.

## EXTERIOR FINISH LEGEND

-  FACE BRICK VENEER (FB-1)
-  VINYL SIDING, LAP-STYLE (VS-1)
-  VINYL SIDING, SHAKE-STYLE (VS-2)
-  ROOFING, ARCHITECTURAL FIBERGLASS SHINGLES (AFS-1), ANTI-FUNGAL AND MIN. 30-YEAR WARRANTY
-  SHEET METAL FLASHING AND TRIM, ALL PRE-FINISHED METAL GUTTER, DOWNSPOUTS, FASCIAS, ETC. TO BE BY DIMENSIONAL METAL'S, INC. NOTE: REFER TO SPECS FOR EQUAL MANUFACTURERS ACCEPTABLE FOR USE.



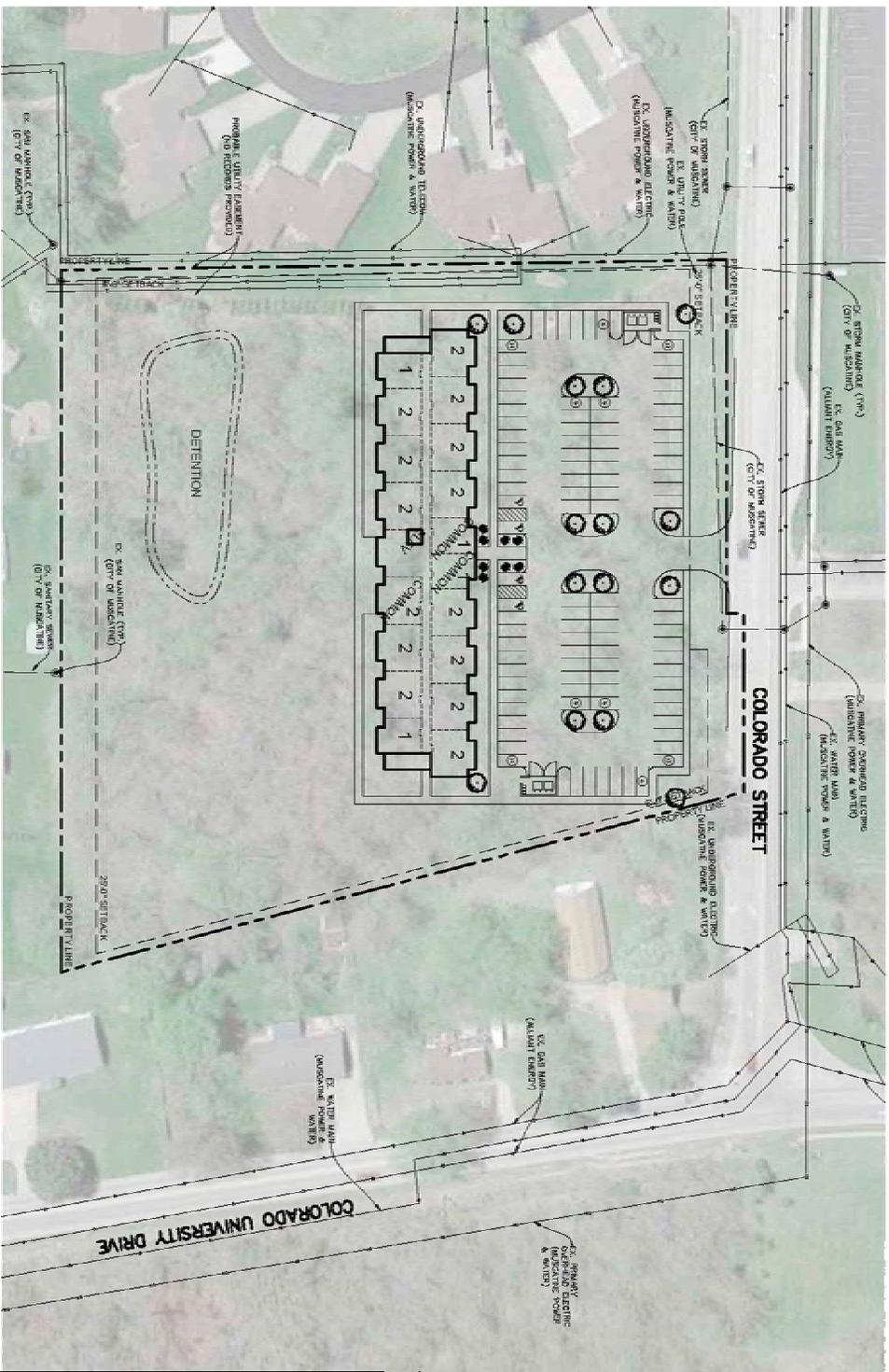
rear elevation  
1/32" = 1'-0"

side elevation  
1/32" = 1'-0"



front elevation  
1/32" = 1'-0"

side elevation  
1/32" = 1'-0"

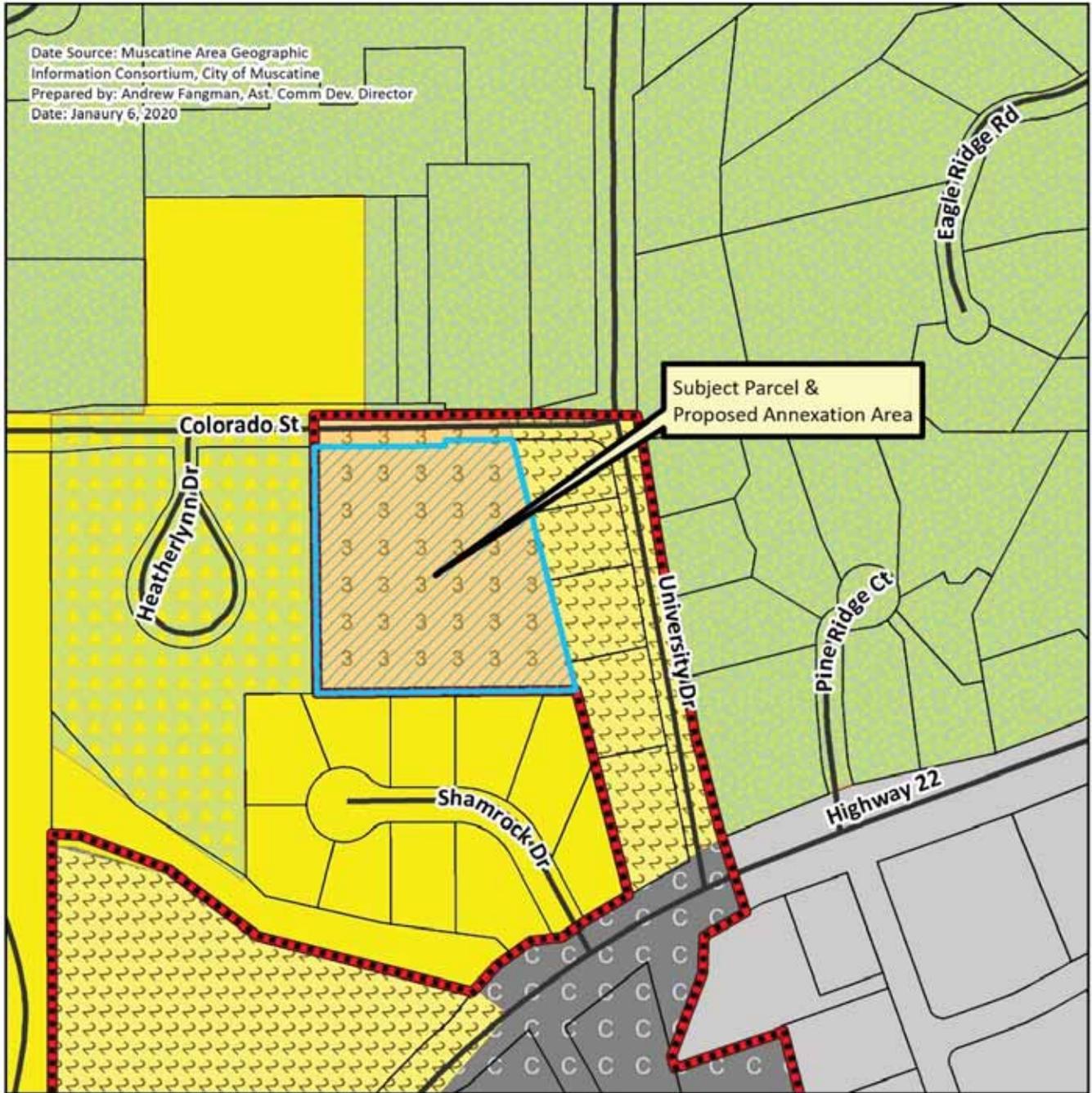


**site plan**



<b>PROPOSED UNIT MIX</b>
1 BEDROOM/1 BATH - 40 UNITS (A/DAYS 8-9)
2 BEDROOM/2 BATH - 41 UNITS (A/DAYS 10-11)
TOTAL - 81 UNITS
<b>BUILDING BREAKDOWN</b>
3- STORY ELEVATOR BUILDING
<b>SITE INFO</b>
<b>PARKING</b>
- PROVIDED 77
- PROVIDED 102 (4 HD)
<b>AREA</b>
- 4.98 ACRES FOR DEVELOPMENT
<b>ZONING REQUIREMENTS</b>
CURRENT ZONING - UNINCORPORATED
PROPOSED ZONING - S&R RESIDENTIAL DISTRICT
- 3,000 SF SITE AREA PER UNIT
- HEIGHT RESTRICTION 35'-0" MAX
- FRONT SETBACK 5'-0"
- SIDE SETBACK 25'-0"
- REAR SETBACK 25'-0"
<b>PARKING</b>
- 1.5 PER UNIT

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
 Prepared by: Andrew Fangman, Ast. Comm Dev. Director  
 Date: January 6, 2020



# MUSCATINE *Rezoning Case #PZZ-9*

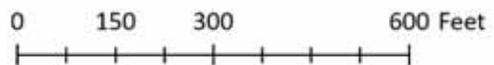
## Legend

-  Subject Parcel
-  Current City Limits
-  Parcel Lines

## Zoning Distirct

-  M-1 Light Industrial
-  R-3 Single-Family Residence
-  R-4 Two-Family Residence
-  R-L Large Scale

-  County R-2 Single Family Small Lot
-  County R-3 Multi-Family Dwelling
-  County - Light Industrial





On Colorado Street looking east along the north property line towards University Drive



On Colorado Street looking west along the north property line towards Heartherlyn Drive



On Colorado Street looking southeast at the wester edge of the subject property