



City of Muscatine

PLANNING AND ZONING COMMISSION

Tuesday, October 8, 2024

The Planning and Zoning Commission meets on the 2nd Tuesday of each month at 5:30 p.m. in City Hall Council Chambers.

October 8, 2024, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. MINUTES

- A. Approval of minutes from the August 13, 2024 meeting

4. SUBDIVISIONS

- A. Hale Street Addition – 5 lots at the east end of Hale St. (Unincorporated Muscatine County)

Brisk LLC has filed a combined preliminary/final plat to resubdivide 34 lots in the Kent Estates Chatham Addition, located at the end of Hale Street, into 2 residential lots and 3 outlots. The proposed subdivision is located in unincorporated Muscatine County but falls within the two-mile limit requiring City of Muscatine review and approval. The purpose of this subdivision is to create two new residential lots and transfer the outlots to adjacent property owners.

B. 707 E. 7th Street Subdivision – 2 lots at 707 E. 7th Street

Muscatine Housing Solutions LLC, the real estate entity of the Muscatine Center for Social Action (MCSA), has filed a combined preliminary/final plat for the 707 E. 7th Street Subdivision, which, if approved, would divide the existing parcel located at 707 E. 7th Street in half. The intent of this proposed subdivision is to accommodate the construction of two new single family homes.

5. **ADJOURNMENT**

MINUTES
August 13, 2024 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Kayla Bendorf, Sharon Froelich, Jodi Hansen, and Mark Seaman

Unexcused: Andrew Anderson

Excused: Kent Jurgensen and Steve Nienhaus

Staff: Andrew Fangman, Assistant Community Development Director, Community Development
April Limburg, City Planner, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

Minutes:

Sharon Froelich motioned to approve the July 9, 2024 minutes; seconded by Kayla Bendorf. All ayes, motion carried.

Subdivision:

BSS-1 Subdivision – 1 lot at 1820 Park Avenue

Best Sandwich Stores, Inc. has filed combined preliminary/final plat that would allow for their purchase of a 0.34-acre portion of the property located at 1820 Park Avenue. The intent is to create a new parcel to accommodate the construction of a drive-thru sandwich restaurant, at this location. The franchise owner shared the background information with the Commission. There will be 14 parking spots along with an easement with Burns to share parking. The existing driveway will be shared by current appliance store and the proposed restaurant.

Mark Seaman motioned to approve the BSS-1 Subdivision; seconded by Kayla Bendorf. All ayes, motion carried.

Other Business:

Selection of three Planning and Zoning Commission members to serve on Comprehensive Plan Steering Committee. This steering committee will assist City staff in directing the work of and providing feedback to the consulting firm that has been hired to prepare a new comprehensive plan. Kayla Bendorf was interested in serving on the Committee. Jodi Hansen showed interested. The Commission discussed the possibility of Andrew Anderson being interested as well.

Meeting adjourned at 5:41 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning and Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director



COMMUNITY DEVELOPMENT DEPARTMENT

City Hall - 215 Sycamore St
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

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

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: October 8, 2024
Re: Combined Preliminary/Final Plat – Hale Street Addition

INTRODUCTION: Brisk LLC has filed a combined preliminary/final plat to resubdivide 34 lots in the Kent Estates Chatham Addition, located at the end of Hale Street, into 2 residential lots and 3 outlots. The proposed subdivision is located in unincorporated Muscatine County but falls within the two-mile limit requiring City of Muscatine review and approval.

BACKGROUND:

The 34 lots of the existing Kent Estates Chatham Addition, which comprise the proposed Hale Street Addition, were originally platted in 1977. However, they have remained undeveloped, with the private streets intended to support their development remaining unconstructed. The built portion of Hale Street currently terminates at the western edge of the proposed Hale Street Addition. If this plat is approved, Hale Street will be finished off with a cul-de-sac turnaround, creating two residential lots with frontage on this cul-de-sac. The remaining undeveloped portions of the Kent Estates Chatham Addition will be converted into three outlots that would be sold to adjacent property owners.

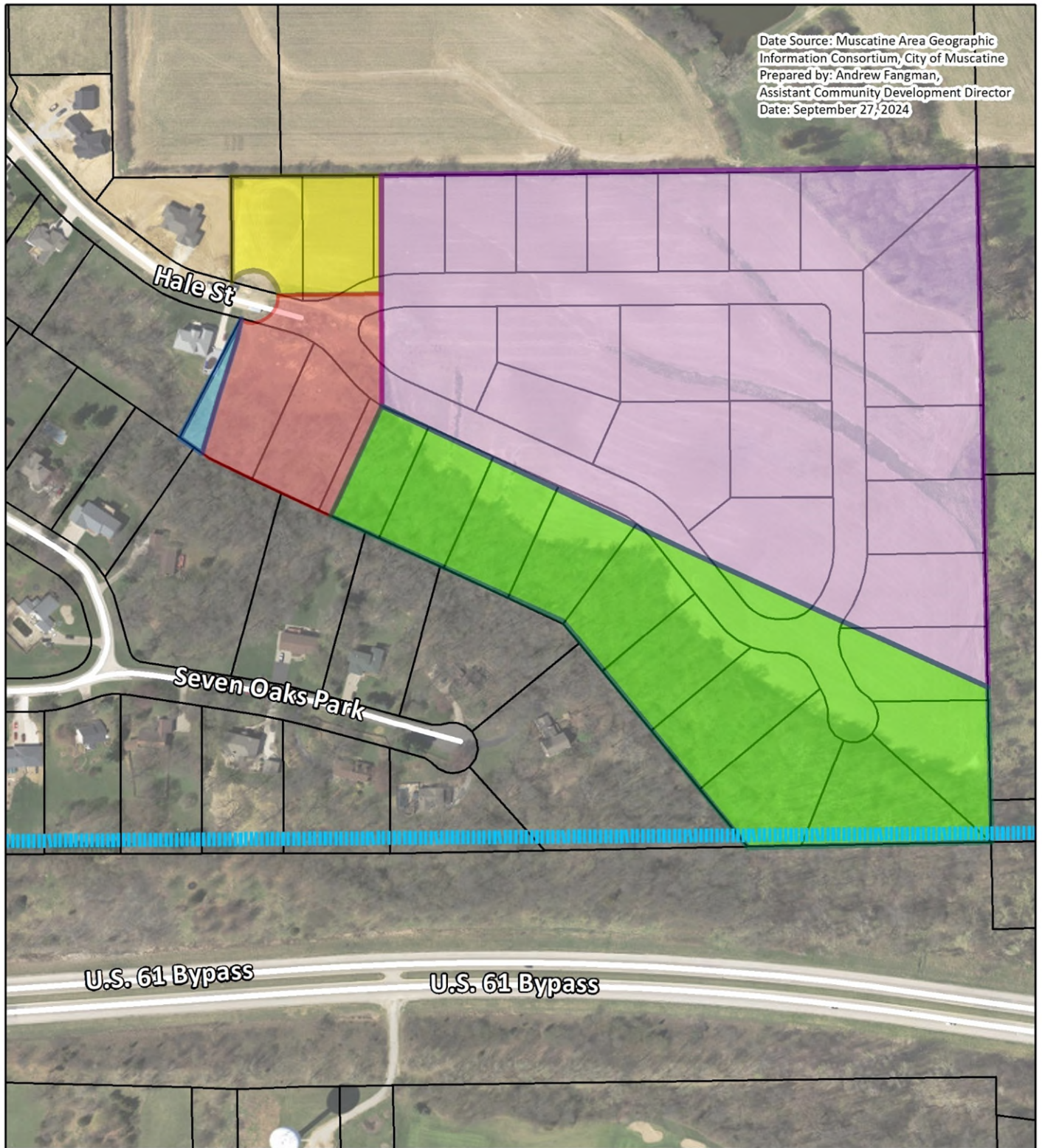
The intent of this subdivision is for new homes to be constructed on the two new residential lots. Outlot A will be transferred to the adjacent property owner to the north. Outlot B will be transferred to the adjacent owner of Lot 12 of Kent Estates Seven Oaks Addition, to the southwest. Outlot C will be transferred to the adjacent owner of Lot 23 of Kent Estates Chatham Addition.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Hale Street Addition. The proposed subdivision would not interfere with the orderly development of the City of Muscatine and is consistent with the adopted Comprehensive Plan, which designates this location as Single Family Residential - Low Density in the Future Land Use Plan.

BACKUP INFORMATION:

1. Map
2. Plat



Hale Street Addition

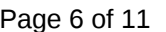
- | | |
|---|---|
|  Proposed Lot 1 |  Proposed Outlot B |
|  Proposed Lot 2 |  Proposed Outlot C |
|  Proposed Outlot A |  Existing Parcel Lines |



Muscatine City Limits

0 100 200 400 Feet

A REPEAT OF LOTS 7 - 33 AND 37-44 OF KENT ESTATES CHATHAM ADDITION
RECORDED IN BOOK 7, PAGES 912 - 915





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

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: October 8, 2024
Re: Combined Preliminary/Final Plat – 707 E. 7th Street Subdivision

INTRODUCTION: Muscatine Housing Solutions LLC, the real estate entity of the Muscatine Center for Social Action (MCSA), has filed a combined preliminary/final plat for the 707 E. 7th Street Subdivision, which, if approved, would divide the existing parcel located at 707 E. 7th Street in half.

BACKGROUND: The existing parcel at 707 E. 7th Street is a 60' by 140' parcel with a vacant and dilapidated 4-unit multi-family residential structure. The existing structure encroaches upon the adjoining parcel to the northeast.



Current Structure at 707 E. 7th Street

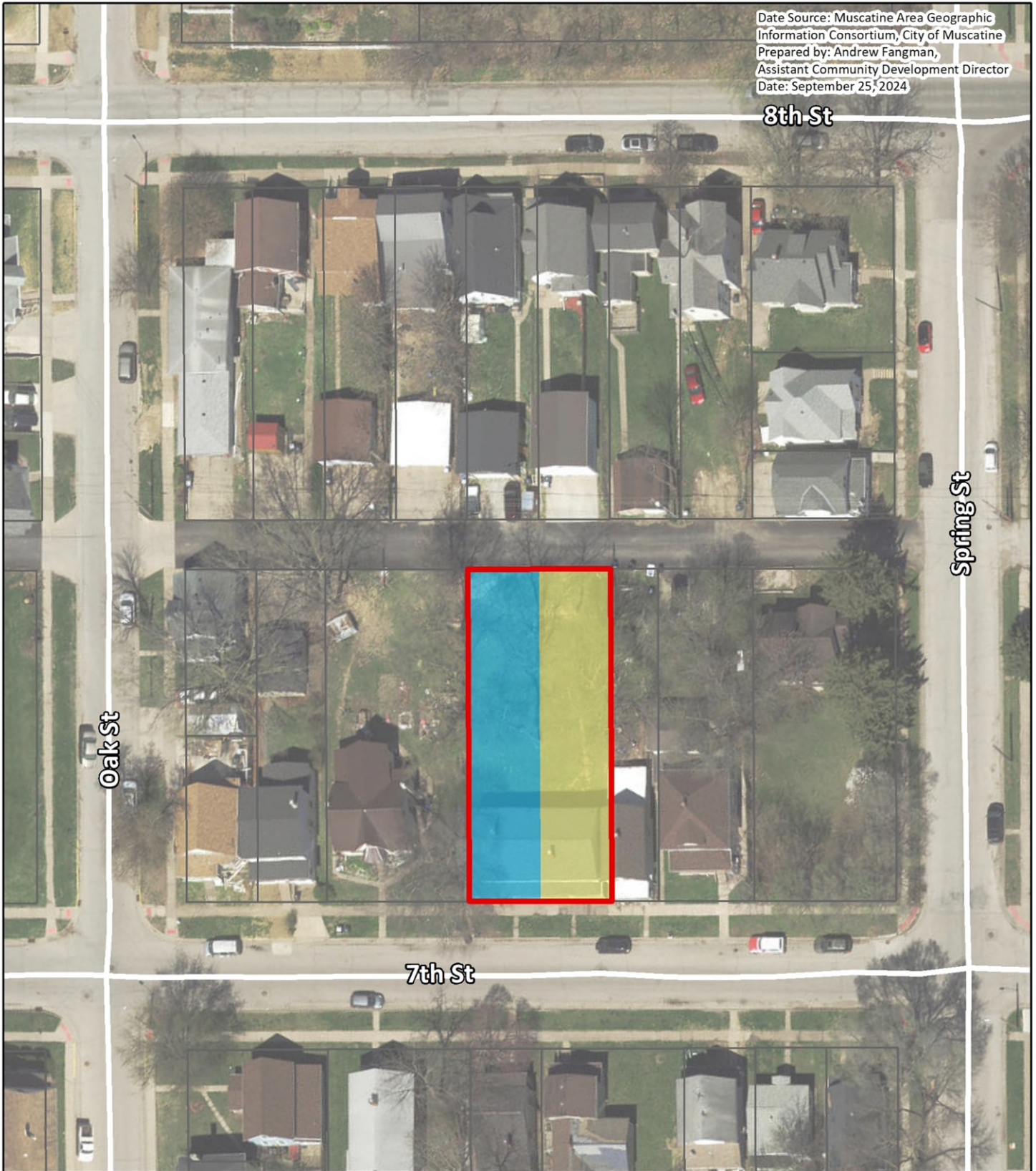
MCSA has received a neighborhood revitalization grant from the Iowa Finance Authority to build six single-family owner-occupied homes on infill sites in this neighborhood. MCSA, through its real estate entity, has acquired this site with the intent of replacing the existing structure with two new single-family homes. To ensure each of the two homes can be sold separately, it is necessary to split the existing lot into two new parcels.

Because the proposed lots would not meet the required size and frontage width requirements for R-4 zoning districts, variances from these requirements were necessary. The Zoning Board of Adjustment approved these variances at its October 1st meeting. An additional variance to reduce the side yard setback requirements from 6 feet to 5 feet 1 inch was also granted. It should be noted that even with the granted variances, the proposed residential density is half of the current density, and the proposed structures will be set further back from the property line than the existing structure.

RECOMMENDATION/RATIONALE: Staff recommends approval of the proposed 7th Street Addition. The proposed subdivision is consistent with the adopted Comprehensive Plan, which designates this location as Mixed Density Residential in the Future Land Use Plan. Replacing the existing dilapidated multi-family structure with two new single-family homes will significantly help revitalize the surrounding area and the community as a whole

BACKUP INFORMATION:

1. Map
2. Plat
3. Design of Proposed New Homes



707 E. 7th Street Subdivision

-  Parent Parcel
-  Proposed Lot 1
-  Proposed Parcel 2
-  Existing Parcel Lines

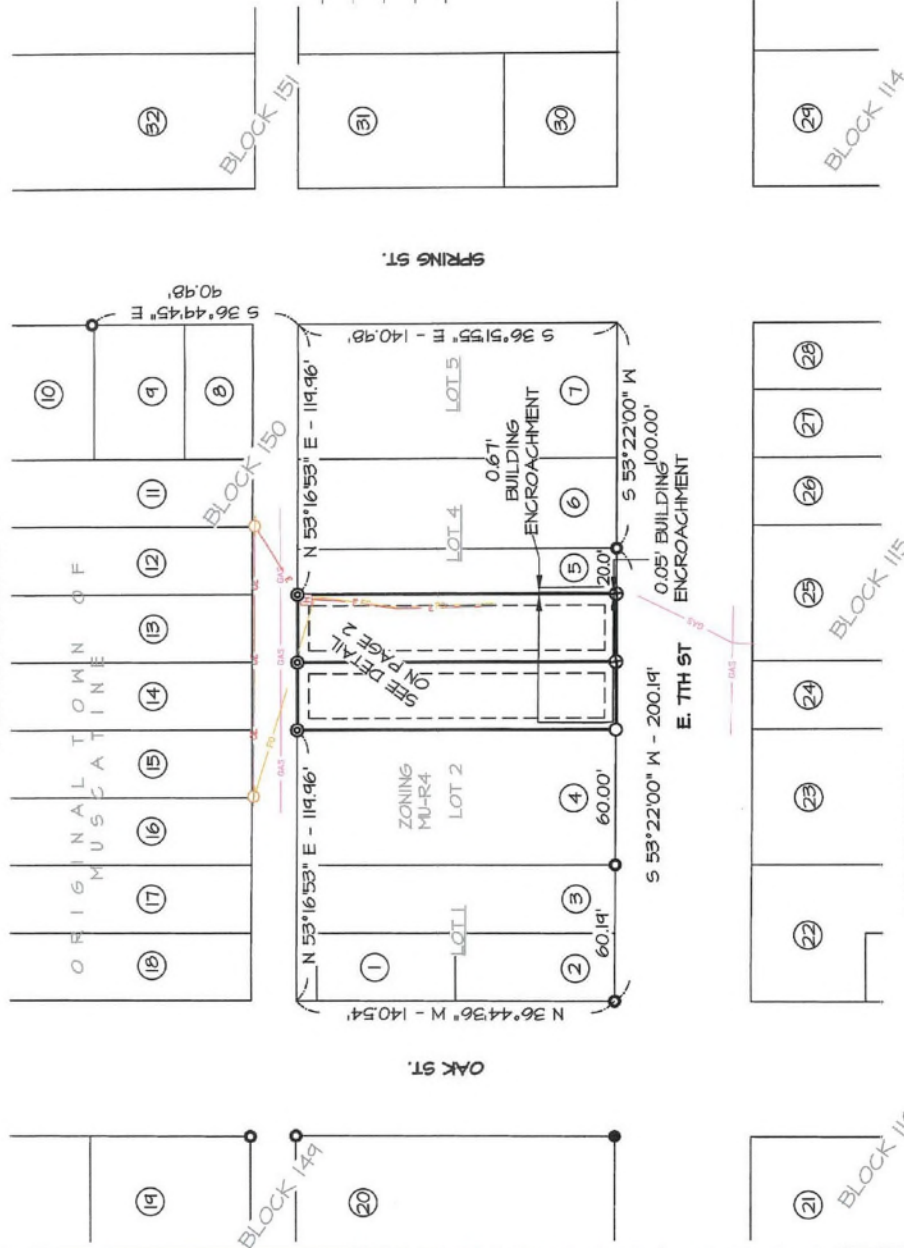


0 15 30 60 Feet


707 E. 7TH STREET SUBDIVISION

PRELIMINARY/FINAL

BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14



LEGEND

- SET 1/2" X 36" REBAR W/BUE CAP #103719
- ⊙ SET MAG NAIL
- ⊗ SET "X" IN CONCRETE
- FOUND 1/2" REBAR
- FOUND 1" IRON PIPE
- ⊕ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊗ ELECTRIC HANDHOLE
- ⊕ POWER POLE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- GAS
- UNDERGROUND GAS LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- EASEMENT
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Seth A. Whitacre

Date _____ Reg. No. 18379

My license renewal date is December 31, 2024

Pages or sheets covered by this seal: 2



SURVEY COMPANY / RETURN TO:

Martin & Whitacre
Surveyors & Engineers, Inc.

1508 BIDWELL ROAD, MUSCATINE, IOWA 52761

INFO@MARTIN-WHITACRE.COM (563)263-7891

SURVEYOR: SETH A. WHITACRE

PROPRIETOR(S): MUSCATINE HOUSING SOLUTIONS L.L.C.

REQUESTOR: COMMUNITY FOUNDATION OF GREATER MUSCATINE

LOCATION: LOT 3, BLK 150, ORIGINAL TOWN OF MUSCATINE, IOWA

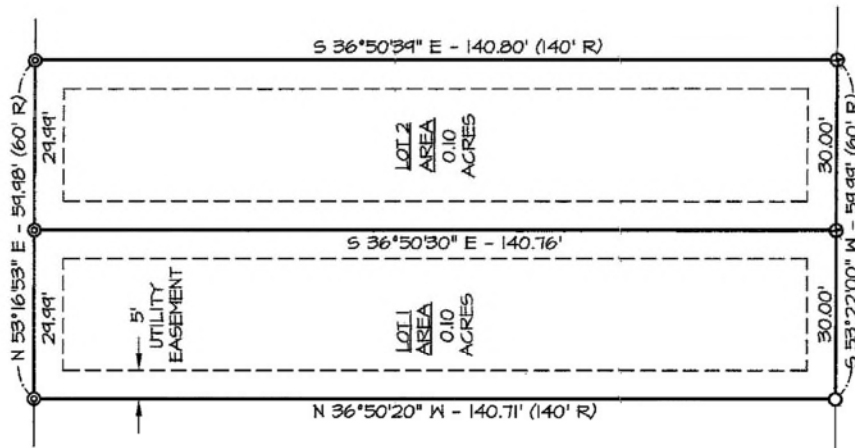
SURVEY TYPE: PRELIMINARY/FINAL

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCANNED	016	1"=50'	EJA	SAV	4/19/24	409024
REV.	0				4090 & CPD/MS	SHEET 1 OF 2

LAND DESCRIPTION -

LOT THREE (3), IN BLOCK ONE HUNDRED FIFTY (150), OF THE CITY OF MUSCATINE, IOWA IN MUSCATINE COUNTY, IOWA.

ADJACENT OWNERS	
1	JOSE or NANSI GARCIA
2	ANDREW PLOWAN or SADIE CROMER
3	FLOYD or LUCY TENNELL
4	RESCA PROPERTIES
5	DONNA or JACK STODOLSKY
6	CATHERINE SMITH
7	SHERRY HARRISON
8	KAYLA PRESTI
9	NATIONAL LLC
10	DALE or DONNA WARD
11	RODOLFO MENDOZA
12	HAWTHORN PROPERTIES
13	JACK or JOAN L.L.C.
14	HARMON TEODULA VERGARA
15	MAGRENA or BARBERO
16	TY BROOKS
17	MARGARITA RADA
18	WIDE NINJA L.L.C.
19	JENNA WILSON
20	SETH or SHAWN MANLEY
21	KORY or MELINDA ROSS
22	JACK HARRIS
23	MARIO or ARMINDA ROGHA CEDAR STREET INVESTMENTS L.L.C.
24	SUSAN SCHUCKERT
25	ROBERT HONEA
26	FLORENCE PONCE REYES or WALTON PONCE CEDAR STREET INVESTMENTS L.L.C.
27	MUSCATINE HOUSING SOLUTIONS L.L.C.
28	RON L.L.C.
29	RODOLFO MENDOZA
30	ANDREA COLON
31	ARTHUR HASKINS
32	



DETAIL

OWNERS

MUSCATINE HOUSING SOLUTIONS L.L.C.
312 IOWA AVE.
MUSCATINE, IA 52761

DEVELOPER

COMMUNITY FOUNDATION OF GREATER MUSCATINE

LEGEND

- SET 1/2" X 36" REBAR WBLUE CAP #183714
- ⊙ SET MAG NAIL
- ⊗ SET "X" IN CONCRETE
- EASEMENT

CURRENT ZONING

CITY - MU-R4

SETBACKS MU-R4

SETBACKS PER VARIANCE####

FRONT 25'
SIDE 6'
REAR 25'

*EXCEPT AS RESTRICTED BY EASEMENTS

The utility easements as shown are acceptable to the following utilities:

CENTURYLINK, LC

SURVEY COMPANY / RETURN TO:

Martin & Whitacre

Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: SETH A. WHITACRE

PROPRIETOR(S): MUSCATINE HOUSING SOLUTIONS L.L.C.

REQUESTOR: COMMUNITY FOUNDATION OF GREATER MUSCATINE

LOCATION: LOT 3, BLK 150, ORIGINAL TOWN OF MUSCATINE, IOWA

SURVEY TYPE: PRELIMINARY/FINAL

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCANNED	CRS. 11	1"=20'	EJA	SAM	9/19/24	909024
REV.	0				9090 60'x120'x60'	SHEET 2 OF 2

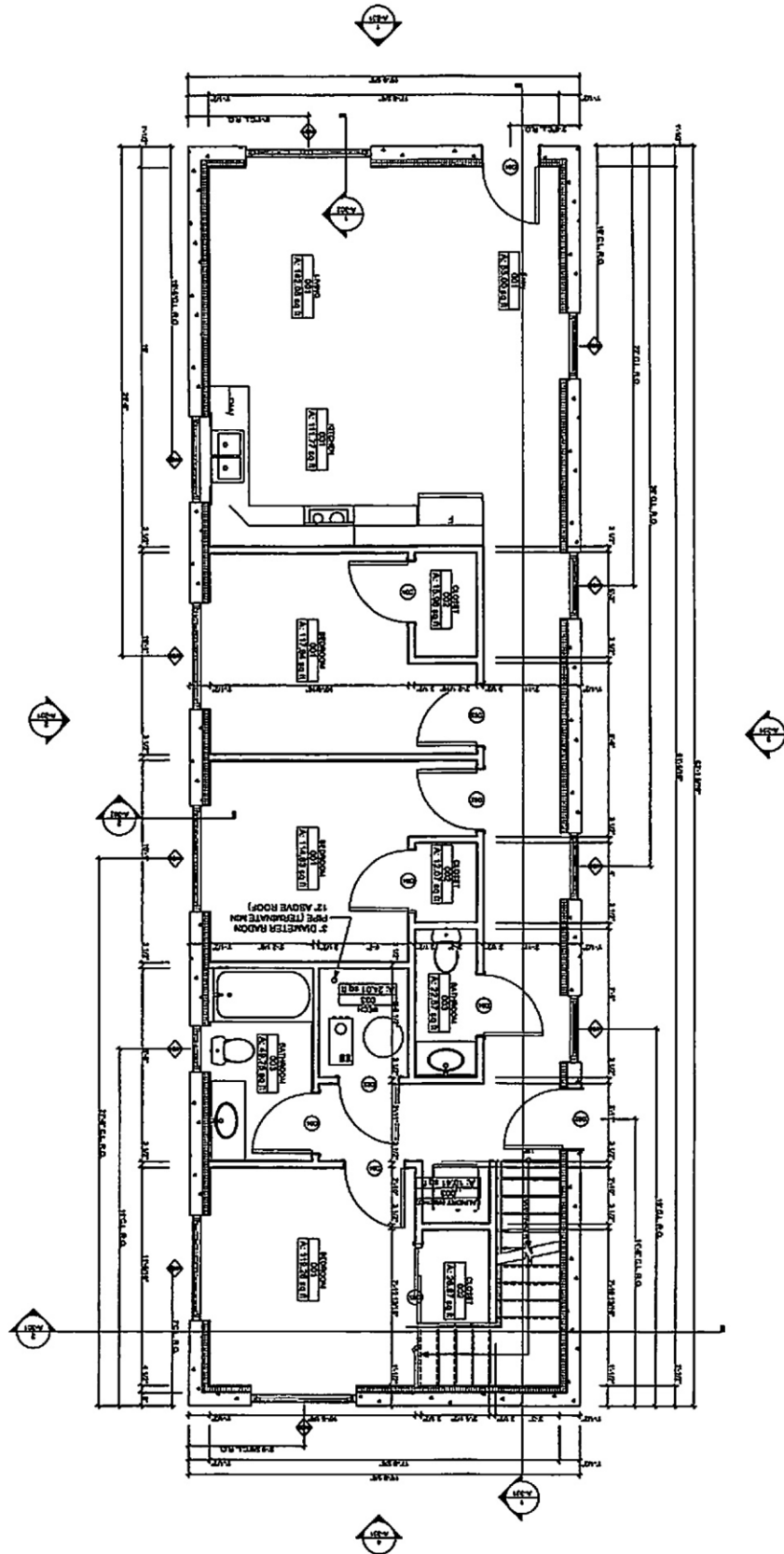


VICINITY MAP
NOT TO SCALE

PROJECT LOCATION



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14



CONSTRUCTION DOCUMENTS - COORDINATION SET

A-102

FLOOR PLAN

SECRET TITLE

PROJECT NO:	#P11
DATE:	9/9/2024
DRAWN BY:	MSN
COPYRIGHT	

COMMUNITY FOUNDATION INFILL HOUSES

#Contact Address1
MUSCATINE, IA 52761



horizon.
original.
architecture.

MICHAEL@HORIZON-ARCHITECTURE.COM
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WWW.HORIZON-ARCHITECTURE.COM