



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

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## COMMUNITY DEVELOPMENT

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

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
**From:** Andrew Fangman, City Planner  
**Date:** September 3, 2015  
**Re:** Request to Set a Public Hearing • Rezoning Case # Z-136-15 • GTM Properties (Marsha Daufeldt & Troy Mitchell) • 2107 Grandview Avenue • M-1 Light Industrial to R-6 Multi Family Residential

**INTRODUCTION:** GTM Properties (Marsha Daufeldt & Troy Mitchell), have submitted an application to rezone a 4acre parcel located at 2107 Grandview Avenue, just north of Hershey Avenue, M-1 Light Industrial to R-R Multi Family Residential. See attached map for location details and current zoning of the subject parcel and surrounding area.

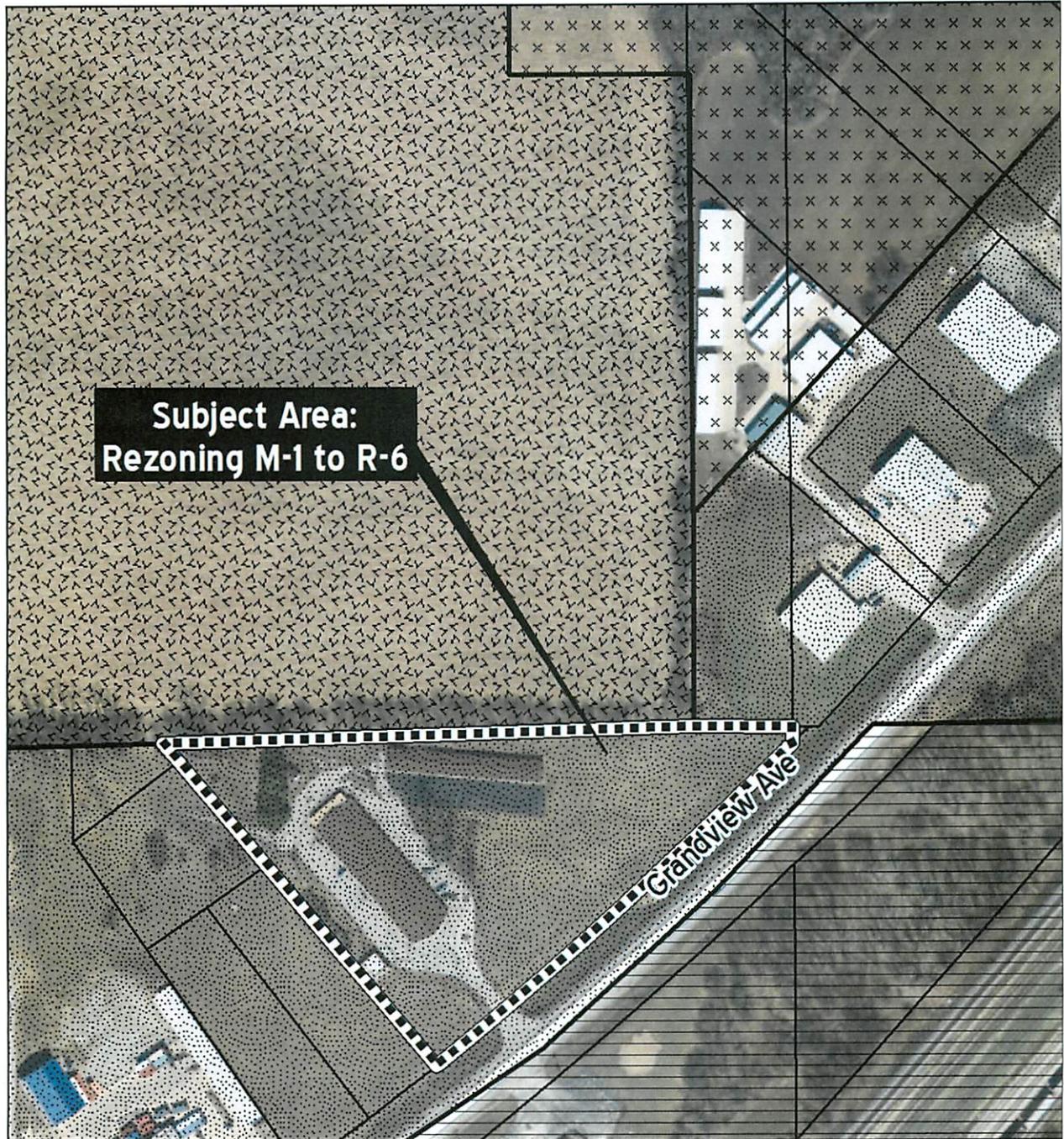
**BACKGROUND:** The subject parcel is the site of a motel that is no longer in operation, the Lamplight Inn. GTM Properties has purchased this property with intent of converting the existing structures into a number of one-bedroom apartments. Multi-family residences are not a permitted use in the M-1 Zoning District, necessitating the need for a rezoning to the R-6 district for this project to proceed. The Planning & Zoning Commission will hear this case and make a recommendation at its September 8<sup>th</sup> meeting.

**RECOMMENDATION/RATIONALE:** It is recommended that the City Council take action to approve the resolution setting a public hearing, for September 17, 2015, on the proposed zoning change for the property at 2107 Grandview Avenue.

**BACKUP INFORMATION:**

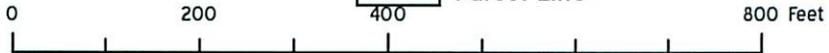
1. Resolution string the Public Hearing
2. Public Notice
3. Map

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



**MUSCATINE** *Rezoning Case # Z-136-15*

- |   |   |   |                              |
|---|---|---|------------------------------|
| Current Zoning District   |  | M2-Light Industrial   |                              |
|  | AG-Agriculture  |  | R2-Single Family Residential |
|  | M1-Light Industrial   |  | Subject Area                 |
|   |  | Parcel Line   |                              |



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
 Prepared by: Andrew Fangman, City Planner  
 Date: August 31, 2015



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION SETTING THE TIME AND PLACE OF A  
PUBLIC HEARING ON A PROPOSED ZONING CHANGE, 2107  
GRANDVIEW AVENUE, CITY OF MUSCATINE, IOWA**

**WHEREAS**, the Planning and Zoning Commission of the City of Muscatine, Iowa, has been requested to rezone from M-1 Light Industrial to R-6 Residential District; said property described as:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN MUSCATINE COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 89° 07' 20" EAST (ASSUMED BEARING) 517.0 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 89° 07' 20" EAST 802.0 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00° 04' 10" EAST 22.7 FEET ALONG SAID EAST LINE TO THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 61 AND THE BEGINNING OF A 5659.58 FOOT RADIUS NONTANGENT CURVE CONCAVE' NORTHWESTERLY WHOSE CENTER BEARS NORTH 44° 07' 49" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 08' 58" AN ARC DISTANCE OF 607.4 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 40°03' 26" WEST 533.2 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS.

**WHEREAS**, the Planning and Zoning omission will consider this request its September 8, 2015 meeting, and make a recommendation on its approval; and

**WHEREAS**, The City Council for the City of Muscatine, Iowa, must conduct a public hearing prior to action on said rezoning request, and

**WHEREAS**, The Council must now set the time and place for a public hearing upon said change in zoning.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that a public hearing be held on the 17th day of September, 2015, at 7:00 p.m., in the City Hall Council Chambers in City Hall, and that the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal at least seven (7) days but not more than twenty (20) days prior to the established date of the public hearing.

**PASSED, APPROVED, AND ADOPTED** this 3rd day of September 2015.

CITY COUNCIL OF THE CITY OF  
MUSCATINE, IOWA

Attest:

\_\_\_\_\_  
DeWayne Hopkins, Mayor

\_\_\_\_\_

Gregg Mandsager, City Clerk

**PUBLIC NOTICE**

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING  
ON PROPOSED ZONING CHANGE, 2107 GRANDVIEW AVENUE, CITY OF  
MUSCATINE, IOWA**

Notice is hereby given that a proposed zoning change will be reviewed and possibly recommended for approval by the Planning & Zoning Commission for the City of Muscatine, Iowa, on September 8, 2015. Said zoning would change the property, 2107 Grandview Avenue, from M-1 Light Industrial to R-6 Residential District. The real estate is further described as:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN MUSCATINE COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 89° 07' 20" EAST (ASSUMED BEARING) 517.0 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 89° 07' 20" EAST 802.0 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00° 04' 10" EAST 22.7 FEET ALONG SAID EAST LINE TO THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 61 AND THE BEGINNING OF A 5659.58 FOOT RADIUS NONTANGENT CURVE CONCAVE' NORTHWESTERLY WHOSE CENTER BEARS NORTH 44° 07' 49" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 08' 58" AN ARC DISTANCE OF 607.4 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 40°03' 26" WEST 533.2 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS.

Notice is further given that the City council of the City of Muscatine, Iowa, will conduct a public hearing on said zoning change on Thursday, September 17, 2015, at 7:00 p.m. in the City Hall Council Chambers, at which time all interested parties are invited to comment.

Gregg Mandsager, City Clerk