

COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Andrew Fangman, City Planner
Date: September 17, 2015
Re: Rezoning Case # Z-135-15 • 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-6 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. .

RECOMMENDATION/RATIONALE: The Planning and Zoning Commission voted unanimously to recommend approval of this rezoning. Staff recommends approval of this rezoning request. The proposed conversion of the former Lamplight Inn into a number of affordable housing units, this conversion a disused and deteriorated former motel, into a number of affordable apartments would be beneficial to the community and further a number of Comprehensive Plan goals, most notably the following:

Policy LU.5.C: City of Muscatine policies, regulations, and projects should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

Goal LU.14: The City's major corridors Park Avenue, Grandview Avenue, and Mississippi Drive, should have a significant positive impact on the image, appearance and future economic vitality

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

of the City, by serving as both serving welcoming corridors into the community and vibrant areas of mixed residential and non-residential land uses that enhance the quality of life of the entire Muscatine community.

Action H.1.D: Encourage rehabilitation and improvement programs to conserve and upgrade existing properties and buildings.

Goal H.3: The revitalization of established neighborhoods, particularly blighted areas by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

Policy H.7.C: Ensuring an adequate supply of affordable housing will be a consideration in City policies, actions, and projects.

Policy H.7.D: Disperse affordable housing opportunities throughout Muscatine

Despite the fact that approval of this rezoning request would create a zoning district of one parcel that is surrounded by non-residential zoning, approval would not in the opinion of staff be an instance of "spot zoning." This opinion is based on two factors. First the subject area is four acres in size, a size that makes this subject area too large to be considered spot zoning. Second the subject area is located within 286 feet of another residential zoning district, and thus will not be the first residential development in the area.

Existing land uses surrounding the subject parcel are not incompatible with the proposed residential use of the subject parcel.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF MUSCATINE, IOWA**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE,
IOWA AS FOLLOWS:

Section 1. That the boundaries of the District Map, being a part of the Zoning Ordinance, which is Title Ten of the Ordinance of the City of Muscatine, Iowa, be and the same are, hereby amended to rezone the following described real estate, situated in the City and County of Muscatine, and State of Iowa, to-wit:

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.

Said real estate shall be rezoned from M-1 Light Industrial to R-6 Residential District.

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this 17th day of September, 2015.

CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA

Attest:

By _____
DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

1st Reading _____
2nd Reading _____
3rd Reading _____
Publication _____

GTM Properties, LLC

1501 Plaza Place, Muscatine, IA 52761

Phone: 563.263.8855 / Fax: 563.263.8137

August 10, 2015

City of Muscatine Planning & Zoning
215 Sycamore Street
Muscatine, IA 52761

To Whom It May Concern:

We, Marsha Daufeldt and Troy Mitchell of GTM Properties, LLC, have purchased the old Lamplight Inn as of July 29th, 2015 with the intention of converting it into affordable apartment units. With it already being habitational in nature, we thought it would be a perfect fit for that side of town.

We are certainly aware of the reputation of this location and wish to clean it up, so we are completely remodeling the interior of each building and making them one-bedroom units. With both buildings being single-story and ground floor, each unit would also be a compatible for the elderly and special needs residents as well.

Our ultimate goal is to improve Muscatine with great projects. After making numerous phone calls, we realize that apartment units are a huge need in this city so we truly feel that this would be perfect for Muscatine and its citizens.

We ask that you please consider us for rezoning this amazing property so that we can move forward with this opportunity!

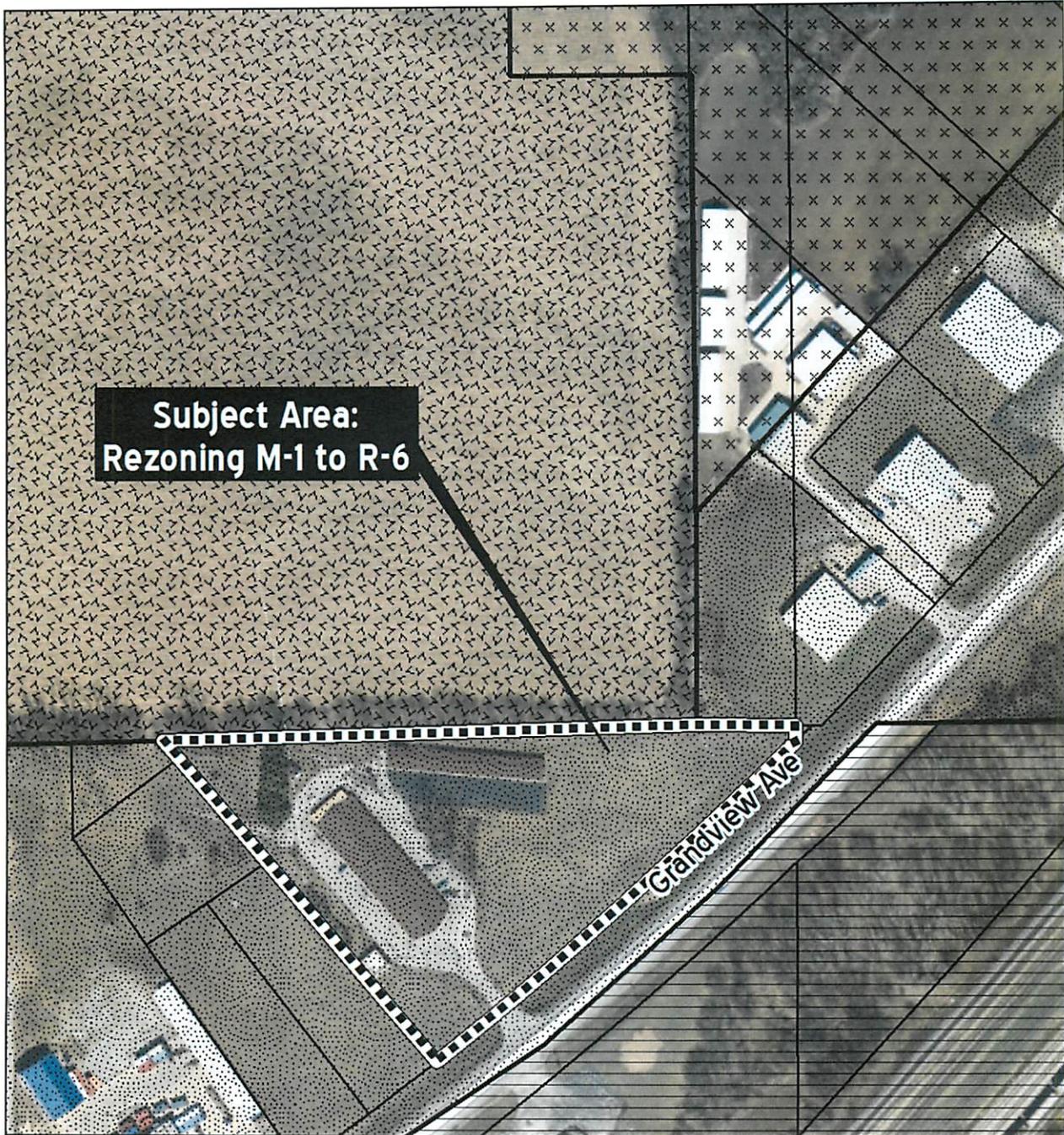
Best Regards,



Marsha Daufeldt
GTM Properties, LLC - Member/Manager



Troy Mitchell
GTM Properties, LLC - Member/Manager



MUSCATINE

Rezoning Case # Z-136-15

Current Zoning District

AG-Agriculture

M1-Light Industrial



M2-Light Industrial



R2-Single Family Residential



Subject Area



Parcel Line



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

