
**COMMUNITY DEVELOPMENT
MEMORANDUM**

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

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: December 2, 2015
Re: Development Plan for 3004 Lucas Street

INTRODUCTION: A development plan, to allow for a change of use for the property at 3004 Lucas Street, as is required by Section 10-17A-4 of City Code for any change of use in the S-3 Zoning District.

BACKGROUND: Dave Stark has submitted a development plan to change the land use on an approximately 11 acre parcel located at 3004 Lucas Street, the southwest corner of the Lucas Street and Houser Street intersection.

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. The original development plan for this parcel was for the continuation of its use as a farmstead.

Dave Stark is proposing a mixed use development that would include a dog boarding and grooming facility, indoor rental storage, outdoor rental storage, and residential uses, see attached diagram. All these uses are permitted within the S-3 district.

All these uses are being proposed for existing buildings. This development plan does not contain any new building or divisions of the parcel. A screen fence around the outdoor storage area, which is being proposed on an existing concrete pad, is part of the development plan.

The location of the proposed dog kennel/grooming facility is located more than 100 feet from the nearest parcel with a residential zoning, as is required by City Code.

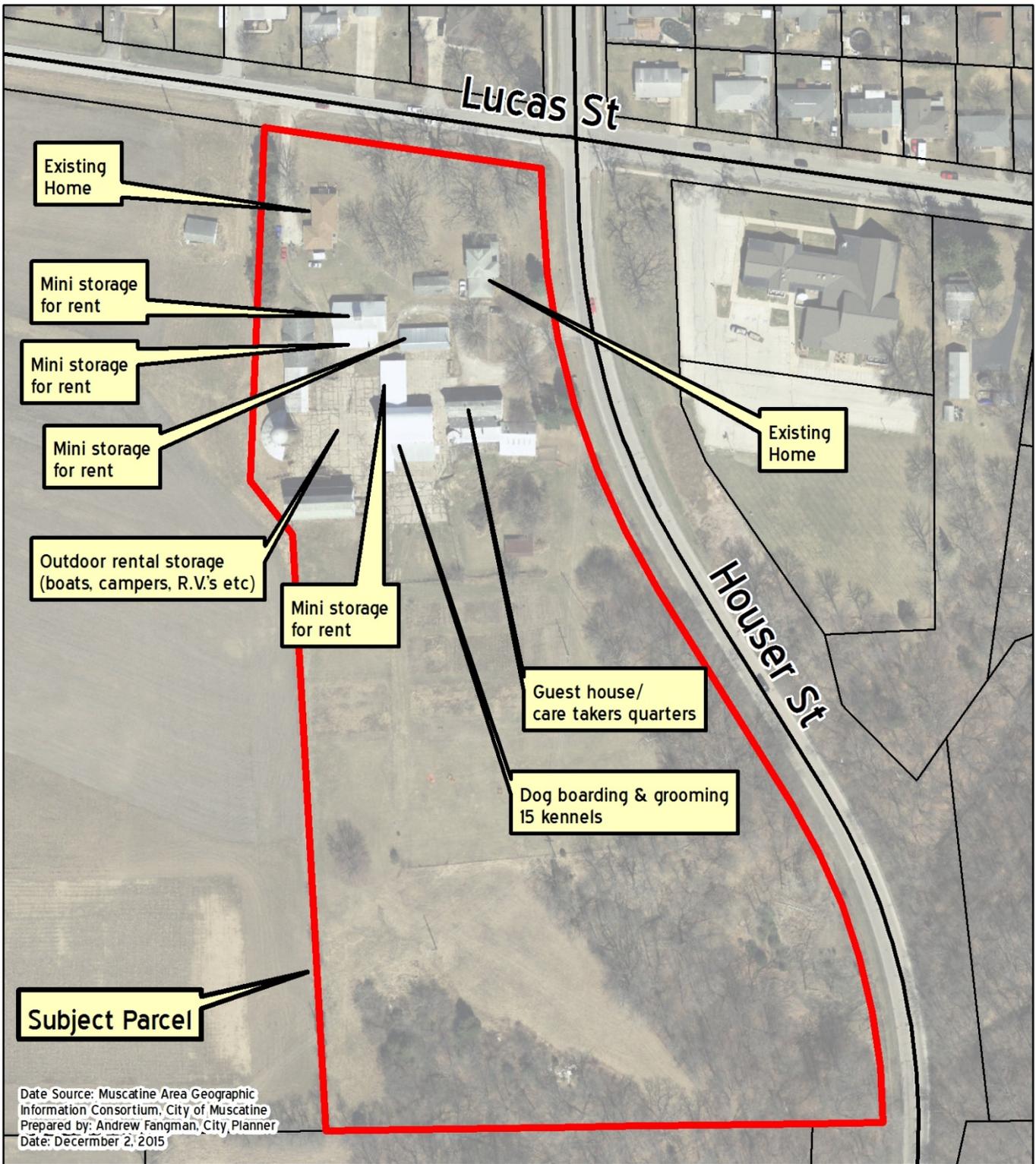
RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed development plan. The proposed development plan is supported by the City of Muscatine Comprehensive Plan, and is compatible with surrounding land uses.

BACKUP INFORMATION:

1. Site Map
2. Application

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



A development plan for the property at 3004 Lucas Street, as is required by Section 10-17A-4 of City Code for any change of use in the S-3 Zoning District.

Development Plan 3004 Lucas St

0 100 200 400 Feet



**Proposed by Dave Stark
Phone 563-260-3606
Property located at 3004 Lucas Street**

Property at 3004 Lucas Street is a property that myself, my wife, my daughter and her family, are in the process of a possible purchase.

The property consists of two houses, two large barns, one small barn/garage, a corn crib, and several other small buildings. A total of 14 out buildings are on approximately 11 acres.

Our intent is to convert an existing building into dog boarding/dog grooming.

Other buildings to be converted to storage units for rent, along with outdoor storage for rent.

Another building would be converted into a guest house/care takers quarters.

Zoning currently on the property is S-3, large scale mixed use development (MXD) District.

All construction to be per City Code and State Licensing

Mike Stensland, City Inspector has been through the proposed buildings with me and has found no structural problems.

I will list the buildings and their uses separately.

Building Number 1

- 1. Original use – dairy barn**
- 2. Current use – seasonal craft sales**
- 3. Proposed use – 15 kennel dog boarding with grooming**
- 4. Building size is approximately 36' x 56'**
- 5. Kennel sizes would be 5' wide by 12' long with 5' by 20' outdoor runs**
- 6. Grooming area to be approximately 10' by 12' enclosed room with inside and outside entrance**
- 7. Ceiling height 12'**
- 8. Second floor – office and personal space**
- 9. Existing exterior doors – double units at the east and west end of the building**
- 10. Parking – ample space – all cement surrounding the building**
- 11. Building has updated electrical service and wiring**
- 12. Water and sewer to be added to structure**
- 13. State licensing required toilet and sink**
- 14. Heating and cooling to be added – forced air heat (furnace) and central air**
- 15. No asbestos is present in building**
- 16. Business would be state licensed and meet all city building codes**

Building Number 2

This building is a barn/garage currently not in use. It was originally used for selling dairy products.

- 1. Proposed use of building would be a guest house/care takers quarters**
- 2. Building size – main floor 31' by 51', second floor 20' by 51'**
- 3. Building construction:**
 - a. Main floor concrete block walls and cement floors with approximately 8' ceiling height**
 - b. Second floor wood framed barn style roof approximately 20' ceiling height**
- 4. Building currently has electric, plumbing, and gas**
- 5. Interior to be completely remodeled bringing building to current code and window and doors to egress standards**
- 6. Current parking in the front of the building**
- 7. No interior design at this time**
- 8. No asbestos in building**

Buildings Numbered 3, 4 and 5

Open face machine sheds similar in size – approximately 20' by 50'

- 1. Current use – storage**
- 2. Proposed use – mini storage for rent**
- 3. Buildings would receive concrete floors, front of building framed in and 6' x 7' roll up garage doors installed**
- 4. No utilities needed**
- 5. Units would be approximately 10' by 20'**

Building Number 6

Originally a corn crib approximately 31' by 56'

- 1. Proposed use – mini storage**
- 2. Units two 10' by 12' with access from center of the building**
- 3. No utilities required**

Item Number 7 – Large Cement Lot – approximately 100’ by 150’

- 1. Current use – nothing**
- 2. Proposed use – outdoor storage (boats, campers, RV’s, etc.)**
- 3. Area to be fenced**
- 4. No Utilities required**

Muscatine Area Geographic Information Consortium (MAGIC)


Overview

Legend

-  Corporate Limits
-  Political Township
- Dimension Leader**
-  2
-  3
-  Parcels
- Roads**
-  Not Classified
-  Airport Runway
-  County Road
-  City Street
-  Neighbor County
-  Private Dr
-  State Highway
-  US Highway
-  US Hwy - Divided
-  Major Roads

Parcel ID	0827102046	Alternate ID	n/a	Owner Address	SUMMY JOHN
Sec/Twp/Rng	27-77-2	Class	R - RESIDENTIAL		PO BOX 294
Property Address		Acreage	n/a		MUSCATINE IA 52761
District	MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE				
Brief Tax Description	OUTLOT A RIVERBEND 2ND ADD 2001-07455				
	(Note: Not to be used on legal documents)				

Date created: 11/30/2015
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LAUREN ST

LAUREN ST

9

5

4

3

1

2

7