

## COMMUNITY DEVELOPMENT

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

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** November 13, 2018  
**Re:** Rezoning Case #PZZ-6 • Alliant Energy • 22.2 Acres at the northwest corner of the University Drive & Oak Valley Drive intersection • R-L Large Scale Residential Development to M-1 Light Industrial

**INTRODUCTION** Alliant Energy has submitted an application to rezone a 22.1 acre portion of a 35.4 parcel located on the west side of University Drive, from R-L Large Scale Residential Development to M-1 Light Industrial.

**BACKGROUND:** The applicant is proposing to acquire 5 acres from HNI for the purpose of relocating the existing Alliant Energy Muscatine Operations Center, from which Alliant serves its gas customers in the Muscatine area, from its current location on Oak Street in downtown Muscatine. This proposed development would include a 20,000 SF building, parking, new utilities and connections to existing utilities near the site, and related landscaping and lighting. The conceptual site plan of the proposed new Alliant Energy Muscatine Operations Center at this location, is attached to this memo.

HNI does not currently have plans for the development of the 30.4 acres that it would retain, 16.4 acres of which would be rezoned M-1, and 14.1 acres which would remain zoned as R-L. See the zoning map, attached to this memo for location of current and proposed zoning of the subject parcel and surrounding area.

The subject parcel is currently zoned R-L Large Scale Residential Development. This zoning district allows all densities of residential development, with the approval of a development plan that is compliant with City Code.

The M-1 Light Industrial District permits a broad range of uses. It allows for nearly all types of commercial use, light manufacturing, and warehousing. It does not allow for uses that have outside impacts on neighboring properties that cannot be effectively mitigated. City Code contains the following rules that apply to any new development in the M-1 District when it is adjacent to residential areas in order to minimize the impact on neighboring homes.

- Noxious fumes including dust shall not be emitted beyond the property line
- No direct light shall shine onto adjacent property
- All outside storage of equipment, parking areas, and trash receptacles shall be screened from view of adjoining parcels
- Noise when measured at the property line shall not exceed 75 decibels.

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

## **RECOMMENDATION/RATIONALE:**

Staff recommends approval of this rezoning request. The recommendation of approval is based on a finding that the proposed rezoning is supported by the adopted Comprehensive Plan, and compatibility with adjoining and nearby land uses.

The Future Land Use Plan, which is contained in the Land Use chapter of the adopted Comprehensive Plan, summarizes the Muscatine community's vision of how development, preservation, and public realm investment should occur. It is intended to be used in conjunction with all the goals and implementation strategies contained within the entire Comprehensive Plan to make the community's vision of the desired future Muscatine a reality.

The Future Land Use Plan presents Muscatine's preferred future land use scenario in map format. It guides land use decisions and policies related to land use by depicting the desired future land use for any given location. The Future Land Use Plan should not be confused with a zoning district map, which is a regulatory tool that depicts what development and activities are currently legally permitted on any given parcel of land. The land use categories that comprise the Future Land Use Plan are intended to represent preferred future land uses and reflect the unique opportunities and assets associated with neighborhoods, natural resources, and public infrastructure. The land use categories reflect a general mix of desired land uses, not specific design for development or preservation. In the Future Land Use Plan, the subject area is classified as General Industrial, see map attached to this memo.

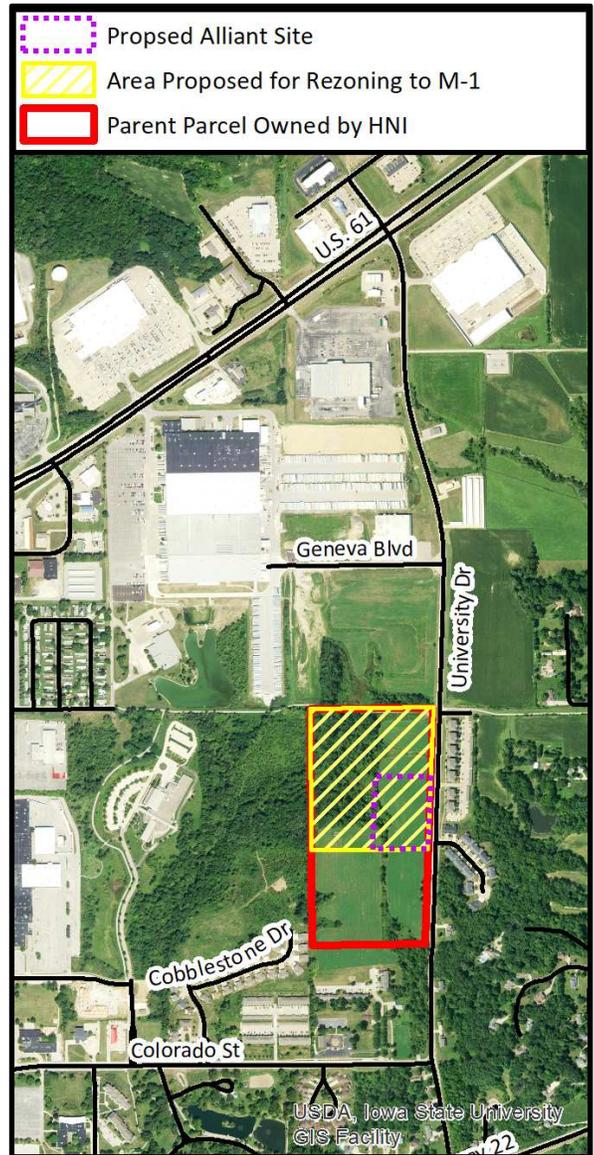
Additionally, on Page 5-72 of the adopted Comprehensive Plan, the following is stated regarding the desired development pattern for the undeveloped land on this side of University Drive: *"Much of the west side of University Drive, south of Geneva Boulevard is envisioned as a natural location of expansion of existing industrial development located north of Geneva Boulevard. Any such expansion should only occur if compatibility is maintained with current and planned surrounding uses."*

Currently, the land use adjoining the west side of University Drive is very different on the north end of University Drive, site of a large manufacturing and distribution operation, and the southern end of University, which is are mixed density residential development. Currently the northern boundary of the subject area, is also the boundary between the M-2 General Industrial District, which is the district intended to accommodate the most intense industrial uses and the RL zoning district which allows for all density of residential development.

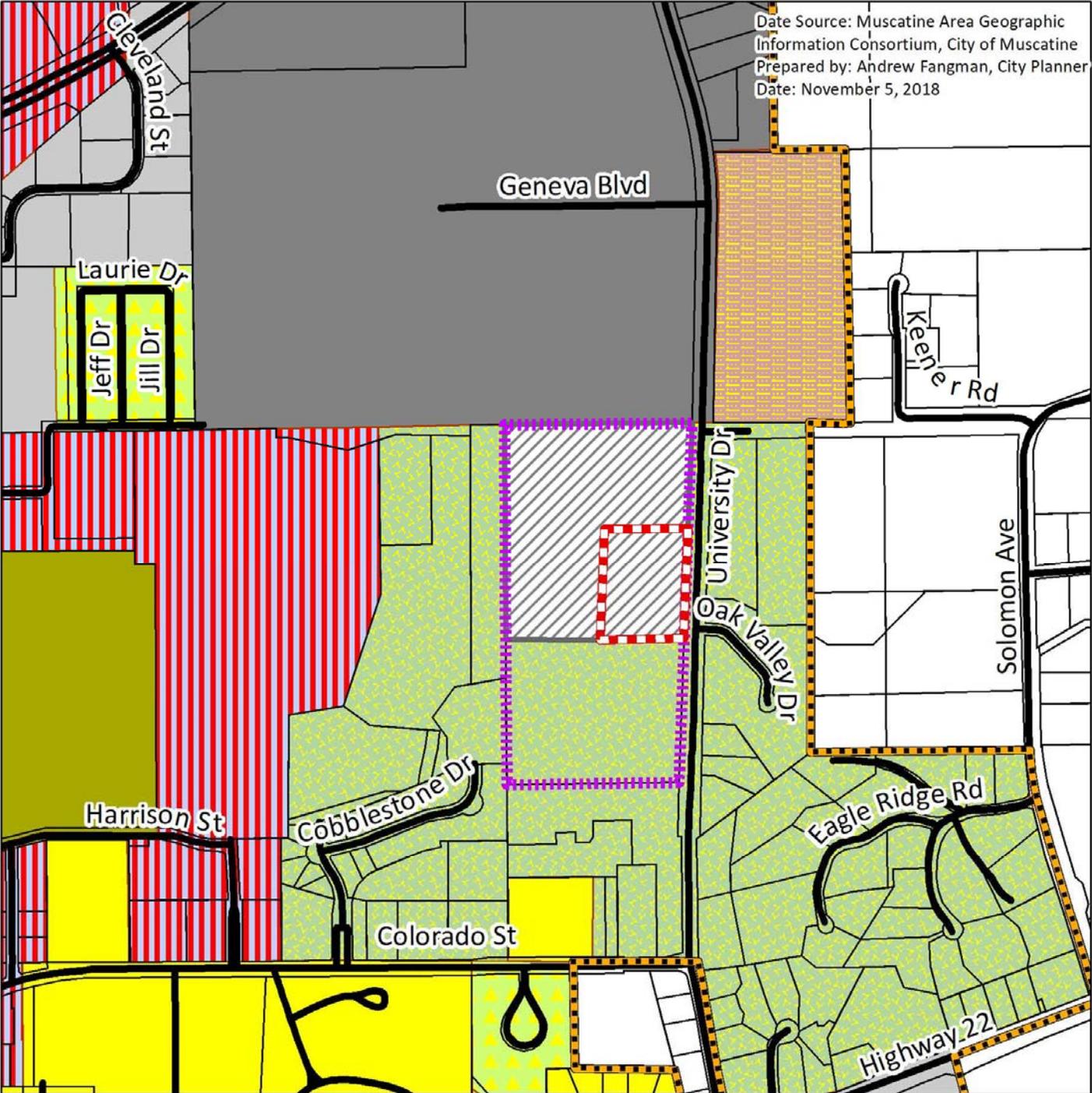
As of right now the large are of developed land on the west side of University Drive, serves as an effective transition between the industrial activity on the north end of University Drive and the residential development on the south end of University Drive. However, as this area continues to develop a different way to make this transition between land uses becomes necessary.

The proposed rezoning and relocation of the Alliant Muscatine Operations Center, will create transitional land use buffer between existing and potential industrial development to the north, and existing and potential residential development to the south. The proposed Alliant Operations Center is a compatible neighbor for both residential and industrial land uses, and as such makes for a good transitional land use. The area being proposed for rezoning to M-1 that is not part of the proposed Alliant site, will allow for serve as a transitional buffer from the intensive industrial land uses that is currently allowed in the area zoned M-2.

Additionally, compatibly of the proposed Alliant Operations Center with nearby existing and potential future residential development will also be ensured through landscaping and screening requirements that will be imposed through the site plan approval process that the proposed Alliant Operations Center would have to go through prior to the issuance of any building permit.



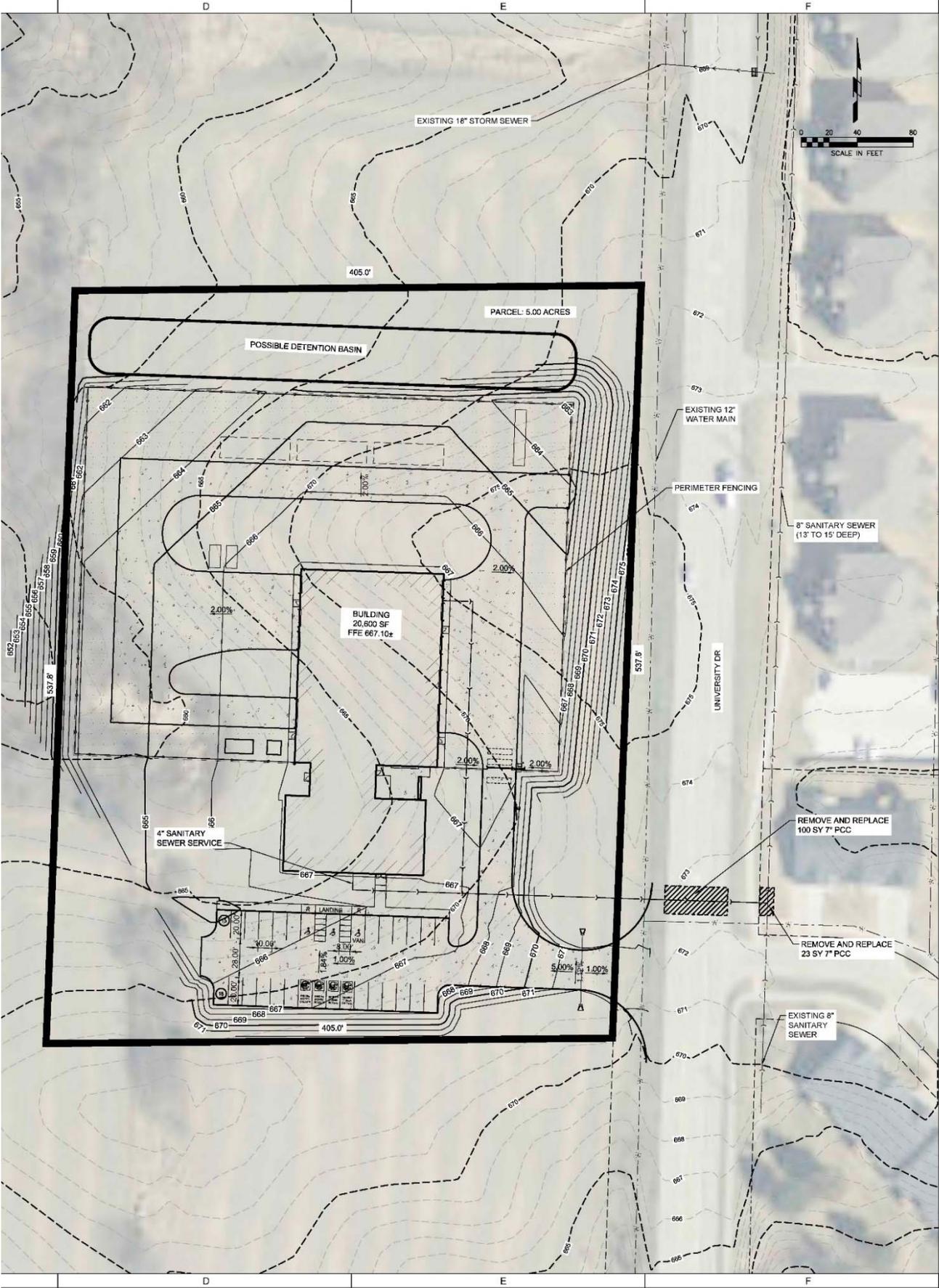
Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
 Prepared by: Andrew Fangman, City Planner  
 Date: November 5, 2018



# Rezoning Case: PZZ-6

- |   |   |  |
|---|---|--|
|  Area Proposed for Rezoning to M-1 | <b>Current Zoning Districts</b>   |  R-4 Two-Family Residence         |
|  Proposed Alliant Site             |  C-1 Neighborhood & General Commercial |  R-5 Multi-Family Residence       |
|  Parent Parcel Owned by HNI        |  M-1 Light Industrial                  |  R-6 Multi-Family Residence       |
|  Parcel Lines                      |  M-2 General Industrial                |  R-L Large Scale                  |
|  City Limit                        |  R-3 Single-Family Residence           |  S-1 Special Development District |





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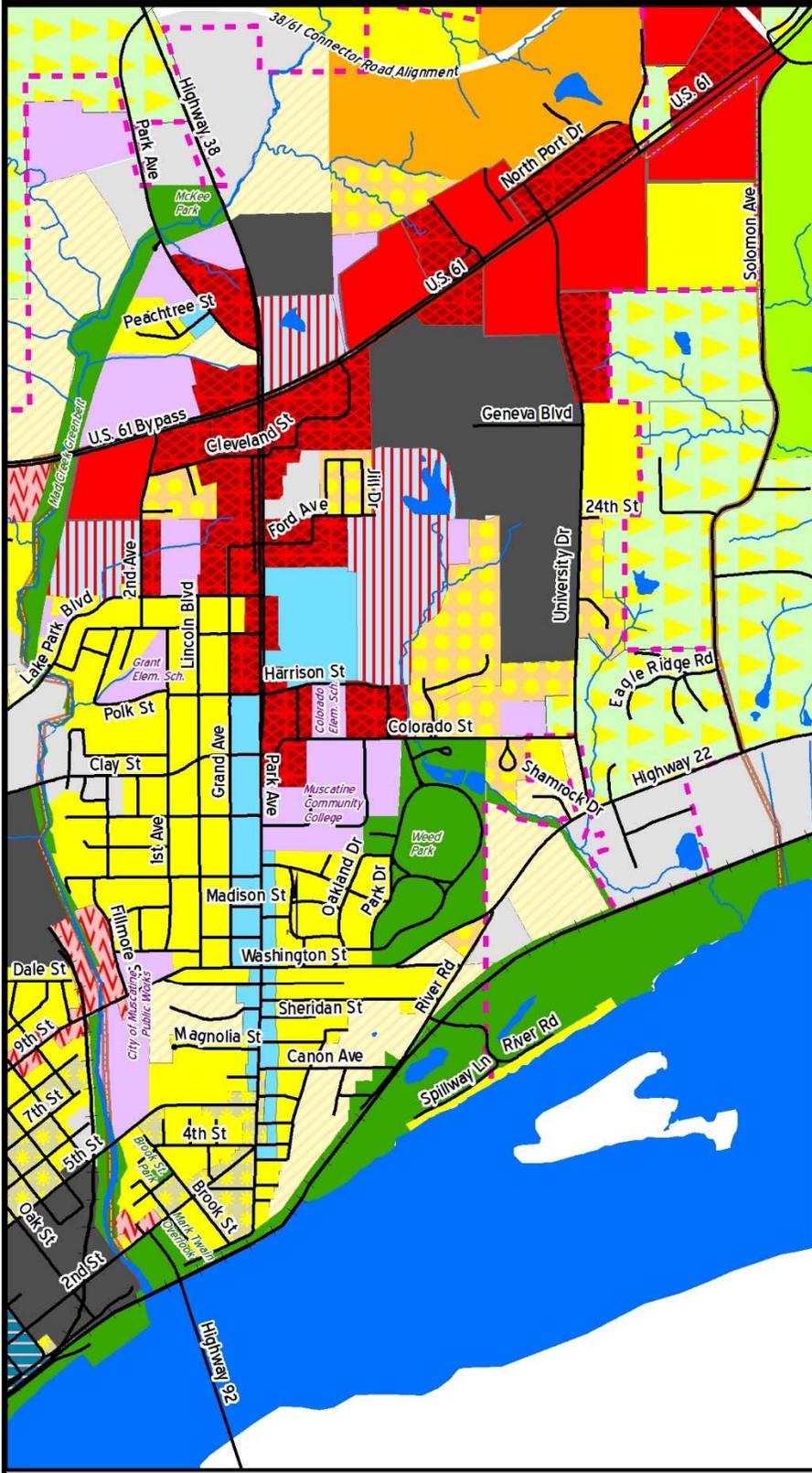


**MUSCATINE OPERATIONS  
 CENTER CONCEPTS**  
 ALLIANT ENERGY  
 UNIVERSITY DRIVE MUSCATINE IOWA 52781

**PRELIMINARY  
 - NOT FOR  
 CONSTRUCTION**

DRAWN:	JPL/COM
APPROVED:	LRJ
ISSUED FOR:	ZONING APPLICATION
DATE:	10-29-2019
PROJECT NO.:	2173420
FIELD BOOK:	-
CLIENT NO.:	-

**CONCEPTUAL  
 PLAN**



# East Hill Planning District Future Land Use Plan



- General Mixed Use
- Agriculture
- Single Family Residential-Low Density
- Single Family Residential Medium Density
- Single Family Residential High Density
- Multi-Family Residential
- Mixed Density Residential
- Neighborhood Mixed Use
- Downtown
- Neighborhood Commercial
- Medium Scale Commercial
- Large Scale Commercial
- Business Park
- Light Industrial
- General Industrial
- Community Facility
- Parks & Open Space
- City of Muscatine Corporate Limits
- East Hill Planning District

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
 Prepared by: Andrew Fangman, City Planner  
 Date: May 29, 2013

