

## COMMUNITY DEVELOPMENT

**To:** Mayor and City Council Members

**Cc:** Greg Jenkins, Interim City Administrator  
Jodi Royal-Godwin, Community Development Director

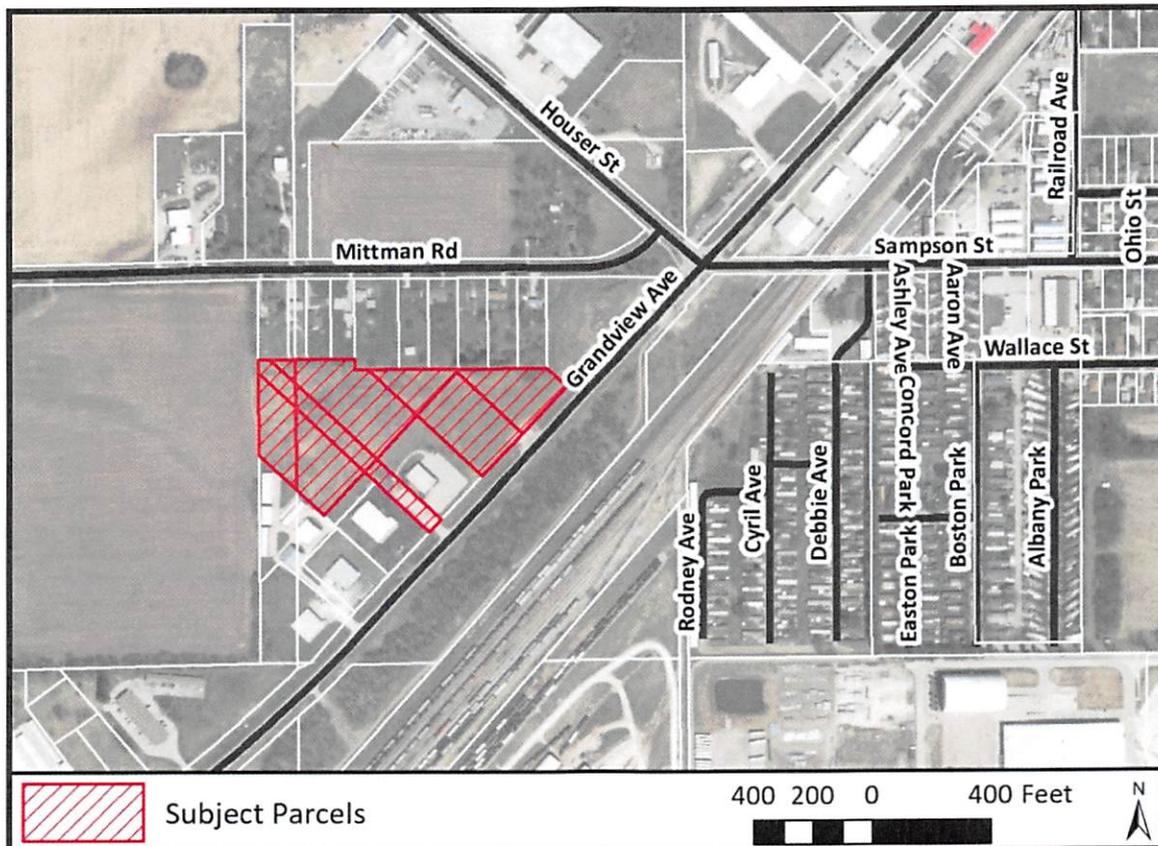
**From:** Andrew Fangman, Assistant Community Development

**Date:** January 14, 2019

**Re:** Resolution Setting a Public Hearing on PZZ-10 •M-1 Light Industrial and R-2 Single Family Residential to R-6 Multi-Family Residential • MVHA Partners • 7 parcels • 7.59 Acres • Northside of Grandview Avenue, 600 feet southwest of Grandview Avenue and Houser Street Intersection

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

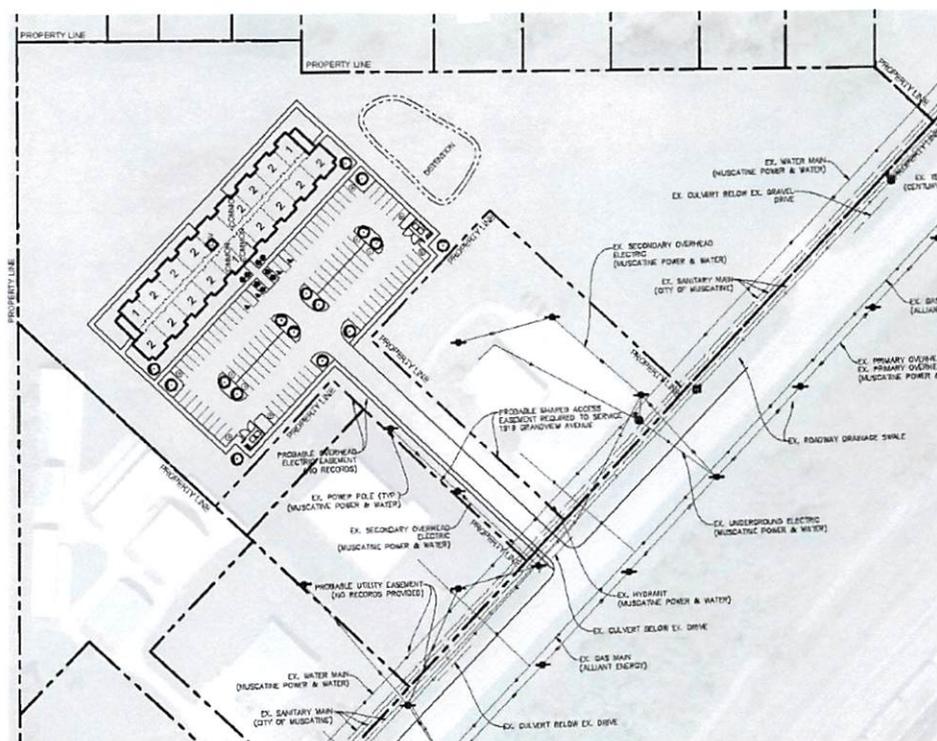
MVHA Partners has submitted an application to rezone 7.59 acres located on the northside of Grandview Avenue, approximately 600 southwest of the Grandview Avenue and Houser Street intersection, see exact location below, from M-1 Light Industrial and R-2 Single Family Residential to R-6 Multi-Family Residential. The applicant is requesting this rezoning to enable the construction of a 51-unit multi-family dwelling for low- and moderate-income seniors.



The applicant is proposing to construct a 51-unit senior housing dwelling unit. It will contain a mix of one-bedroom and two-bedroom units. All units would have the full spectrum of amenities, including fully-equipped kitchens and bathrooms, central air, energy efficient design, and open floor plans. Other community amenities would include on-site management, a community room, business center, theater, fitness center, and outdoor recreation space. Under the requested R-6 zoning district the height of the building could not exceed 35'. The applicant has provided a conceptual rendering of their proposed building. An excerpt of which is provided below, with all the renderings provided by the applicant attached at the end of this memo.



The applicant has also provided a conceptual site plan, see to right, with a full-sized version attached at the end of this memo. It is important to note that this is just an initial concept submitted by the applicant, it is intended only to depict the applicant's general concept for their project.



Should this rezoning be approved, they would then be required, before any construction, to submit a fully developed site plan and undergo the site plan approval process as set forth in Section 10-2-7(I) of City Code. Section 10-7-1 (I)(1) sets forth the following standard: *Approval of site plans is made in accordance with good planning practices, taking into consideration: adequate parking areas, safe ingress and egress to the site, sufficient landscaped areas, adequate screening of unsightly areas such as loading docks, trash containers and parking areas. Further, the development of one site should not cause problems relating to surface drainage, noise, lighting, signing, and*

*incompatible relationships between new and existing adjacent land uses.* The site plan must provide sufficient detail on points of access, parking layout, location of any structures, drainage, grading, landscaping, outdoor lighting, screening requirements, utility connections, and location of outdoor trash bins to demonstrate compliance with all aspects of City Code and all other applicable regulations.

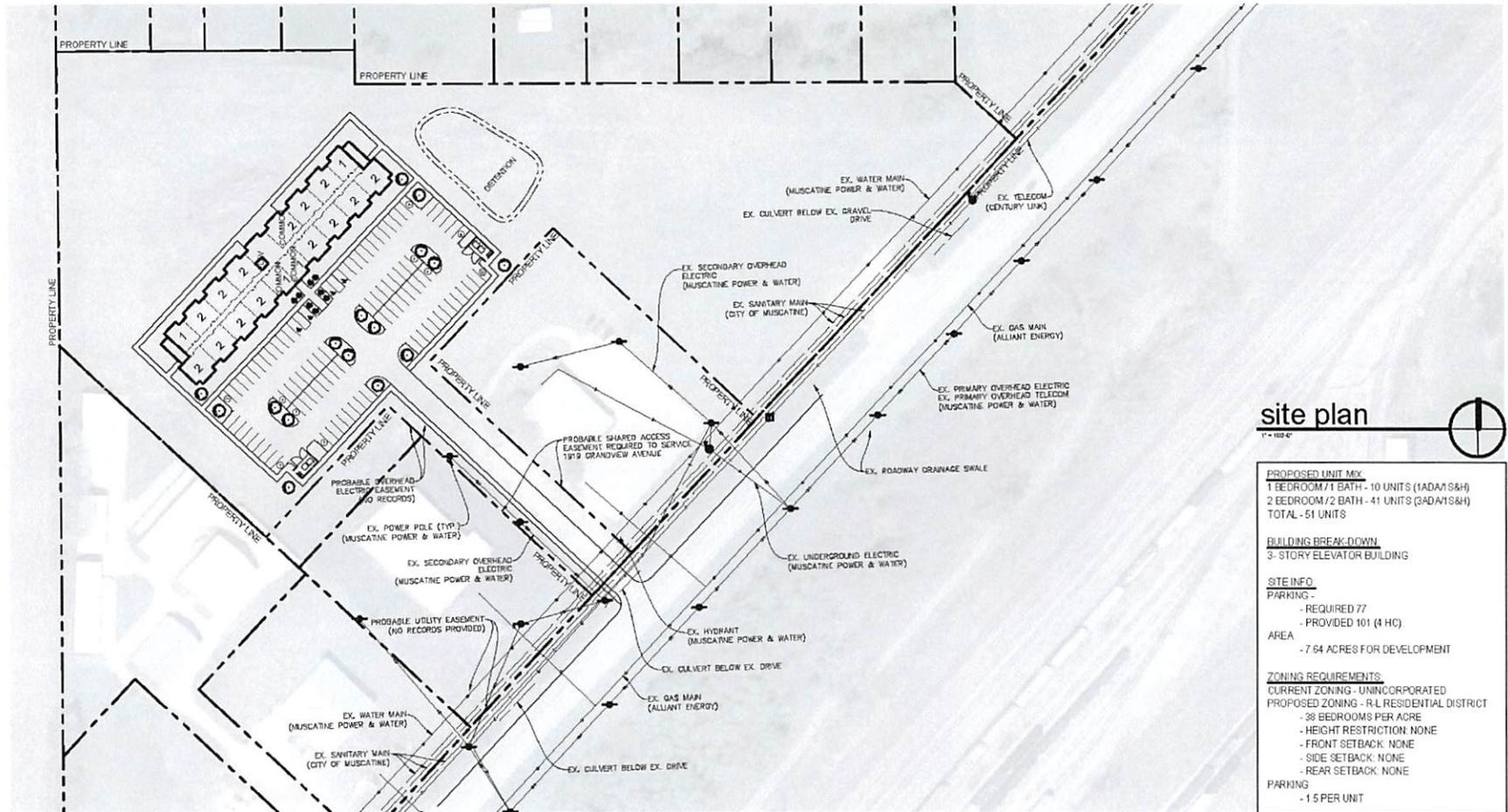
The residents of the proposed development would be restricted to those over 55 in age with an annual household income of no more than 60% of the area median income. Existing development in the Muscatine area that have the same age and income restrictions include Cottage Grove and the Welch Hotel, and the currently under construction Oak Park Apartment.

The applicant is proposing partially funding this project through tax credits from the Iowa Finance Authority. As part of this the Iowa Finance Authority, requires that the developer sign and record an extensive set of restrictive covenants. These restrictive covenants cover topics such as: who is eligible to rent the dwelling units, property maintenance standards, methods and materials of construction of the units, amenities that must offered to residents of the development, and energy efficiency requirements. These covenants make the 55+ age restriction and income restriction binding.

The land use in the vicinity of the subject area is varies. Single family homes on large lots directly adjoin the subject property to the north. An agricultural field adjoins the subject property to the west. The area to the south of the subject property is currently zoned as light industrial and has been developed as self-storage units and a church. Across from the subject area is wooded area owned by the City of Muscatine, through which the Kent-Stein to Deep Lakes Park runs. Approximately 700' further southwest along Grandview Avenue is an apartment complex the Pearl Island Apartments (the former Lamplight Inn). The current zoning of this area is largely a mixture of residential, industrial, and agricultural zoning districts. A map showing how this area is currently zoned can be found attached to this memo.

**RECOMMENDATION/RATIONALE:**

It is recommended that the City Council take action to approve the resolution setting a public hearing for February 6<sup>th</sup> on the proposed zoning change for the property. The setting of the public hearing is the next step in rezoning process. This public hearing must be held before council can act on this rezoning request.



**site plan**

<b>PROPOSED UNIT MIX</b>	
1 BEDROOM / 1 BATH - 10 UNITS (1ADA1S&H)	
2 BEDROOM / 2 BATH - 41 UNITS (2ADA1S&H)	
TOTAL - 51 UNITS	
<b>BUILDING BREAK-DOWN</b>	
3- STORY ELEVATOR BUILDING	
<b>SITE INFO</b>	
<b>PARKING</b>	
- REQUIRED 77	
- PROVIDED 101 (4 HC)	
<b>AREA</b>	
- 7.64 ACRES FOR DEVELOPMENT	
<b>ZONING REQUIREMENTS</b>	
CURRENT ZONING - UNINCORPORATED	
PROPOSED ZONING - R-L RESIDENTIAL DISTRICT	
- 38 BEDROOMS PER ACRE	
- HEIGHT RESTRICTION: NONE	
- FRONT SETBACK: NONE	
- SIDE SETBACK: NONE	
- REAR SETBACK: NONE	
<b>PARKING</b>	
- 1.5 PER UNIT	



**GRANDVIEW SENIOR LOFTS**  
muscatine, il

### EXTERIOR FINISH LEGEND

-  FACE BRICK VENEER (FB-1)
-  VINYL SIDING, LAP-STYLE (VS-1)
-  VINYL SIDING, SHAKE-STYLE (VS-2)
-  ROOFING, ARCHITECTURAL FIBERGLASS SHINGLES (AFS-1). ANTI-FUNGAL AND MIN. 30-YEAR WARRANTY
-  SHEET METAL FLASHING AND TRIM. ALL PRE-FINISHED METAL GUTTER, DOWNSPOUTS, FASCIAS, ETC. TO BE BY DIMENSIONAL METALS INC. NOTE: REFER TO SPECS FOR EQUAL MANUFACTURERS ACCEPTABLE FOR USE.



rear elevation

1/32" = 1'-0"

side elevation

1/32" = 1'-0"



front elevation

1/32" = 1'-0"

side elevation

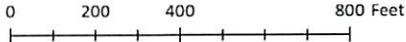
1/32" = 1'-0"

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
 Prepared by: Andrew Fangman, Ast. Comm Dev. Director  
 Date: January 6, 2020



# MUSCATINE Rezoning Case #PZZ-10

<b>Legend</b>		<b>Zoning District</b>	
 Subject Parcels	 AG-Agricultural	 R-2 Single-Family Residence	 R-4 Two-Family Residence
 Parcel Lines	 M-1 Light Industrial	 R-6 Multi-Family Residence	
	 M-2 General Industrial		






Looking north across the subject area



Looking northeast at the north property line of the subject area



Looking south across the subject area towards Grandview Ave



Looking north across Grandview at the subject area (access to subject area is the 60 wide strip to right of the power poles).

**RESOLUTION NO. 2020-0023**

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING  
ON PROPOSED ZONING CHANGES, CITY OF MUSCATINE, IOWA (PZZ 10  
GRANDVIEW SENIOR LOFTS)**

**WHEREAS**, the Planning and Zoning Commission of the City of Muscatine, Iowa, has been requested to rezone 7.59 Acres located on the northside of Grandview Avenue, approximately 600 southwest of the Grandview Avenue and Houser Street intersection from M-1 Light Industrial and R-2 Single Family Residential to R-6 Multi-Family Residential; more particularly described as:

**Tract 1: Parcel A:**

A tract of land described as commencing at the point of beginning which is the most Northerly corner of Lot 4 as depicted on said plat recorded in Book 336 of Lots at page 562, then North 46°57'50" West to the first line depicted on said plat bearing South 89°49'40" then West on said bearing line to a corner depicted on the plat formed by the last described line and a line depicted as bearing North 00°20'40", then North 00°20'40" West 30 feet, then South 89°49'40" West to a point Northwest of the Southwesterly line of said Lot 4 extended Northwesterly which is depicted as bearing North 46°57'50" West, then South 46°57'50" East to the most Westerly corner of said Lot 4 then North 43° 2'10" East to the point of beginning; and, also; An easement thirty-three feet in width over the frontage of Lots 2 and 3 as depicted on said plat for the purpose of ingress and egress to Lot 1; and, also,

**Tract 1: Parcel B:**

Lots 2 and 3 as set forth on a certain plat of Sections 9 and 10, Township 76 North, Range 2 West of the 5th P.M., said plat having been prepared by James B. Tracy, dated April 28, 1966 and recorded in Book 7 of Plats, page 461; Also, a tract of land beginning on the most Northerly Corner of Lot 4 then North 43°02'10" East 222.1 feet, then South 89°49'40" West to a point Northwest of the Southwesterly line of said Lot 3 extended Northwesterly which is depicted on the Plat recorded in Book 336 of Lots at page 559 as bearing North 46°57'50" then South 46°57'50" East to the point of beginning; and, also; an easement thirty-three feet in width over the frontage of Lot 4 as depicted on said plat for purpose of ingress and egress to Lots 2 and 3;

**Tract 2:**

A tract of land described as commencing at the point of beginning which is the most Northerly corner of Lot 5 as depicted on said plat, thence North 46°57'50" West to the first line depicted on said plat as bearing South 00°20'40", said line being 123.8 feet West of and parallel to the Section Line between Sections 9 and 10, then South 00°20'40" West along said line to a point Northwest of the Southwesterly line of said Lot 5 extended Northwesterly which is depicted as bearing North 46°57'50" West, then South 46°57'50" East to the most Westerly corner of said Lot 5 then North 43°2'10" East to the point of beginning; and also;

**Tract 3:**

Future Street between Lots 4 and 5 as depicted on said plat; and also;

**Tract 4:**

A tract of land described as commencing at the point of beginning which is the most Northerly corner of Future Street between Lots 4 and 5 as depicted on said plat, thence North 46°57'50" West to the first line depicted on said plat bearing South 89°49'40", then West on said bearing line to a corner depicted on the plat formed by the last described line and a line depicted as

bearing South 00°20'40" then South 00°20'40" West to a point Northwest of the Southwesterly line of said Future Street extended Northwesterly which is depicted as bearing North 46°57'50" West, then South 46°57'50" East to the most Westerly corner of said Future Street then North 43°2'10" East to the point of beginning;

All situated in Muscatine County, Iowa.

**WHEREAS**, the Planning and Zoning Commission will consider this at its January 14, 2020 meeting,

**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 6th day of February, 2020, 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 16th day of January 2020.

CITY COUNCIL OF THE CITY OF  
MUSCATINE, IOWA

Attest:

\_\_\_\_\_  
Diana L. Broderson, Mayor

\_\_\_\_\_  
Greg Jenkins, Interim City Clerk

## **PUBLIC NOTICE**

### **NOTICE OF TIME AND PLACE OF PUBLIC HEARING ON PROPOSED ZONING CHANGES, CITY OF MUSCATINE, IOWA (PZZ 10 GRANDVIEW SENIOR LOFTS)**

Notice is hereby given that the Planning and Zoning Commission of the City of Muscatine, Iowa, has been requested to rezone 7.59 Acres located on the northside of Grandview Avenue, approximately 600 southwest of the Grandview Avenue and Houser Street intersection from M-1 Light Industrial and R-2 Single Family Residential to R-6 Multi-Family Residential; more particularly described as:

#### **Tract 1: Parcel A:**

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#### **Tract 2:**

A tract of land described as commencing at the point of beginning which is the most Northerly corner of Lot 5 as depicted on said plat, thence North 46°57'50" West to the first line depicted on said plat as bearing South 00°20'40", said line being 123.8 feet West

of and parallel to the Section Line between Sections 9 and 10, then South 00°20'40" West along said line to a point Northwest of the Southwesterly line of said Lot 5 extended Northwesterly which is depicted as bearing North 46°57'50" West, then South 46°57'50" East to the most Westerly corner of said Lot 5 then North 43°2'10" East to the point of beginning; and also;

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All situated in Muscatine County, Iowa.

Notice is further given that the City council of the City of Muscatine, Iowa, will conduct a public hearing on said zoning changes on Thursday, February 6, 2020, at 7:00 p.m. in the City Hall Council Chambers, at which time all interested parties are invited to comment.

Greg Jenkins, Interim City Clerk