

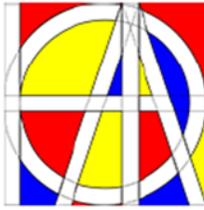


Subject Parcel  
403 W. Mississippi Dr

Appeal Case #ZBAV27, filed by Muscatine Downtown Investors LLC, to allow for a multi-family residential building to be constructed, with no front yard setback at 403 West Mississippi Drive. This location is in the M-1 Light Industrial Zoning District, which as per City Code Section 10-14-1 does not permit multi-family residences and as per City Code Section 10-14-3(B), requires a 30 foot front yard setback

 **MUSCATINE**  
**Variance #ZBAV-27**





horizon.  
original.  
architecture.

May 6, 2020

Memorandum for City of Muscatine Board of Adjustments

RE: Variance Request for Parcel 1302208018 (403 West Mississippi Drive)

Property Owner:  
Muscatine Downtown Investors, LLC  
101 West Mississippi Drive  
Muscatine, IA 52761

Dear Sir or Ma'am,

We are in the planning phase for a new multifamily residential project for the parcel located at 403 West Mississippi Drive. The site currently holds a single story commercial building and a foodservice concession. The current zoning is M-1 Light Industrial. The new project would remove the existing commercial building to facilitate the construction of a new building of precast concrete and wood frame construction. The building will comprise off street parking for residents on the ground floor with apartments on the upper level. The building will contain 22 total new units comprised of 20 two bedroom units and 2 one bedroom units. 6 of the two bedroom units will be designed as fully accessible units with on grade access. The building will take advantage of the terrain with two levels of parking stepping up the hill, both parking decks will be accessed from Linn Street. The intent of the project is to provide workforce housing with each unit providing an exterior balcony with views of the river. Additionally, the building massing is situated to ensure minimal impact on the views from neighboring properties (primarily on 2<sup>nd</sup> Street).

Current M-1 Zoning does not have allowance for multi-family residential and requires a 30' front yard setback. To make best advantage of the site and blend with the surrounding neighborhood, we are requesting 2 variances for the project:

- 1) 0' Front Yard Setback.
  - a. This is inline with the adjacent properties and would be in accordance with the adjacent downtown C-2 Zoning areas.
- 2) Allow Multifamily Residential Occupancy on the site
  - a. The current M-1 Zoning is a legacy designation and not necessarily in character with the current use of the area. The area is much more closely aligned with the C-2 Downtown Commercial district which allows residential occupancy on the 2<sup>nd</sup> floor and above. This project will meet that intent with parking on the lower level and residences above.

We are excited to help make this project a success and look forward to bringing quality workforce housing to Muscatine. Please let me know if you have any questions or need any additional information. We appreciate your consideration!

Very truly yours,

Michael S. Nolan, AIA, LEED AP, CPHC

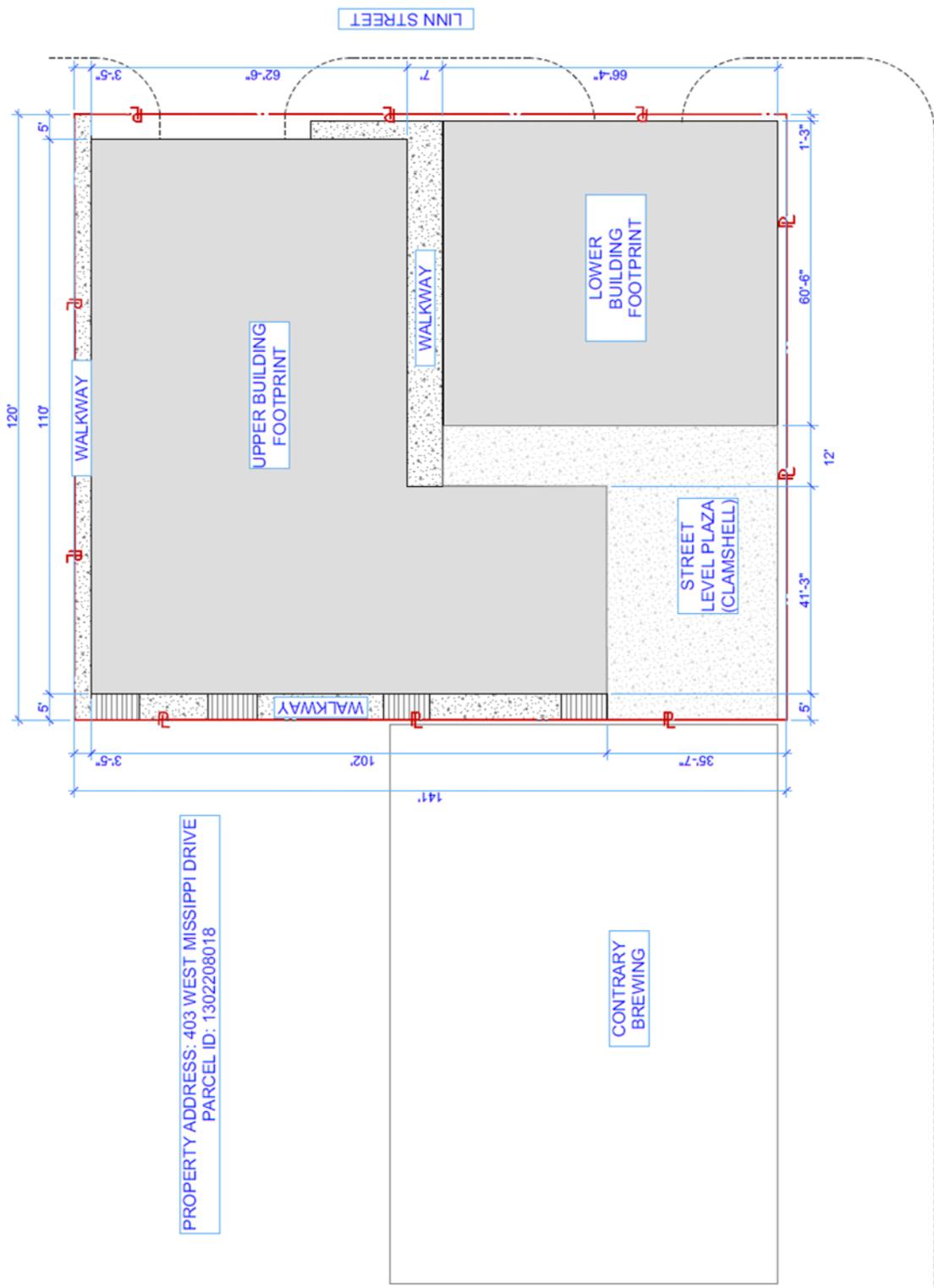
CONTRACTOR'S AND ARCHITECT'S REVIEW AND APPROVAL REQUIRED. THIS PLAN IS THE PROPERTY OF HORIZON ARCHITECTURE, LLC. ANY REVISIONS TO THIS PLAN MUST BE APPROVED BY HORIZON ARCHITECTURE, LLC. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

1

# VARIANCE SITE PLAN

SCALE: 1" = 20'

WEST MISSISSIPPI DRIVE



## SK-2

### VARIANCE REQUEST PLANS

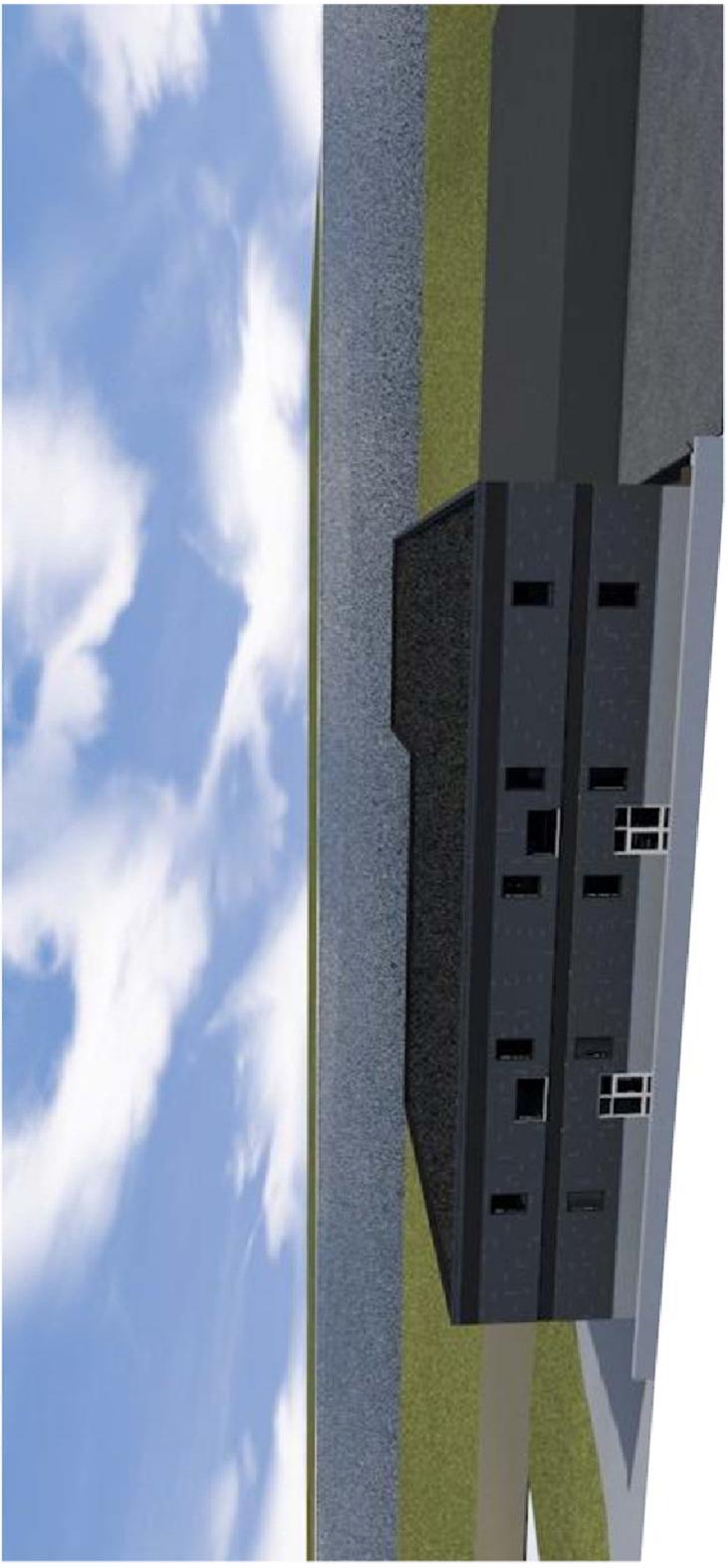
SHEET TITLE

DATE: 5/6/2020

**NEW APARTMENT PROJECT FOR MUSCATINE DOWNTOWN INVESTORS, LLC**  
 403 WEST MISSISSIPPI DRIVE  
 MUSCATINE, IA 52761

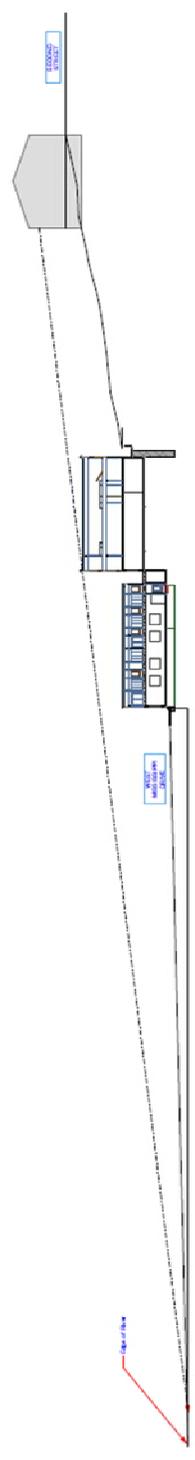
horizon.  
original.  
architecture.  
michael@horizon-architecture.com  
(563) 506-4965

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA FOR THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED BY THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED BY THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED BY THE CONTRACTOR.



2 Linn Street Apartments - View from 2nd Street

NOT TO SCALE



1 SITE SECTION

SCALE: 1/64" = 1'-0"