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COMMUNITY DEVELOPMENT MEMORANDUM

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

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: November 8, 2016
Re: Development Plan for 3005 Harmony Court

INTRODUCTION:

A development plan, to allow for a change of use for the property at 3005 Harmony Court, as is required by Section 10-17A-4 of City Code for any change of use in the S-3 Zoning District.

BACKGROUND:

Muscatine Downtown Investors have submitted a development plan to change the land use on an approximately 5.24-acre parcel located at 3005 Harmony Court, the former Optemae building.

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 office use, accessed via Harmony Court.

Muscatine Downtown Investors is proposing converting the existing office building into a six unit dwelling unit. Construction of a four unit dwelling unit, and up to six duplexes is also being proposed. The initial phase would be the conversion of the existing building into an apartment building, construction of additional dwellings units would follow at future date. All these uses are permitted within the S-3 district.

As per its purchase agreement with Muscatine County, the applicant is proposing that a new private driveway connecting to Fulliam Ave to be constructed. Upon construction of this driveway, access from Harmony Court would cease.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed development. The proposed development plan is supported by the City of Muscatine Comprehensive Plan, particularly the goal of promoting infill development in area already served by existing infrastructure, and is compatible and in character with surrounding land uses. Any potential negative impact on the traffic flow at the Houser/Fulliam intersection will be mitigated by forthcoming intersection improvements.

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



Proposed development plan for the property at 3005 Harmony Court, as is required by Section 10-17A-4 of City Code for any change of use and access point In the S-3 Zoning District, requires approval of a new Development Plan

Development Plan 3005 Harmony Court

