



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator
Jodi Royal-Godwin, Community Development Director

From: Andrew Fangman, Assistant Community Development Director

Re: Resolution Setting a Public Hearing for June 6th for Rezoning Case #PZZ-7 •
Muscatine County •1.5 Acres along 5th Street from Walnut Street to Mulberry
Avenue •C-1 Neighborhood & General Commercial & R-5 Multi-Family Residence
to C-2 Central Commercial

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

INTRODUCTION Muscatine County has submitted an application to rezone 1.5 acres located along 5th Street, between Walnut Street to Mulberry Avenue, from C-1 Neighborhood & General Commercial and R-5 Multi-Family Residence; to C-2 Central Commercial.

BACKGROUND: Muscatine County is proposing to construct a new maintenance facility for the Muscatine County General Services Department on a County owned parking lot that is located on 5th Street between Walnut Street and Mulberry Avenue. The proposed 4,800 square foot facility would house County General Services Department. From this location the General Services Department would dispatch to serve other County facilities. This facility would accommodate the storage of lawn care and snow removal equipment. These functions are currently housed in the old jail building, which is located at the northeast corner of the Walnut St and 4th St intersection, about 150 feet from the site of the proposed new facility. The proposed facility would also store search and rescue watercraft, replacing the current storage site which is located off of Washington Street. Vehicular access to the site would be from two existing curb cuts off of 5th Street.

Currently the zoning of this site is split between two zoning districts; the C-1 Neighborhood & General Commercial and R-5 Multi-Family Residence. The majority of the proposed facility falls within an area currently zoned as R-5, a zoning district that does not permit the type of use that the County is proposing. As such, the County is proposing a change to rezone this area to C-2. The C-2 district is consistent with the zoning of adjoining County owned facilities to the south and west, and also permits the proposed use.

RECOMMENDATION/RATIONALE:

Staff recommends approval of this rezoning request. The recommendation is that the City Council take action to approve the resolution setting a public hearing for June 6th, 2019 on the proposed zoning change for the property. The setting of the public hearing is the next step in rezoning process.

BACKUP INFORMATION:

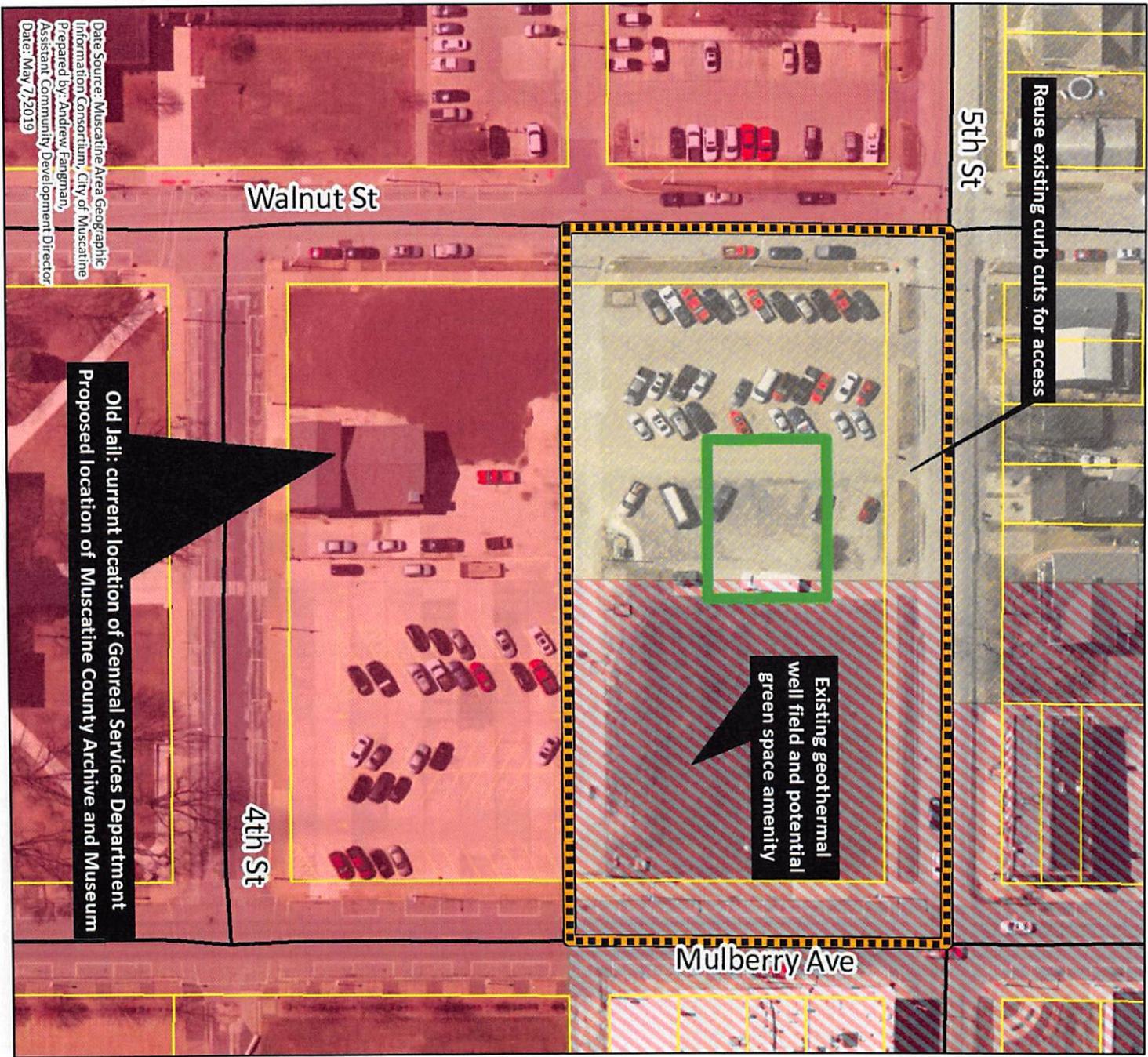
1. Resolution string the Public Hearing
2. Public Notice



Looking south onto the subject site



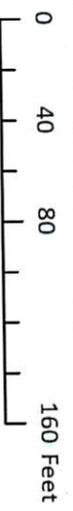
Looking north onto the subject site



MUSCATINE Rezoning Case #PZZ-7

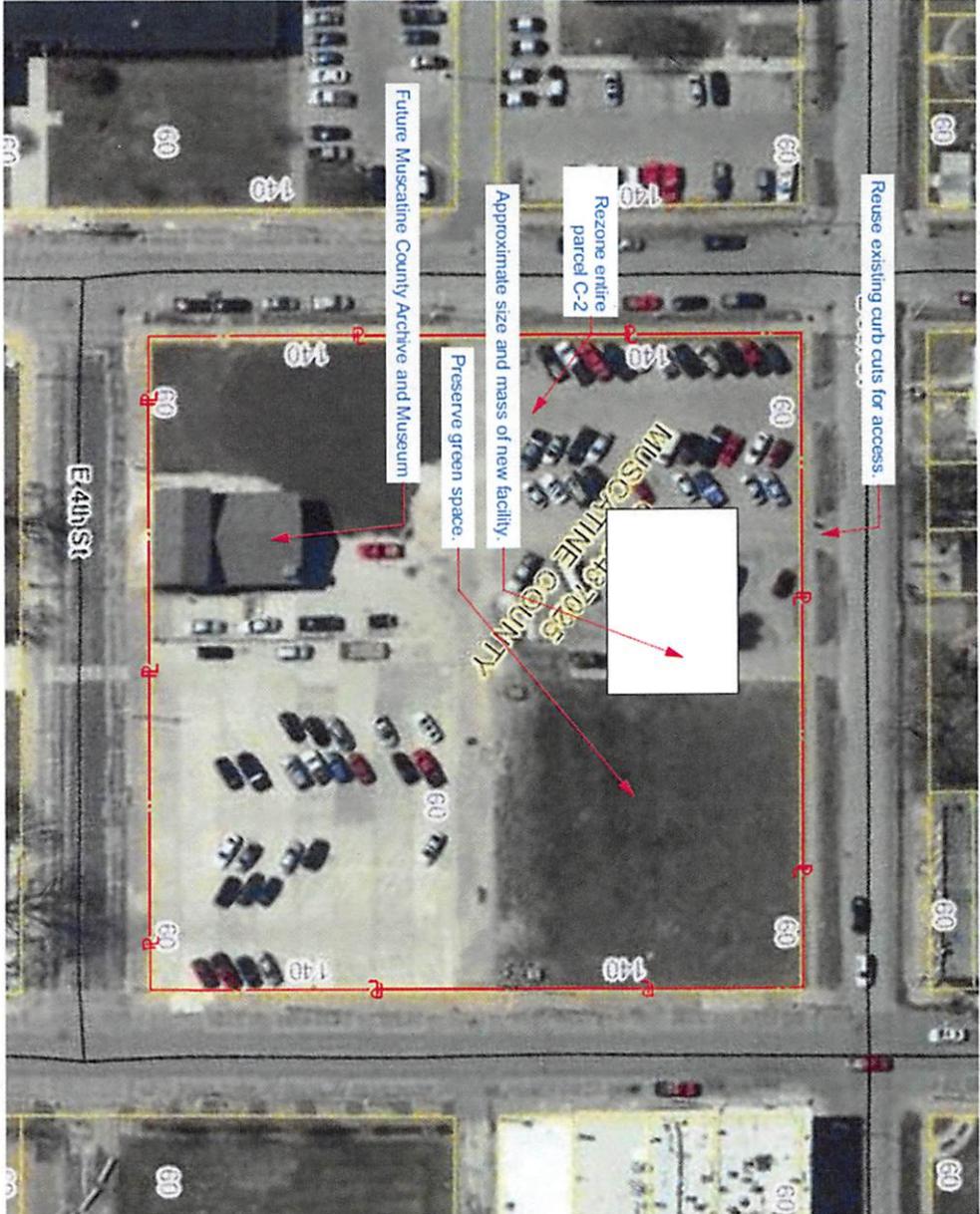
Current Zoning Districts

-  C-1 Neighborhood & General Commercial
-  C-2 Central Commercial
-  R-5 Multi-Family Residence
-  Area Proposed for Rezoning to C-2
-  Proposed Location of New General Services Maintenance Facility
-  Parcel Lines



THESE PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS ARE THE PROPERTY OF HORIZON ORIGINAL ARCHITECTURE. THEY SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF HORIZON ORIGINAL ARCHITECTURE IS STRICTLY PROHIBITED. CONTACT US AT 563-506-4965 FOR MORE INFORMATION. THESE PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS ARE PROVIDED AS A CONCEPTUAL DESIGN AND SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF HORIZON ORIGINAL ARCHITECTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

1 SITE
SCALE: 1" = 50'



SK-1

SITE
CONCEPT
SHEET TITLE
DATE: 4/26/2019

**NEW MUSCATINE COUNTY
GENERAL SERVICES
MAINTENANCE FACILITY**
5TH STREET BETWEEN MULBERRY AND
WALNUT
MUSCATINE, IA 52761

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

Concept plan submitted by applicant

RESOLUTION NO. _____

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED ZONING CHANGES, CITY OF MUSCATINE, IOWA**

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, Iowa, has been requested to rezone 1.5 acres located along 5th Street, between Walnut Street to Mulberry Avenue, from C-1 Neighborhood & General Commercial and R-5 Multi-Family Residence; to C-2 Central Commercial more particularly described as:

Lots 6, 7, 8, 9 & 10 of Block 74 of Original Town, City of Muscatine, Muscatine County Iowa.

WHEREAS, the Planning and Zoning Commission considered this request at its May 14, 2019 meeting, and

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 City 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 June, 2019, 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 June 2019.

**CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA**

Attest:

Diana L. Broderson, Mayor

Gregg Mandsager, City Clerk

PUBLIC NOTICE

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED ZONING CHANGES, CITY OF MUSCATINE, IOWA**

Notice is hereby given that the Planning and Zoning Commission of the City of Muscatine, Iowa, has been requested to rezone 1.5 acres located along 5th Street, between Walnut Street to Mulberry Avenue, from C-1 Neighborhood & General Commercial and R-5 Multi-Family Residence; to C-2 Central Commercial more particularly described as:

Lots 6, 7, 8, 9 & 10 of Block 74 of Original Town, City of Muscatine, 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, June 6, 2019, at 7:00 p.m. in the City Hall Council Chambers, at which time all interested parties are invited to comment.

Gregg Mandsager, City Clerk