

COMMUNITY DEVELOPMENT

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

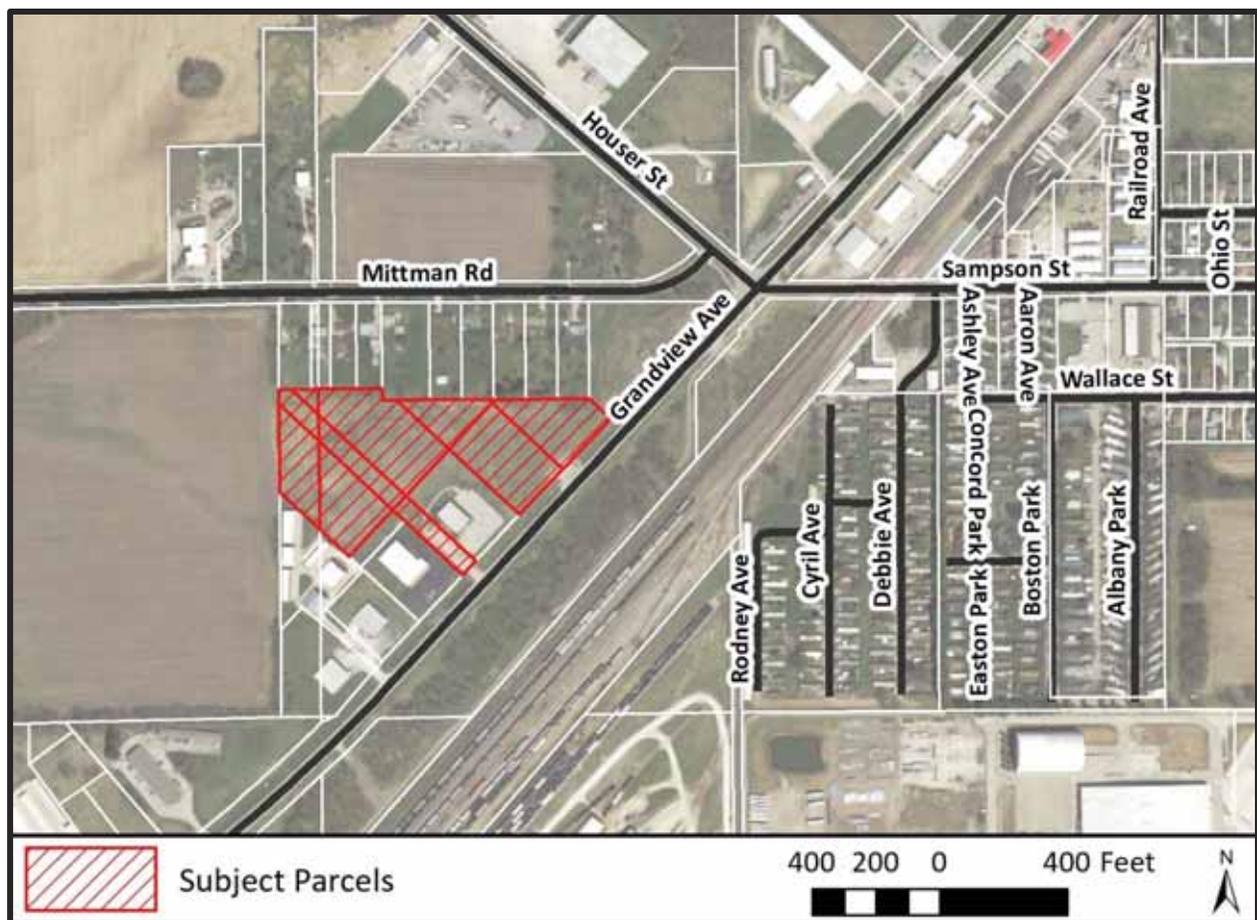
To: Planning and Zoning Commission

From: Andrew Fangman, Assistant Community Development

Date: January 14, 2019

Re: PPZ-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

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.



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.

Staff is conditionally recommending approval of the proposed rezoning and This recommendation is based on a finding that the proposed development addresses the need for affordable senior housing, advances the vision for the community that is set forth in the adopted Comprehensive Plan, and it is compatible with surrounding land uses.

The applicant's proposed project meets an important community need. Housing that is affordable, provides lower maintenance options for empty-nesters, retirees, and active seniors, and that is of high quality is a critical and growing community need. In this context senior housing does not mean nursing homes and assisted living facilities, but rather refers to housing that matches the needs of an aging population; low maintenance and designed with accessibility in mind which allows for seniors to remain in their home communities for longer. In 2010, 25.5% of the City Muscatine's population and 26% of Muscatine County's population was over the age 55. This population will only continue to grow as the youngest Baby Boomers turn 55 in the coming years, with senior's living in the county searching for options closer to city amenities that also have less maintenance. The 2010 Census reported there were 11,466 people living in Muscatine County who were age 55 or older. The Housing Demand Study that

was conducted for the City of Muscatine in 2017, projects that by 2025 that there will be 13,454 people age 55 or older living in Muscatine. While affordability is critically issue for housing for people of all ages, it is a particular importance for seniors due to the large number of senior subsisting on a fixed income. The other significant community benefit to constructing more of this type of housing is that it can also increase the availability of quality entry level or family-sized homes as seniors, retirees, or empty-nesters move out of traditional single-family dwellings.

The Future Land Use Plan component of the Comprehensive Plan designate the subject area for light industrial development. However, the proposed rezoning is compatible with one of the most important components of the overarching vision for Muscatine contained within the Comprehensive Plan, that the development of needed new housing stock should occur locations in which the necessary infrastructure to support such development already exists. Additionally, multi-family development can serve as a good transition between area of single-family development, such as adjoins the property to the north, and the industrial and commercial development found to the south of the subject area.

Development at this location requires no additional construction or expansion of any public infrastructure. Grandview Avenue can easily handle the projected traffic from the proposed project. Based on the *Institute of Transportation Engineers Trip Generation Handbook*, the proposed project would generate an additional 9 cars per hour, during the busiest hour, on Colorado Street. The proposed development would also make use of prior investments in sanitary sewer infrastructure.

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

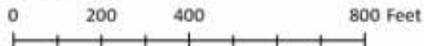
Legend

-  Subject Parcels
-  Parcel Lines

Zoning Distirct

-  AG-Agricultural
-  M-1 Light Industrial
-  M-2 General Industrial

-  R-2 Single-Family Residence
-  R-4 Two-Family Residence
-  R-6 Multi-Family Residence





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).