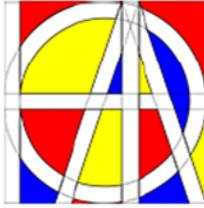




Appeal Case #ZBAV27, filed by Muscatine Downtown Investors LLC, to allow for a multi-family residential building to be constructed, with no front yard setback at 403 West Mississippi Drive. This location is in the M-1 Light Industrial Zoning District, which as per City Code Section 10-14-1 does not permit multi-family residences and as per City Code Section 10-14-3(B), requires a 30 feet 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 2nd 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 2nd 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

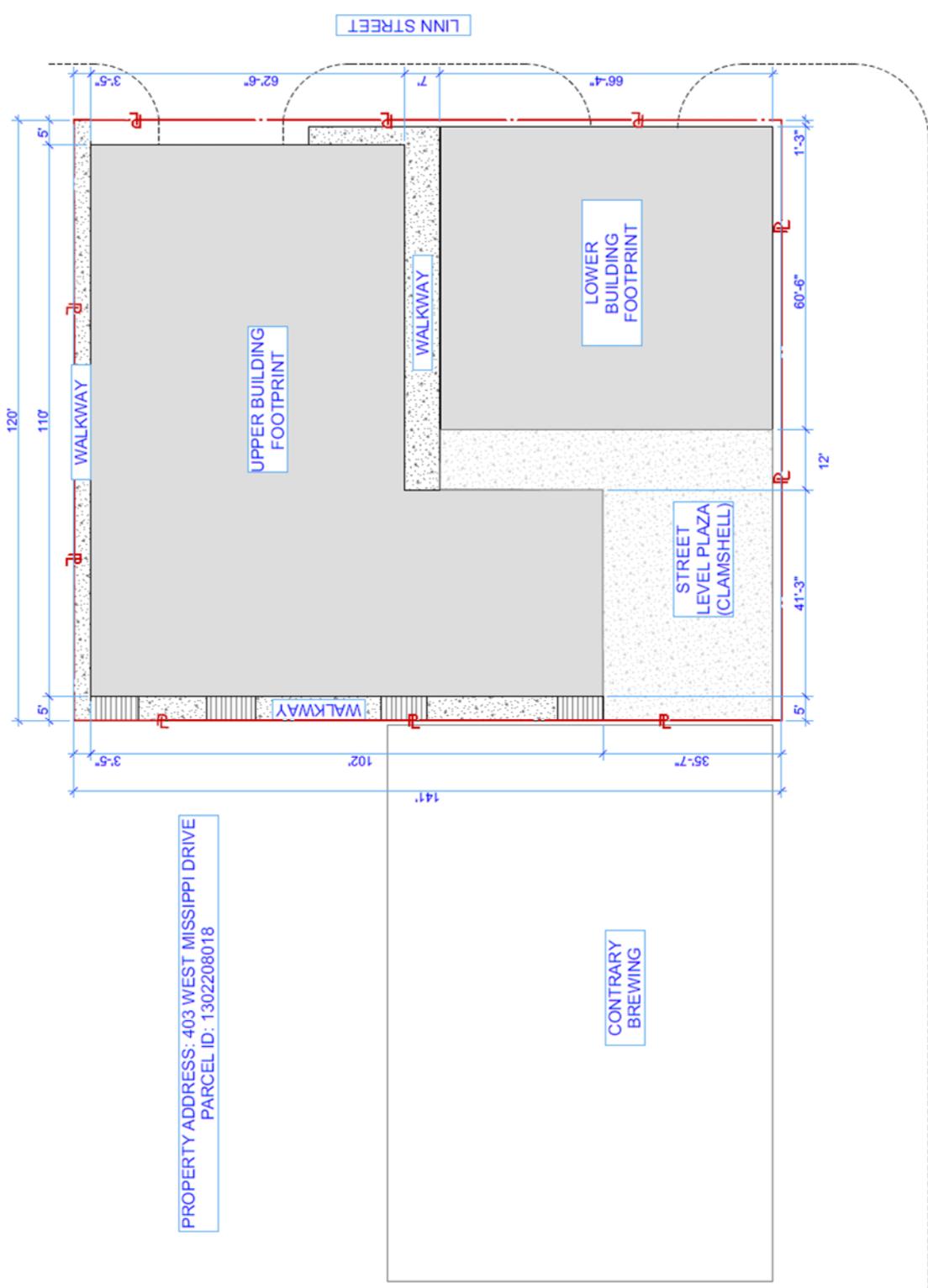
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1

VARIANCE SITE PLAN

SCALE: 1" = 20'

WEST MISSISSIPPI DRIVE



PROPERTY ADDRESS: 403 WEST MISSISSIPPI DRIVE
PARCEL ID: 1302208018

CONTRARY BREWING

UPPER BUILDING FOOTPRINT

LOWER BUILDING FOOTPRINT

STREET LEVEL PLAZA (CLAMSHELL)

WALKWAY

WALKWAY

WALKWAY

LINN STREET

SK-2

VARIANCE REQUEST PLANS

SHEET TITLE

DATE: 5/6/2020

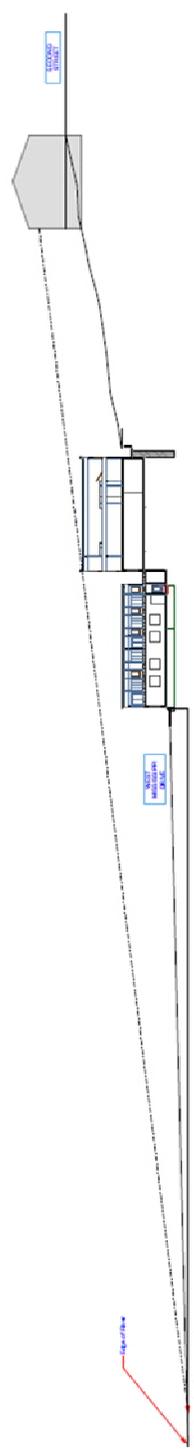
NEW APARTMENT PROJECT
FOR MUSCATINE DOWNTOWN
INVESTORS, LLC
403 WEST MISSISSIPPI DRIVE
MUSCATINE, IA 52761

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



2 Linn Street Apartments - View from 2nd Street

NOT TO SCALE



1 SITE SECTION

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

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MUSCATINE AND THE IOWA DEPARTMENT OF PUBLIC SAFETY. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK OR FOR THE PERFORMANCE OF ANY OTHER WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK OR FOR THE PERFORMANCE OF ANY OTHER WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK OR FOR THE PERFORMANCE OF ANY OTHER WORK.