



City of Muscatine

Planning & Zoning Commission

AGENDA

Tuesday, April 12, 2022 – 5:30 p.m.

City Council Chamber, City Hall, 215 Sycamore St, Muscatine, Iowa

To participate electronically in this meeting use the following link:

<https://meet.goto.com/514866893> or

dial (571) 317-3122 and then use access code 514-866-893

1. Roll Call

2. Mission Statement

“The Planning and Zoning Commission is a seven-member group of residents of the City who are appointed by the Mayor and City Council. We serve as non-professionals and without compensation. Our purpose is to advise the City Council on managing the growth of the City. This involves reviewing subdivisions, rezoning requests, the use of public property, and reports related to land use policy and long-range planning. Recognizing that our decisions will not satisfy everyone, we attempt to base our decisions on what is best for the long-term interest of the City. We ask your input, pro or con, on issues before us in order that we formulate the best decisions possible. Please take this opportunity to share your thoughts and concerns with us. Our recommendations are not taken lightly by the City Council, but the City Council, your elected representatives, make the final decisions on all issues.”

3. Rezoning

Rezoning Case No. PZZ-11 • M-2 General Industrial and R-3 Single Family

Residential to M-2 General Industrial • Musco Lighting • 1 parcel • 17.4 Acres • 1900 Block of Stewart Road

Musco Lighting has submitted an application to rezone a 17.4-acre parcel located in the 1900 Block of Stewart, from M-2 General Industrial and R-3 Single Family Residential to M-2 General Industrial. The applicant is requesting this rezoning to enable the expansion of their manufacturing operations onto this parcel.

4. Adjourn



MUSCATINE

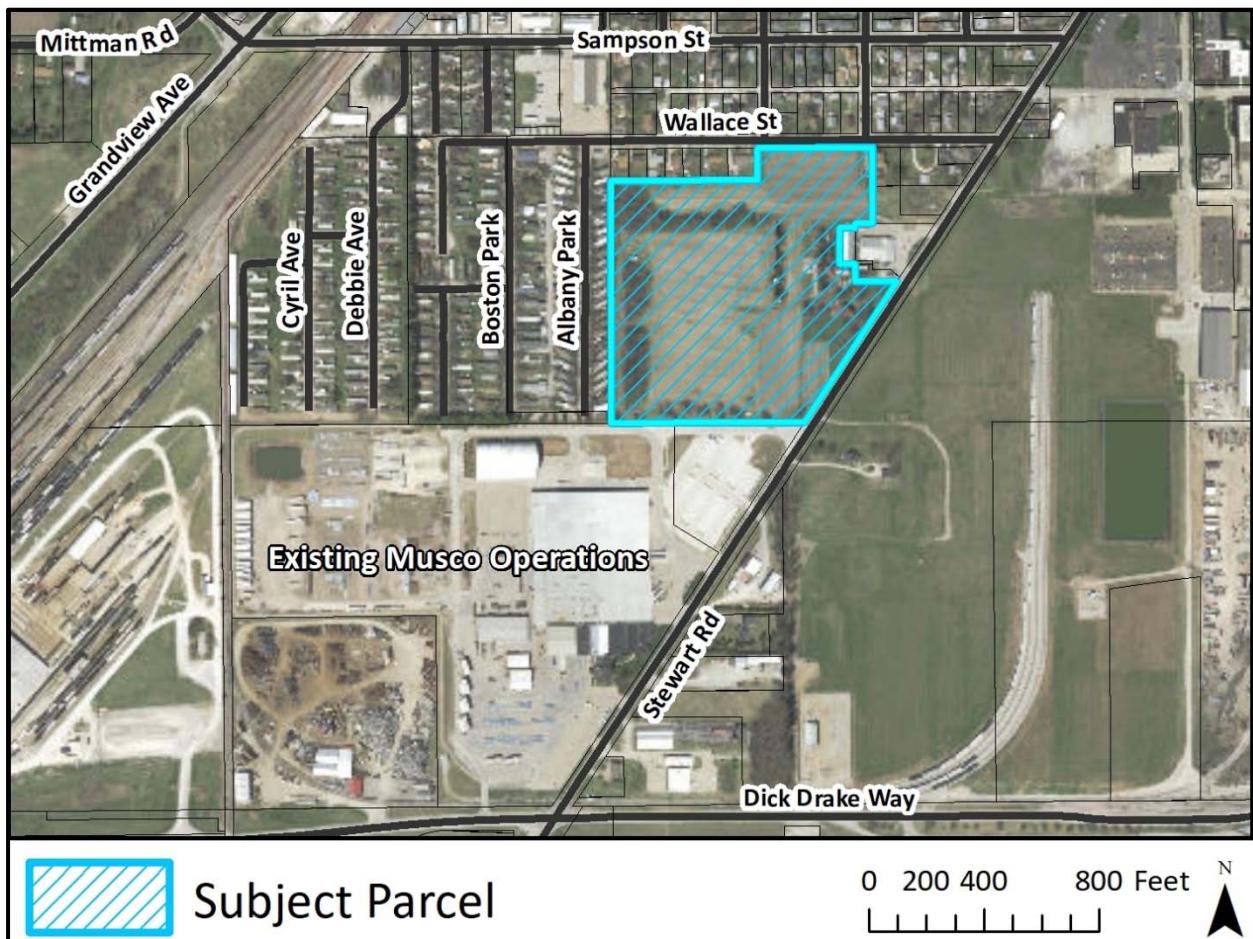
City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

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

To: Planning & Zoning Commission
From: Andrew Fangman, Assistant Community Development
Date: April 12, 2022
Re: Rezoning Case No. PZZ-11 • M-2 General Industrial and R-3 Single Family Residential to M-2 General Industrial • Musco Lighting • 1 parcel • 17.4 Acres • 1900 Block of Stewart Road

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

Musco Lighting currently operates a lighting manufacturing operation at 2107 Stewart Road. This site is now fully built out. To allow for further expansion of their Muscatine operations, Musco has purchased the largely vacant 17.4-acre parcels that directly adjoins the north side of their current operations. Musco has submitted with this rezoning application a master plan, see page 5, for the phased expansion of their operations onto this parcel.

- **2022**
 - Clearing, grubbing, and grading of entire subject parcel
 - Construction of parking lot at the southeast corner of subject parcel
 - Installation of property line fencing and screening treatments.
 - Construction of stormwater management infrastructure
- **2023**
 - Construction of 22,000 sq. ft. manufacturing building
- **2024**
 - Construction of 90,000 sq. ft. manufacturing building

The existing cell tower on the subject parcel will remain. The existing home will also remain, until its current occupant chooses to vacate it. This in accordance with the purchase agreement between Musco and the previous property owner.

The subject parcels adjoin existing residential development to the west and to the north. To minimize the visual impact of the proposed development on nearby residential areas, the installation of fences, landscaping, and berms is being proposed. Diagrams submitted by Musco (pages 6 though 8) show the exact locations in which these screening features will be installed.

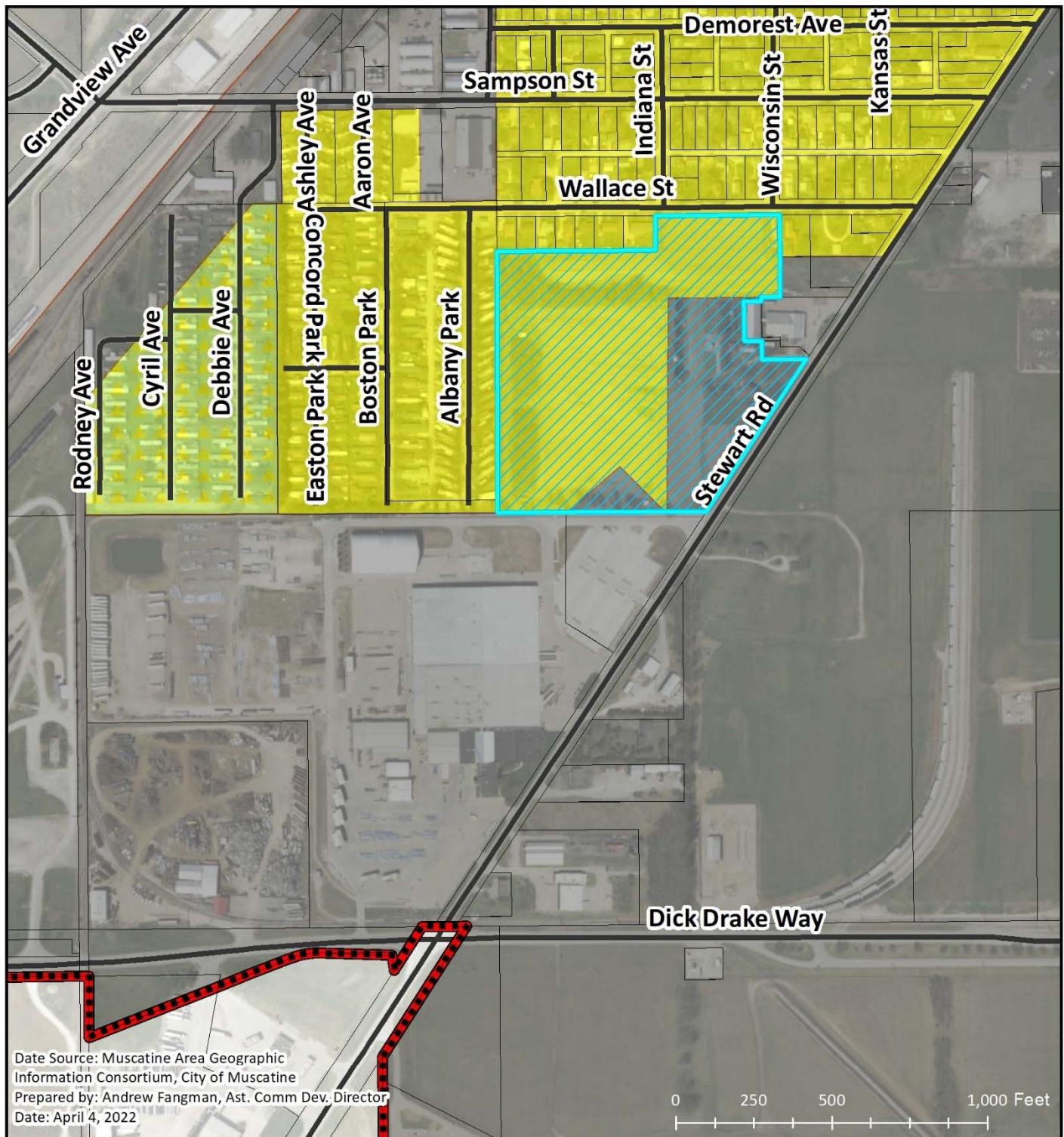
The proposed buildings will be designed and orientated in such a manner, that as much as possible, doors and vehicular operations areas, will be screened from adjoining residential areas by the buildings themselves. Lighting will be installed in such a manner that prevents light trespass on adjoining parcels. There will be no vehicular access off of Wallace Street, and for this reason the proposed development will not generate any additional traffic on the residential streets located to the north and west.

Currently the zoning of the subject parcel is split between the R-3 and M-2 zoning districts, see map on page 3. A rezoning that places the entire parcel into the M-2 districts would be necessary for the development as envisioned by Musco to be permitted. The subject parcel's mixture of residential and industrial land use is reflective of the land use pattern that can be observed in the wider area. Musco's current operations already directly adjoin a residential area on a long stretch of its northern property line.

The key to residential and industrial development coexisting in close proximity is ensuring that any emissions of noise, odor, dust, gas, smoke, or vibration are not a nuisance to residential area. This principle is reflected in Policy LU.7.D of the adopted comprehensive plan which states; *"new industrial developments will be located so that any emissions of noise, odor, dust, gas, smoke, or vibration are not a nuisance to any planned or existing residentially zoned*

areas”. The layout of the proposed development, including screening features along the western and northern property lines, will ensure that the proposed development does not become a nuisance to nearby residential areas.

For the reasons outlined above staff is recommending approval of this rezoning request.



MUSCATINE *Rezoning Case #PZZ-11*

Subject Parcel

Parcels

City Limit

Current Zoning District

AG-Agricultural

M-1 Light Industrial

M-2 General Industrial

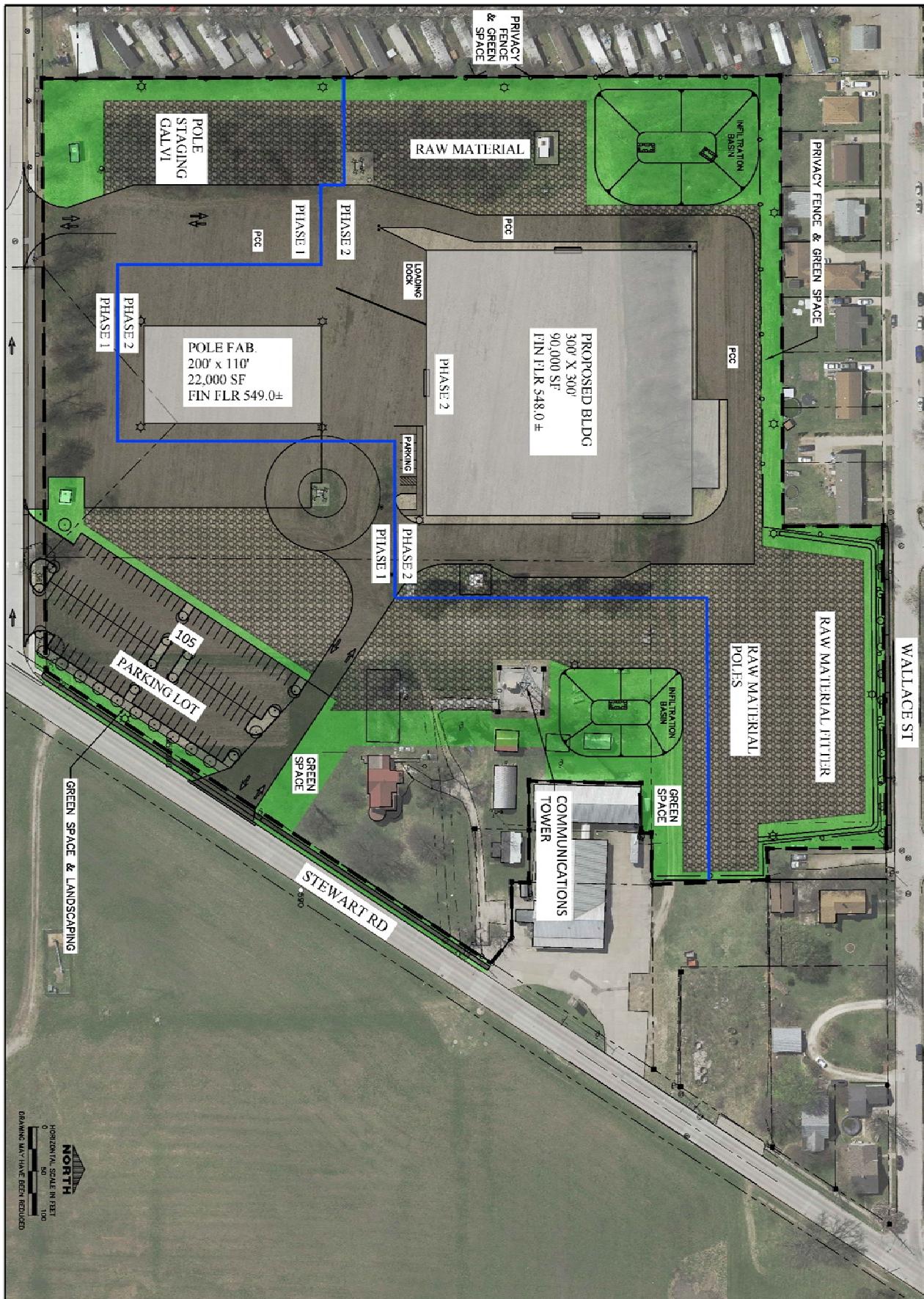
R-2 Single-Family Residence

MU-R3

R-4 Two-Family Residence

R-6 Multi-Family Residence





MASTER PLAN KEMPER SITE DEVELOPMENT

KEMPER SITE DEVELOPMENT
MUSCATINE, IOWA

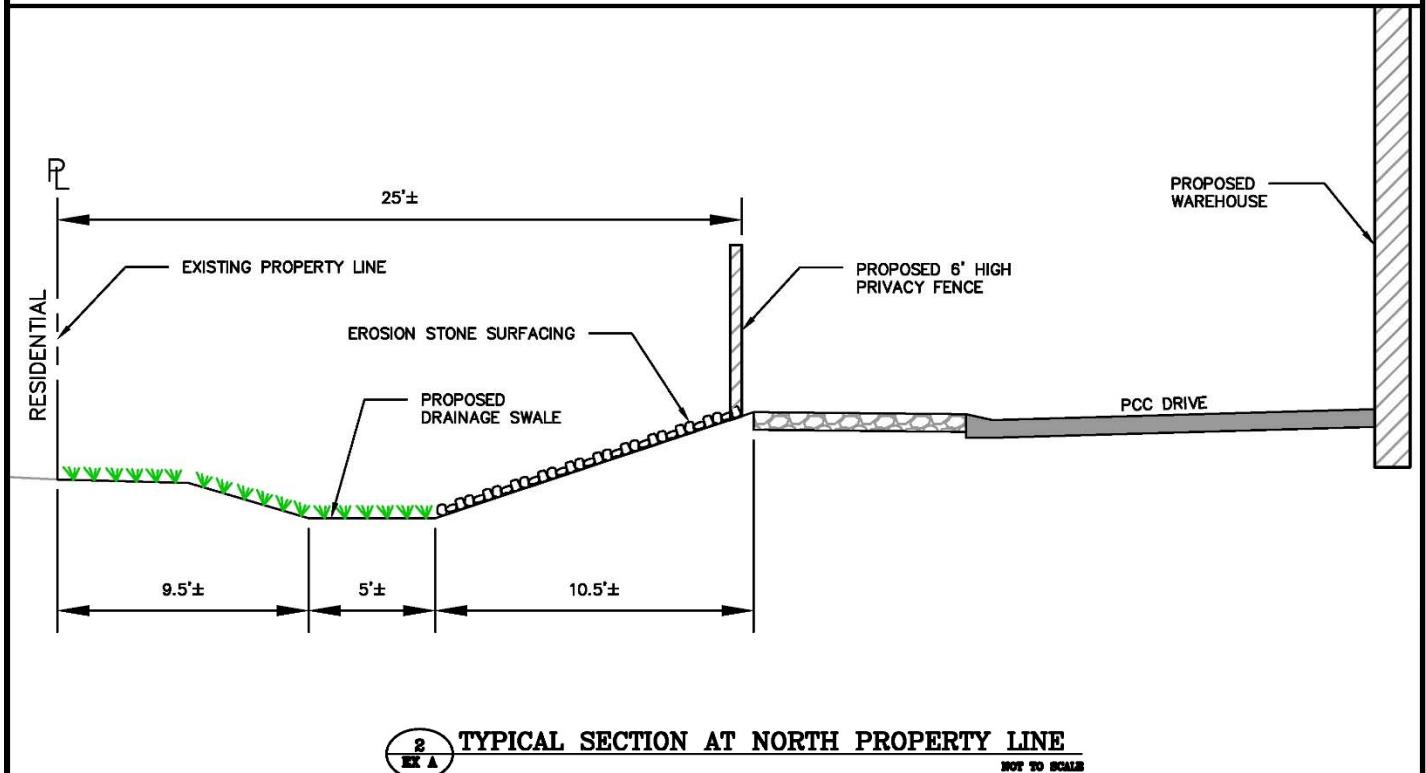
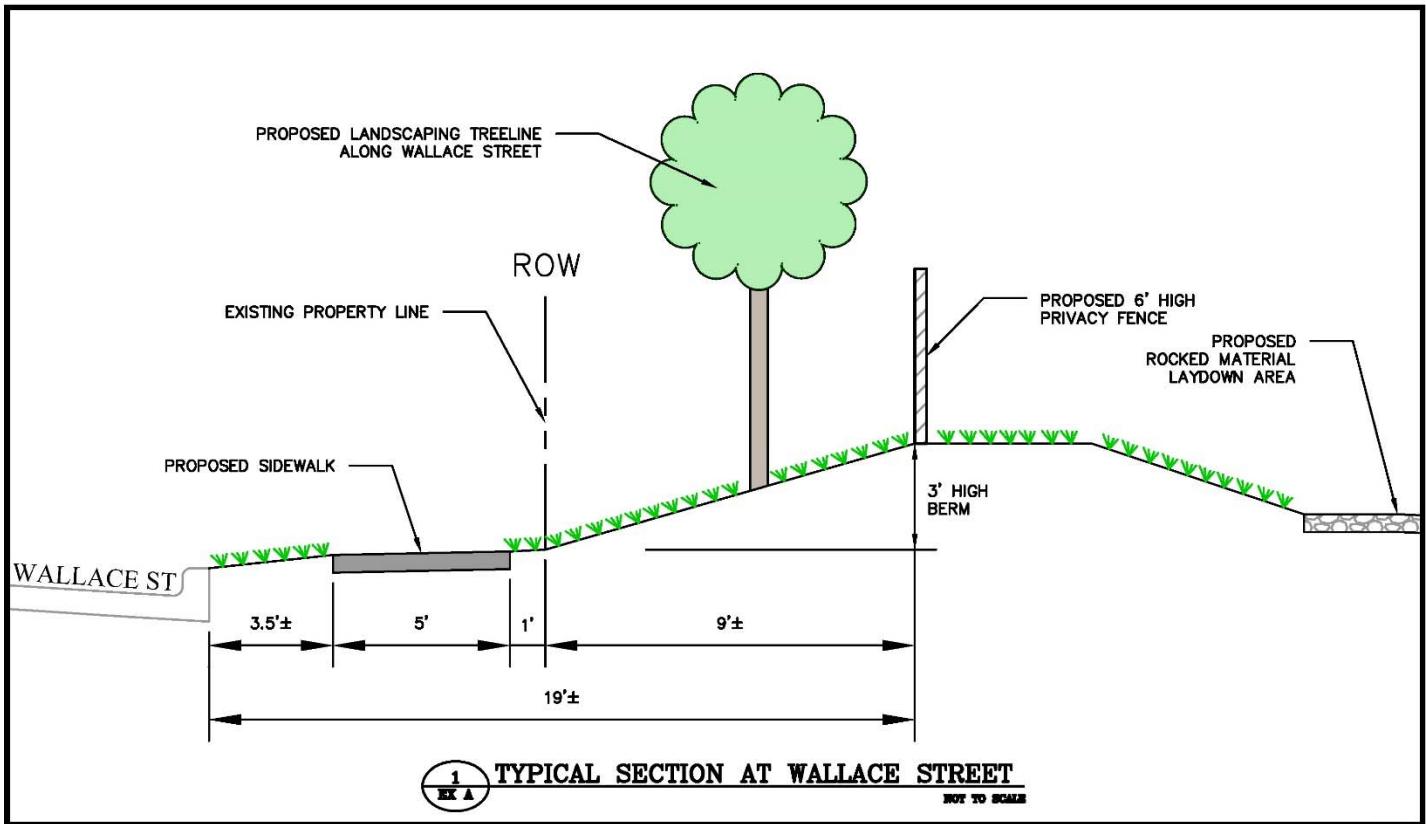
2022

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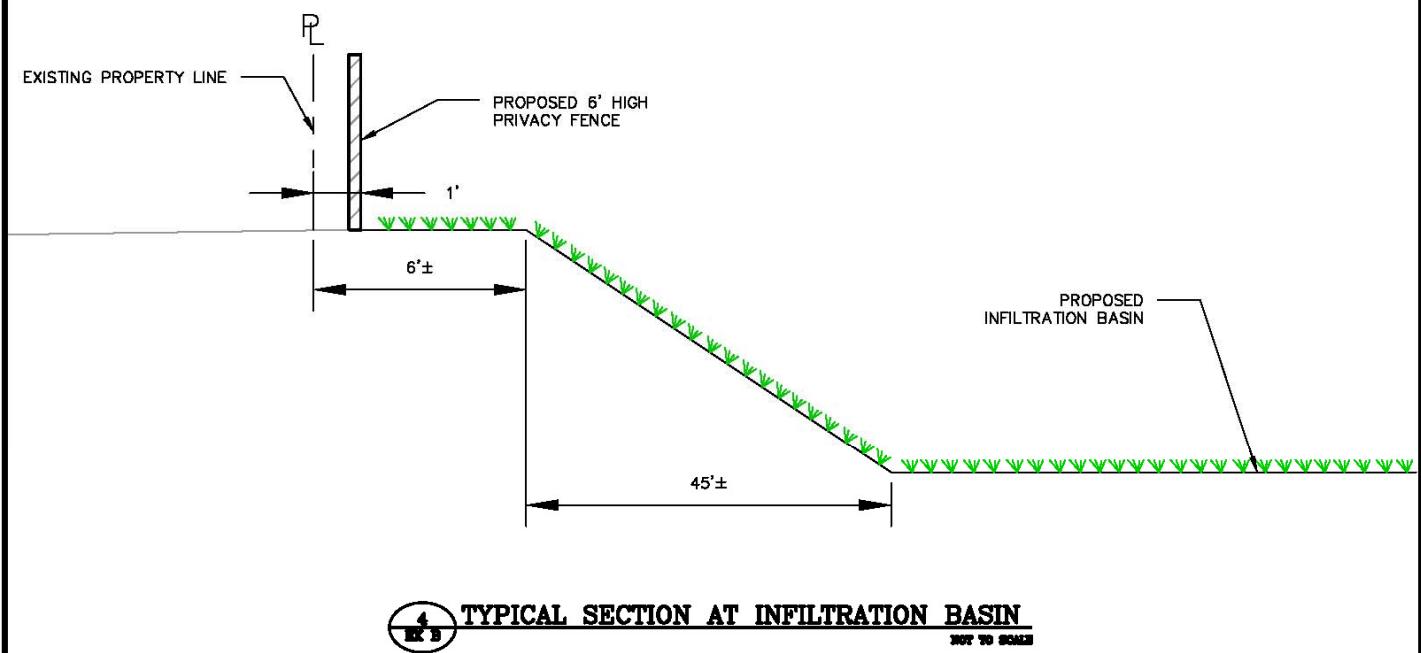
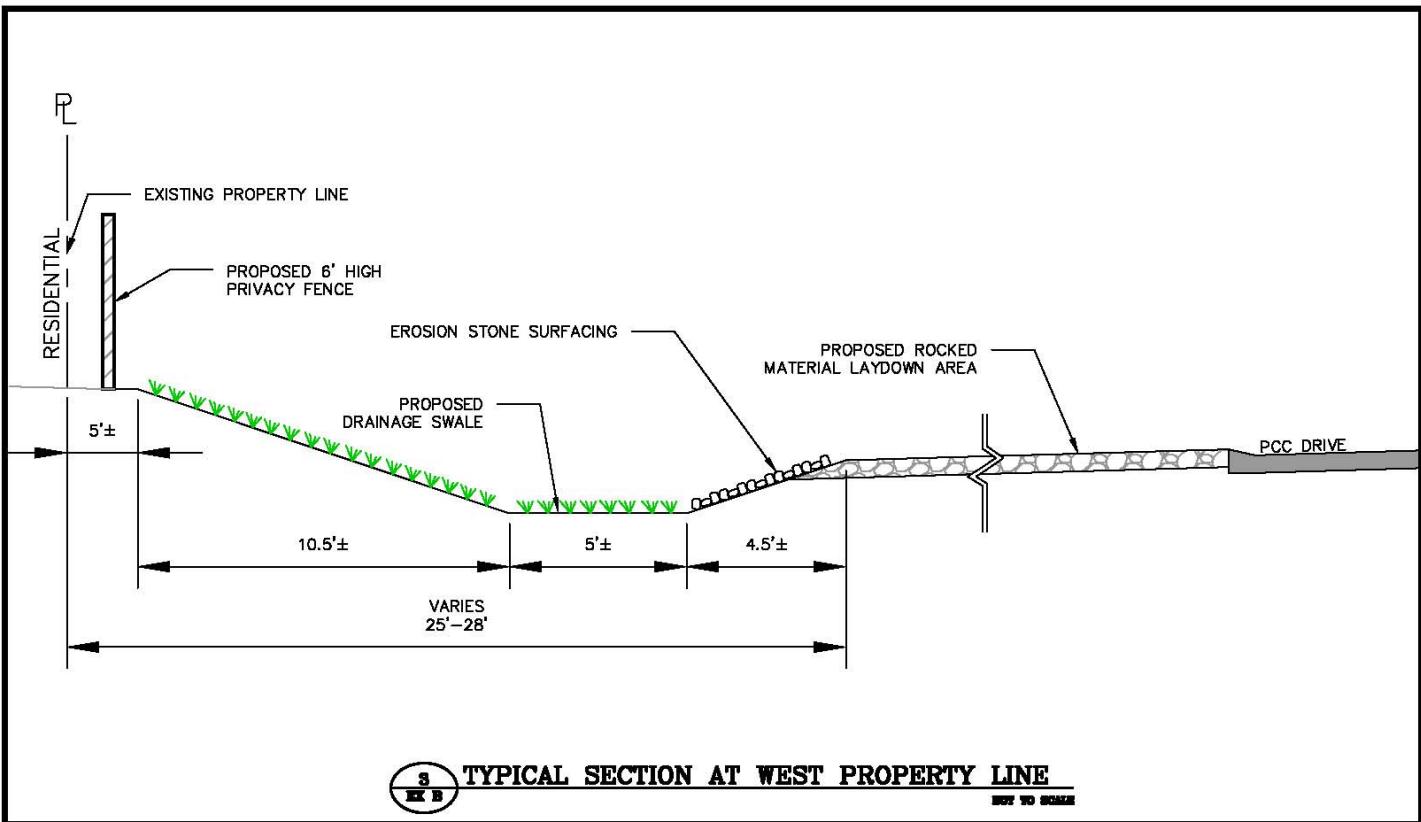
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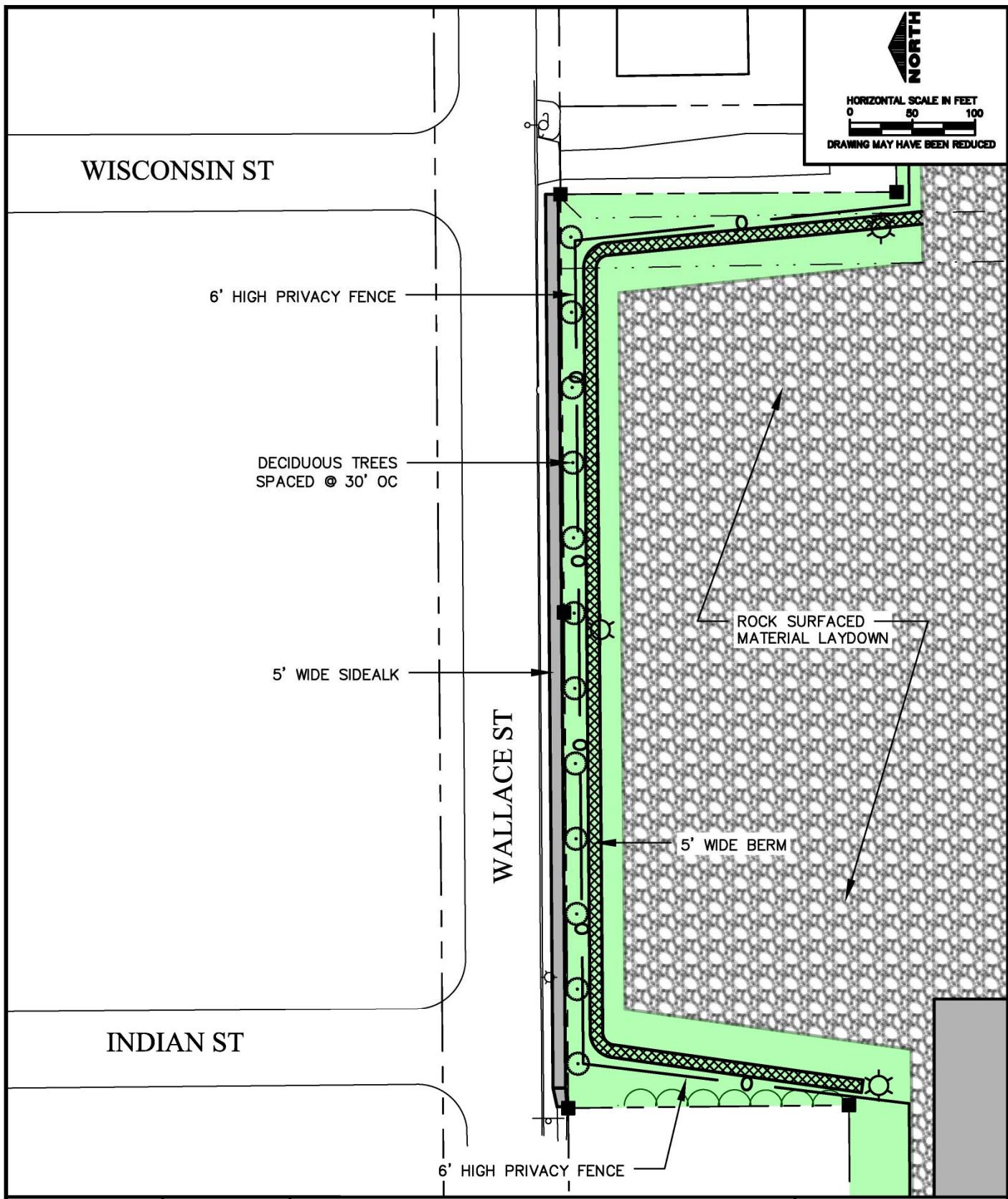
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		<p>WEST PROPERTY SCREENING</p> <p>KEMPER SITE DEVELOPMENT MUSCATINE, IOWA 2022</p>	<p>Drawing No: EX B Sheet: 2 of 3 Date: 03-02-2022 Drawn By: CJK Project No: 21084</p>



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April 3, 2022

Planning and Zoning Commission
c/o Andrew Fangman
City of Muscatine
215 Sycamore Street
Muscatine, Iowa 52761

Dear Andrew,

Musco Sports Lighting intends to expand our operation here in Muscatine by expanding manufacturing operations to the recently acquired Gridco Parcel FF, described in attachments.

In order to facilitate the planned expansion, Musco would like to request the rezoning of the entire parcel FF to M2 - Heavy Industrial to support the operations which are planned to be relocated to this parcel as part of our future expansion.

We are approaching this expansion with a phased plan as follows;

Phase 1 - Spring/Summer 2022

1. Construction of parking on the part of the parcel which is already zoned properly
2. Property line fencing and screening treatments
3. Preparation of entire parcel for future construction

Phase 2

1. 2023 - Construction of 22,000 sq ft manufacturing building
2. 2024 - Construction of 90,000 sq ft manufacturing building

This expansion will allow us to increase overall capacity of operations to support anticipated future business demands by relocating portions of our current operations to new dedicated buildings and space on parcel FF. In addition, this relocation will allow for backfilling of existing space for increased capacities in other areas of our operations.

Over time, we would expect the increased physical capacity of this expansion to also have a positive effect on employment at Musco and for the community.

Respectfully,

Brett Nelson, General Manager