

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment
Conditional Use Case No.: _____

Filed: _____

Board of Adjustment
City of Muscatine, Iowa

Ladies and Gentlemen:

On _____, the undersigned applied for a Conditional Use Permit to

Located on lot _____ Block _____ Addition _____
Address _____ in the _____ Zoning District.

This constitutes a Conditional Use as_

Very truly yours,

Fee Paid: _____
Receipt No.: _____
Date of Hearing: _____
Notice Sent: _____
Approved by Andrew _____
Fangman:

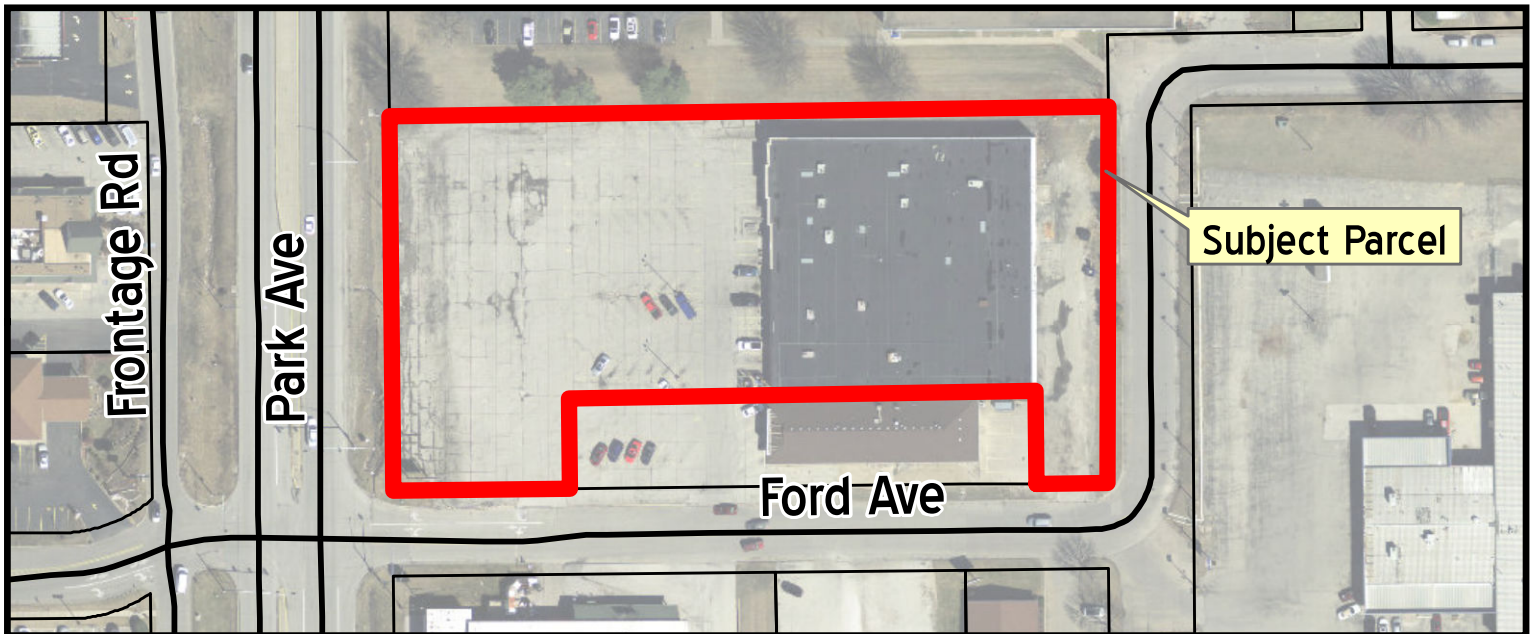
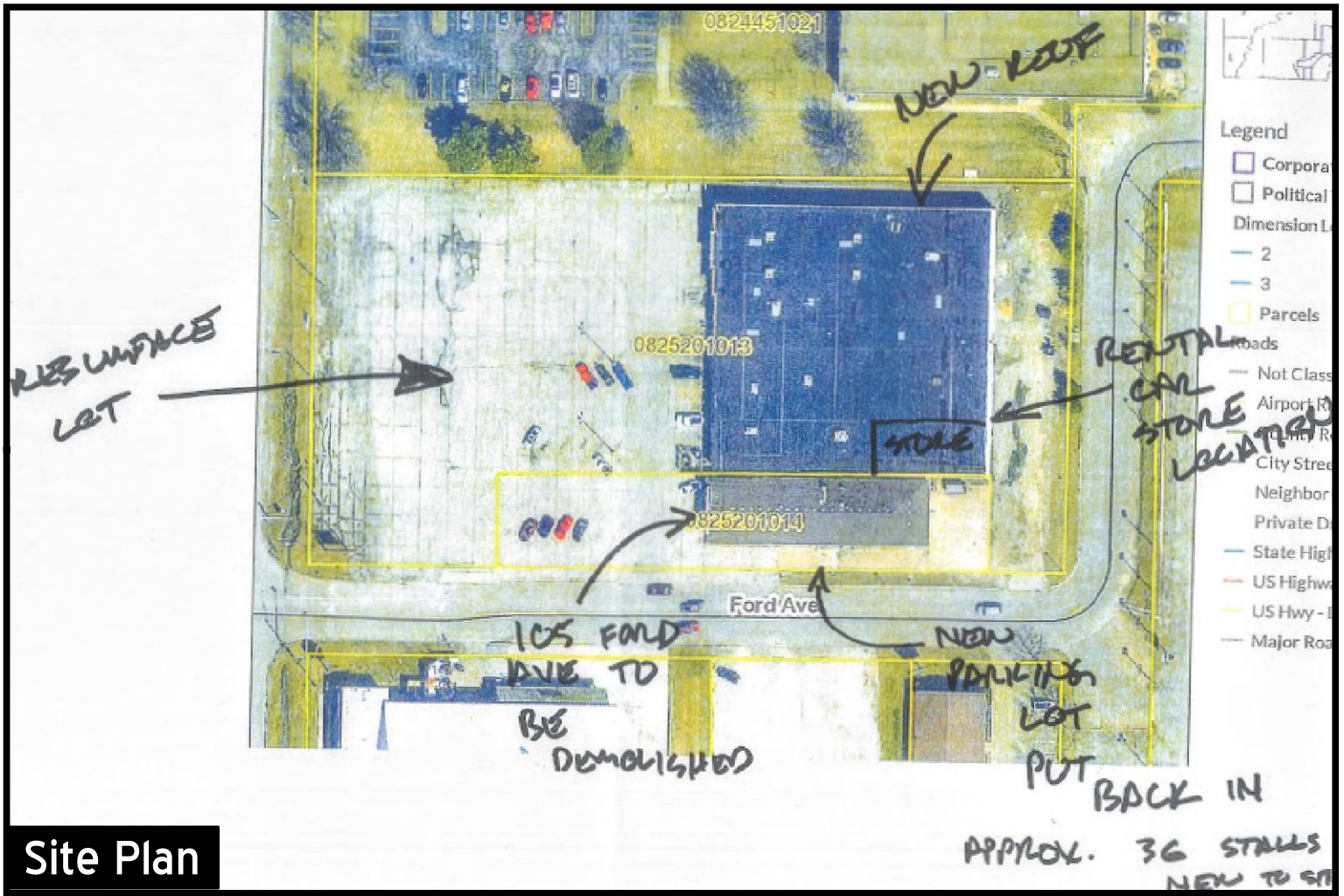
APPELLANT SIGNATURE

PRINT NAME

ADDRESS

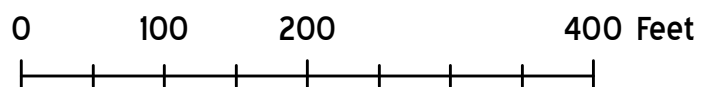
PHONE

Filing fee is \$200.00.



A Conditional use permit to operate a car rental facility in the C-1 District under City Code Section 10-11-2(A)

Conditional Use #273 103 Ford Avenue



Memo

To: The Board of Adjustment
City of Muscatine

From: SDN/KRE Endeavors, LLC
Kevin Koellner

CC:

Date: August 18, 2015

Re: Application for Conditional Use Permit
103 Ford Avenue, Muscatine

Board Members:

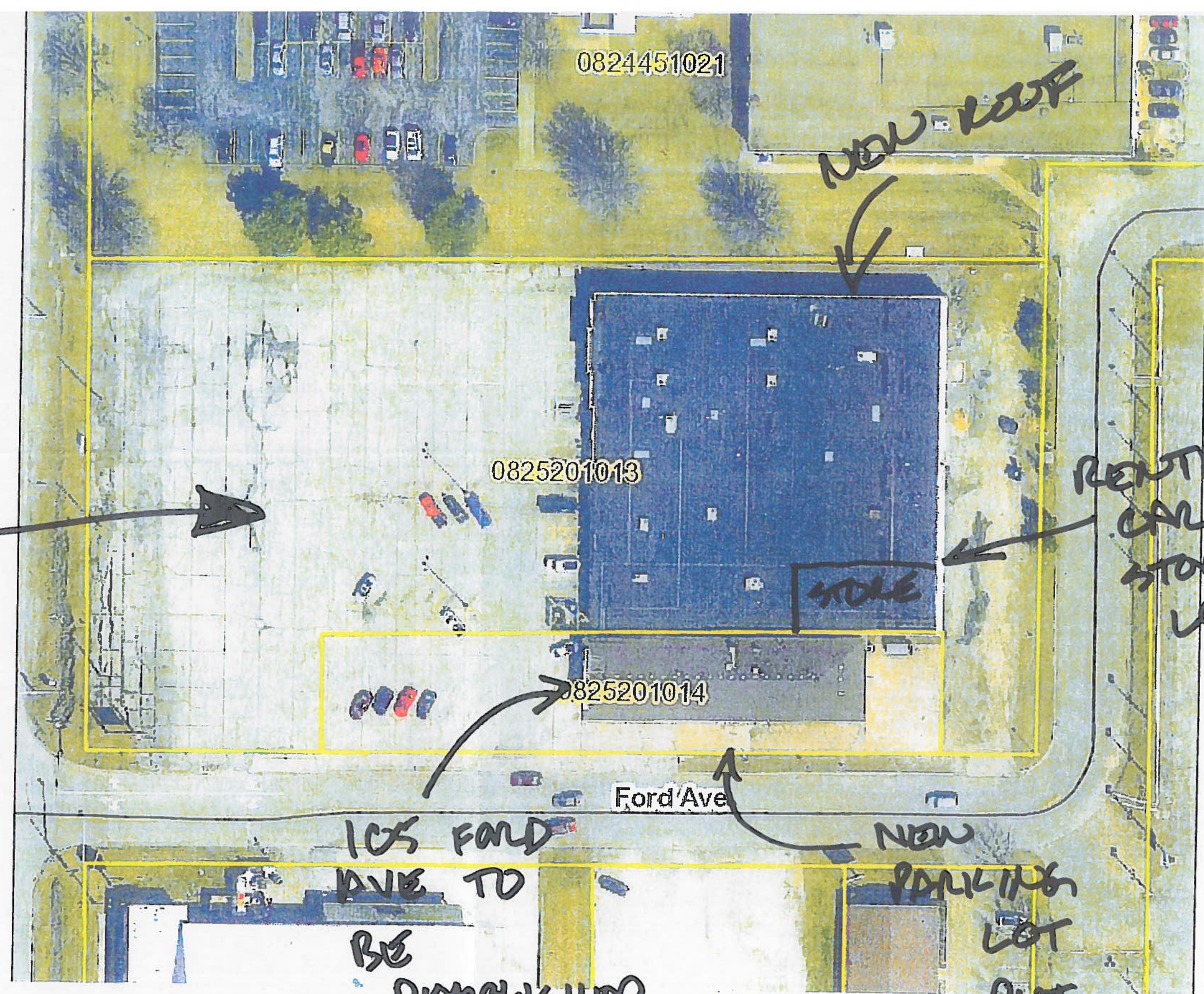
I am hereby requesting a conditional use permit be granted for an Enterprise Car Rental store at 103 Ford Avenue. This building currently houses O'Reilly Auto Parts, a related use business, and the property has an abundance of parking. We are currently in the process of investing approximately \$300,000 of improvements at this property, consisting of a new roof, new asphalt overlay on 80% of the existing pavement, replacement of the concrete approaches at the street, demolition of 105 Ford Avenue and the tenant improvements for the car rental store. All of these improvements will greatly enhance the appearance of this property. The introduction of Enterprise to this property will furnish a revenue stream to help repay a portion of this investment.

There are other auto uses in the immediate area; a NAPA Auto Parts store is located in the former Krieger Dealership immediately to the east. I believe this use is well within keeping in this neighborhood.

Thank you for your consideration.



Kevin Koellner



RESURFACE
LOT

NEW ROOF

RENTAL
CAR
STORE
LOCATED

105 FORD
AVE TO
BE
DEMOLISHED

NEW
PARKING
LOT
PUT

BACK IN

APPROX. 36 STALLS
NEW TO SITE

Legend

- Corporat
- Political
- Dimension Le
- 2
- 3
- Parcels
- Roads
- Not Class
- Airport Rv
- County Ro
- City Stree
- Neighbor
- Private Dr
- State High
- US Highwa
- US Hwy - I
- Major Roa