



COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: September 8, 2015
Re: Rezoning Case # Z-135-15 — GTM Properties (Marsha Daufeldt and Troy Mitchell) — 2107 Grandview Avenue — M-1 Light Industrial to R-6 Multi Family Residential

INTRODUCTION: GTM Properties (Marsha Daufeldt and Troy Mitchell), have submitted an application to rezone a 4 acre parcel located at 2107 Grandview Avenue, just north of Hershey Avenue, M-1 Light Industrial to R-6 Multi Family Residential. See attached map for location details and current zoning of the subject parcel and surrounding area.

BACKGROUND: The subject parcel is the site of a motel that is no longer in operation, the Lamplight Inn. GTM Properties has purchased this property with intent of converting the existing structures into a number of one-bedroom apartments. Multi-family residences are not a permitted use in the M-1 Zoning District, necessitating the need for a rezoning to the R-6 district for this project to proceed.

RECOMMENDATION/RATIONALE: Staff recommends approval of this rezoning request - the proposed conversion of the former Lamplight Inn into a number of affordable housing units. The conversion of an unused and deteriorated former motel into a number of affordable apartments would be beneficial to the community and further a number of Comprehensive Plan goals, most notably the following:

Policy LU.5.C: City of Muscatine policies, regulations, and projects should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

Goal LU.14: The City's major corridors Park Avenue, Grandview Avenue, and Mississippi Drive, should have a significant positive impact on the image, appearance and future economic vitality of the City, by serving as both serving welcoming corridors into the community and vibrant areas of mixed residential and non-residential land uses that enhance the quality of life of the entire Muscatine community.

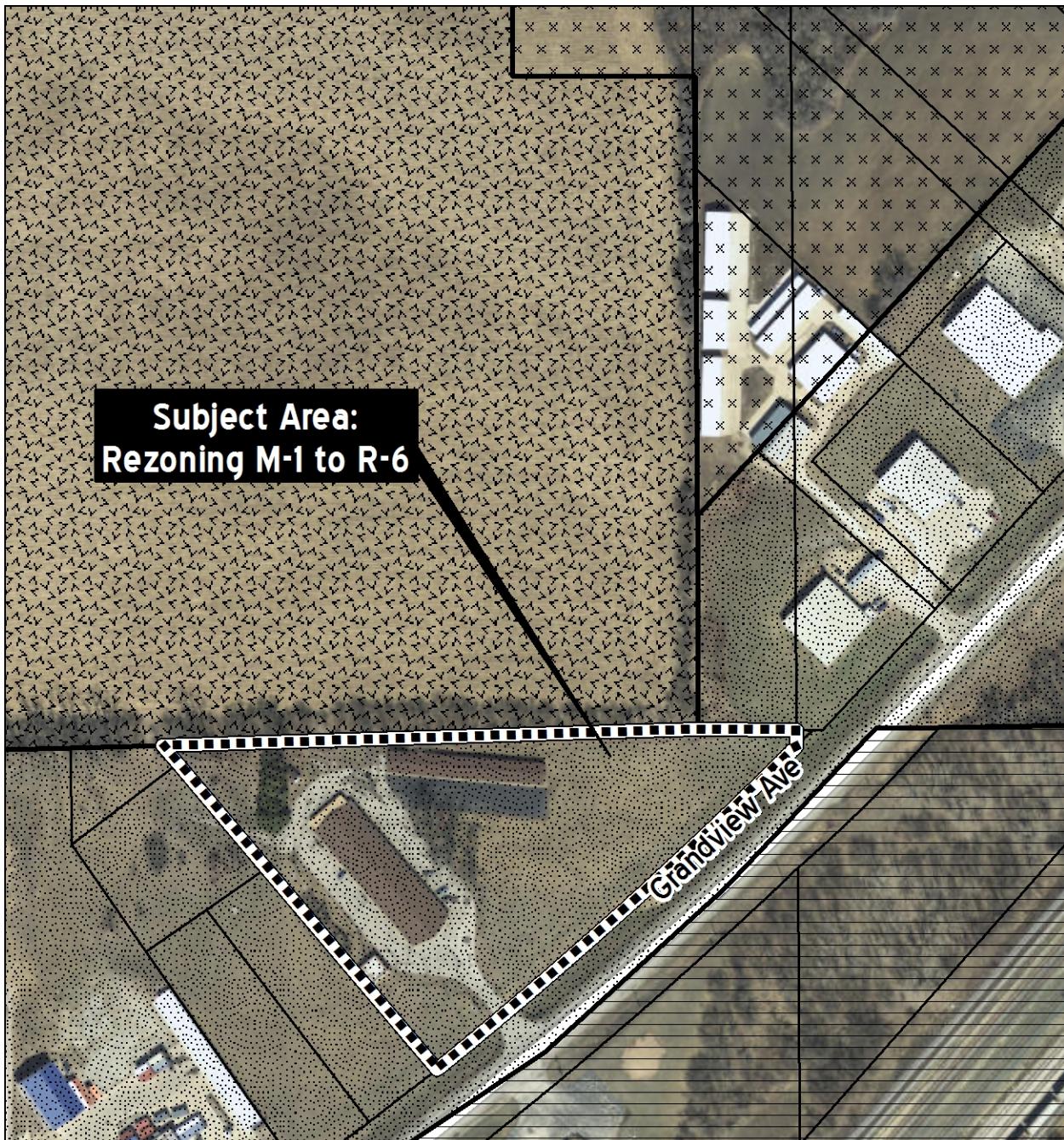
Action H.1.D: Encourage rehabilitation and improvement programs to conserve and upgrade existing properties and buildings.

Goal H.3: The revitalization of established neighborhoods, particularly blighted areas by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

Policy H.7.C: Ensuring an adequate supply of affordable housing will be a consideration in City policies, actions, and projects.

Policy H.7.D: Disperse affordable housing opportunities throughout Muscatine

Despite the fact that approval of this rezoning request would create a zoning district of one parcel that is surrounded by non-residential zoning, approval would not, in the opinion of staff, be an instance of “spot zoning.” This opinion is based on two factors. First, the subject area is four acres in size, a size that makes this subject area too large to be considered spot zoning. Second, the subject area is located within 286 feet of another residential zoning district, and thus will not be the first residential development in the area. Existing land uses surrounding the subject parcel are not incompatible with the proposed residential use of the subject parcel.



MUSCATINE

Rezoning Case # Z-136-15

Current Zoning District



M2-Light Industrial



AG-Agriculture



R2-Single Family Residential



M1-Light Industrial



Subject Area



Parcel Line

0

200

400

800 Feet

Date Source: Muscatine Area Geographic
Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: August 31, 2015

N

E

S

W

GTM Properties, LLC

1501 Plaza Place, Muscatine, IA 52761

Phone: 563.263.8855 / Fax: 563.263.8137

August 10, 2015

City of Muscatine Planning & Zoning
215 Sycamore Street
Muscatine, IA 52761

To Whom It May Concern:

We, Marsha Daufeldt and Troy Mitchell of GTM Properties, LLC, have purchased the old Lamplight Inn as of July 29th, 2015 with the intention of converting it into affordable apartment units. With it already being habitational in nature, we thought it would be a perfect fit for that side of town.

We are certainly aware of the reputation of this location and wish to clean it up, so we are completely remodeling the interior of each building and making them one-bedroom units. With both buildings being single-story and ground floor, each unit would also be a compatible for the elderly and special needs residents as well.

Our ultimate goal is to improve Muscatine with great projects. After making numerous phone calls, we realize that apartment units are a huge need in this city so we truly feel that this would be perfect for Muscatine and its citizens.

We ask that you please consider us for rezoning this amazing property so that we can move forward with this opportunity!

Best Regards,



Marsha Daufeldt
GTM Properties, LLC – Member/Manager



Troy Mitchell
GTM Properties, LLC – Member/Manager