

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 3 Block \_\_\_\_\_ Addition \_\_\_\_\_ Address \_\_\_\_\_  
\_\_\_\_\_ in the \_\_\_\_\_ Zoning District.

This constitutes a Conditional Use as

Very truly yours,

\_\_\_\_\_  
APPELLANT SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
PHONE

Fee Paid: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

Date of Hearing: \_\_\_\_\_

Notice Sent: \_\_\_\_\_

Approved by Andrew Fangman: \_\_\_\_\_

***Filing fee is \$200.00.***

**APPLICANT, OR REPRESENTATIVE FOR, MUST BE  
PRESENT AT MEETING FOR ACTION TO BE TAKEN.**

**CHECK LIST**

- Request must be submitted two weeks prior to meeting date. Board meets the first Tuesday of each month.
- Letter of explanation for request.
- Site plan.
- Names & addresses of property owners within 200 feet of property lines.

## **Variance Request Explanation**

### **Harrison Street Lofts**

While residential is a permitted use within the C-1 Neighborhood and General Commercial District, this district only permits residence “when located on the second story of a building or above” per 10-11-1-D. We are requesting a variance that would permit for residential multi-family units on the first floor as well as two additional floors above.

Harrison Street Lofts is a proposed workforce housing development that will be funded through the Iowa Finance Authority. Part of the regulations supporting this type of financing source is that mixed use is not permitted, therefore any first floor retail or other mixed use on the first floor per the C-1 district would eliminate this proposed development from financing consideration. We further believe a fully residential building offers the perfect transitional use between the Muscatine Mall and adjacent retail to the multi-family residential further east of Bandag Drive. Harrison Street Lofts will offer a mix of one, two, and four bedroom homes with amenities such as on-site management and maintenance, lounge/community room, theater room, fitness center, business center, playground, and covered shelter. Additionally, the workforce housing component of the development offers the residents access to training program with a course of study potentially leading to certificate, degree, or competency skill.

