

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,

\_\_\_\_\_

PRINT NAME

\_\_\_\_\_

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.

January 24, 2017

Andrew Fangman, City Planner  
City of Muscatine  
215 Sycamore Street  
Muscatine, IA 52761

Dear Mr. Fangman:

HBK Engineering, LLC, on behalf Kum & Go, LLC, requests that the City of Muscatine grant a Conditional Use in the C-1 zone to allow for the construction of a new Go Fresh Market (automobile service station) on Block 76 of the City of Muscatine (Original Town) which encompasses the area between Cedar Street, Sycamore Street, 4<sup>th</sup> Street and 5<sup>th</sup> Street.

The Go Fresh Market will be constructed on the entire block and one-half of the block (between the alley and 5<sup>th</sup> Street and Cedar Street and Sycamore Street) is zoned C-1 and one-half of the block (between the alley and 4<sup>th</sup> Street and Cedar Street and Sycamore Street) is zoned C-2.

Please see the attached draft site plan for details of the proposed site layout.

Feel free to contact me at 319-338-7557 or at [slong@hbkengineering.com](mailto:slong@hbkengineering.com) if you have questions about the vacation request.

Sincerely,



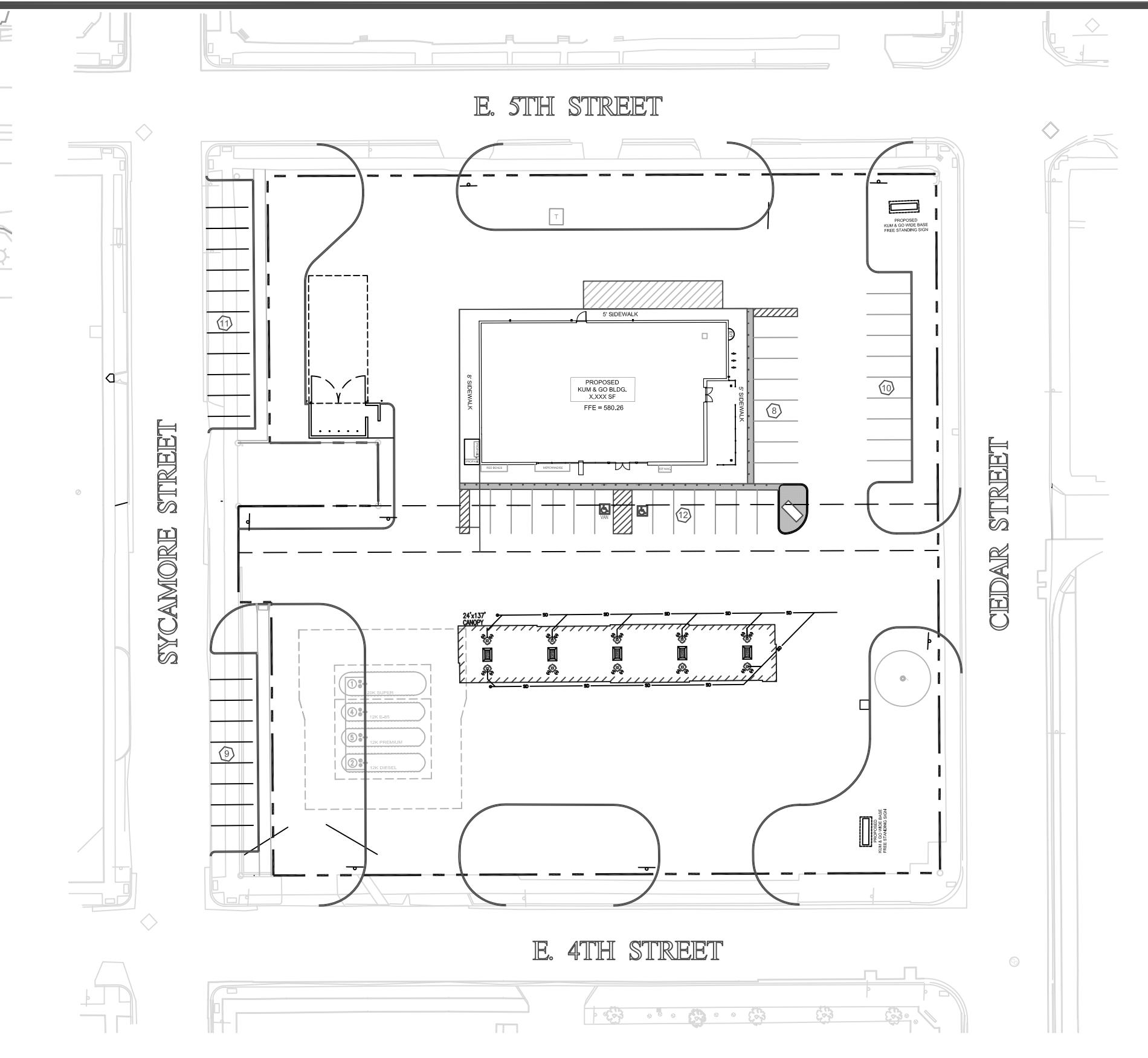
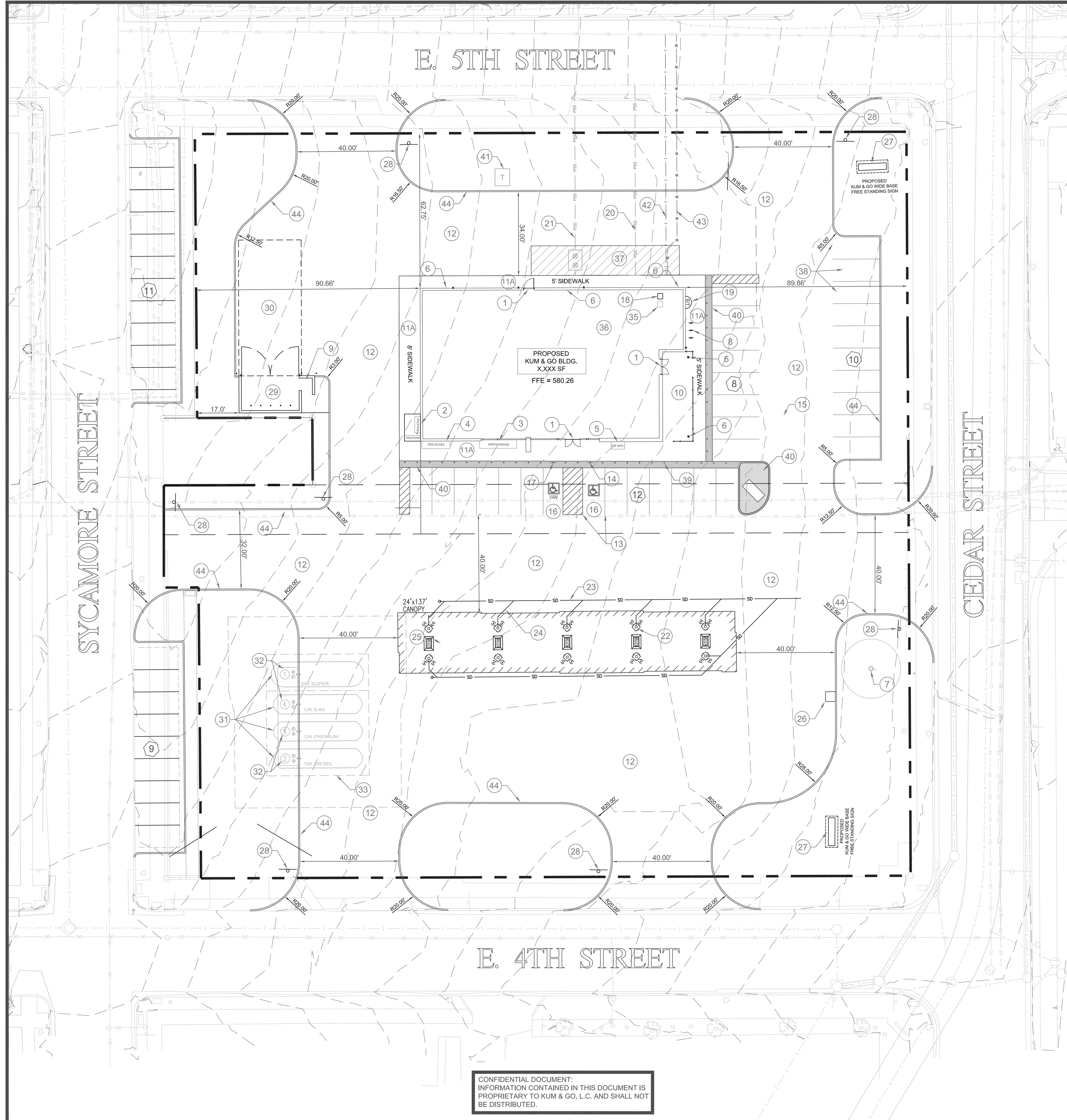
Steve Long, AICP

1436 - MUSCATINE, IOWA  
S. GILBERT ST. & MCCOLLISTER BLVD.  
SITE PLAN

REVISIONS

DATE: 01-05-17

SHEET NUMBER:  
C1.1



LEGEND:

- KUM & GO PROPERTY LINE
- STALL QUANTITY
- SIGN

FLAG NOTES:

- BUILDING ENTRY, REFER TO ARCHITECTURAL PLANS
- PROPANE CAGE (11' x 11', 4" CONCRETE PAD. 1.5% SLOPE AWAY FROM SIDE WALL OF BUILDING)
- MERCHANDISE
- RED BOX(ES)
- ICE MERCHANDISE
- DOWN SPOUT, INVERT ELEVATION -2.00' F.F.E. (CONNECT TO 6" STORM DRAIN PIPE) [\(SEE DETAIL A - SHEET C3.2\)](#)
- 40' FLAGPOLE, MAINTAIN 024' CLEAR SPACE ABOVE GRADE
- BIKE RACK/BOLLARD TO BE WITHIN 200 YARDS OF ENTRANCE, 5.0' x 6.5' x 4" THICK CONCRETE PAD (SEE DETAIL D - SHEET C4.2)
- DESIGNATED SMOKING AREA TO BE 25' OR GREATER FROM ANY ENTRY, 2x2' CONCRETE PAD IN LANDSCAPED AREAS ONLY. 4" CONCRETE PAD WHEN IN LANDSCAPED AREA.
- BUILDING CANOPY OVERHANG
- 4" CONCRETE SITE SIDEWALK WITH AGGREGATE BASE, 1.5% MAX. CROSS SLOPE. [\(SEE SHEET C4.4\)](#) (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN)
- BUILDING CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE. [\(SEE SHEET C4.4\)](#) (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN)
- 6" CONCRETE PAVEMENT
- 4" WIDE YELLOW PAVEMENT MARKING, TYP.
- BOLLARD MOUNTED ADA PARKING SIGN (IF APPLICABLE) [\(SEE DETAIL A - SHEET C4.2\)](#)
- ADA CURB RAMP
- ACCESSIBLE PARKING SPACE
- BOLLARD MOUNTED HANDICAP VAN PARKING SIGN [\(SEE DETAIL A - SHEET C4.2\)](#)
- WATER METER LOCATION, UNLESS REQUIRED IN R.O.W.
- ELECTRICAL / TELEPHONE CONNECTION
- CONNECT TO 4" SANITARY SEWER SERVICE FROM REAR OF BUILDING. INVERT ELEVATION 50" BFG
- INSTALL GREASE INTERCEPTOR WITH SAMPLE PORT AND TRAFFIC RATED LIDS. PER LOCAL STANDARDS AND SPECIFICATIONS. VENT BACK TO BUILDING. (FOR SERVICEABILITY, KEEP WITHIN 75 FT OF PAVED AREA)
- 1" IRRIGATION WATER SERVICE OUT TO SYSTEM FROM SIDE OF BUILDING. INVERT ELEVATION PER LOCAL REQUIREMENTS. INSTALL SERVICE ENTRY BELOW SLAB. (IF APPLICABLE)
- CONNECT TO 2" WATER SERVICE FROM SIDE OF BUILDING. INVERT ELEVATION PER LOCAL REQUIREMENTS.
- INTEGRAL CONCRETE CURB [\(SEE DETAIL D - SHEET C4.3\)](#)
- 2.5' CONCRETE LIGHT POLE BASE [\(SEE DETAIL I - SHEET C4.2\)](#)

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

DATE	REVISION DESCRIPTION
01-05-17	