

ORDINANCE NO. _____

**An Ordinance rezoning real estate in the City of Muscatine
from R-3 Residential to R-L Large Scale Residential Development**

WHEREAS, the Real Estate described below is presently zoned R-3 Residential; and

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, Iowa, has held a public meeting on the proposed rezoning as required by City Code; has considered all the factors listed in Subsection 10-10-9(B) of the City Code; and has recommended that such Real Estate be rezoned to R-L Large Scale Residential Development; and

WHEREAS, the best interests of the City will be served by rezoning such Real Estate as proposed.

IT IS, THEREFORE, ORDAINED, by the City Council of Muscatine, Iowa, as follows:

Section 1. This Real Estate is rezoned to R-L Large Scale Residential Development:

A part of the Northeast Quarter of Section 26, Township 77 North, Range 2 West of the 5th P.M. in Muscatine County, Iowa, more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 26; thence South 2.21 chains (145.86 feet); thence East 13.50 chains (891.00 feet); thence South 5°11' East along the center of Tipton Road (also known as Isett Avenue) 606.10 feet; thence West along the North line of Blaine Street in Park Place Addition to the City of Muscatine, as originally platted, 1136.00 feet; thence North 749.00 feet along a line 152.00 feet East of the East line of Sixth Avenue in Park Place Addition and parallel thereto; thence East 4.46 chains (294.36 feet) to the Place of Beginning; EXCEPT parts thereof conveyed by Warranty Deed recorded in Book 282 Lots, page 434, and by Quit Claim Deed recorded in Book 292 Lots, page 1269, in the Muscatine County, Iowa, Recorder's office.

Section 2. The Zoning Ordinance of the City of Muscatine, Iowa, is amended to provide that the Real Estate is zoned R-L Large Scale Residential Development.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

PASSED, APPROVED, AND ADOPTED on _____, 2017.

ATTEST:

Diana Broderson, Mayor

Gregg Mandsager, City Administrator

1st Reading _____
2d Reading _____
3d Reading _____
Publication _____