
COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: May 14, 2019
Re: Rezoning Case #PZZ-7 • Muscatine County • 1.5 Acres along 5th Street from Walnut Street to Mulberry Avenue • C-1 Neighborhood & General Commercial & R-5 Multi-Family Residence to C-2 Central Commercial

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

INTRODUCTION Muscatine County has submitted an application to rezone 1.5 acres located along 5th Street, between Walnut Street to Mulberry Avenue, from C-1 Neighborhood & General Commercial and R-5 Multi-Family Residence; to C-2 Central Commercial.

BACKGROUND: Muscatine County is proposing to construct a new maintenance facility for the Muscatine County General Services Department on a County owned parking lot that is located on 5th Street between Walnut Street and Mulberry Avenue. The proposed 4,800 square foot facility would house County General Services Department. From this location the General Services Department would dispatch to serve other County facilities. This facility would accommodate the storage of lawn care and snow removal equipment. These functions are current housed in the old jail building, which located at the northeast corner of the Walnut St and 4th St intersection, about 150 feet from the site of the proposed new facility. The proposed facility would also store search and rescue watercraft, replacing the current storage site which is located off of Washington Street. Vehicular access to the site would be from two existing curb cuts off of 5th Street.

Currently this zoning of this site is split between two zoning districts; the C-1 Neighborhood & General Commercial and R-5 Multi-Family Residence. The majority of the proposed facility falls within an area currently zoned as R-5, a zoning district that does not permit the type of use that the County is proposing. As such the County is proposing to change the rezone this area to C-2. The C-2 district is consistent with the zoning of adjoining County owned facilities to the south and west, and also permits the proposed use.

RECOMMENDATION/RATIONALE:

Staff recommends approval of this rezoning request. The recommendation of approval is based on a finding that the proposed rezoning is supported by the adopted Comprehensive Plan, and compatibility with adjoining and nearby land uses.

The proposed location for a new maintenance facility for the Muscatine County General Services Department is logical extension of adjoining and nearby land uses. The adjoining areas to south and west of proposed site of new facility contain the County Court House, the County Jail, and the City Public Safety Building. The activities that will occur at the proposed facility are

currently taking place at the old jail building which is located about 150 feet from the proposed site, without causing any known issues to nearby property owners.

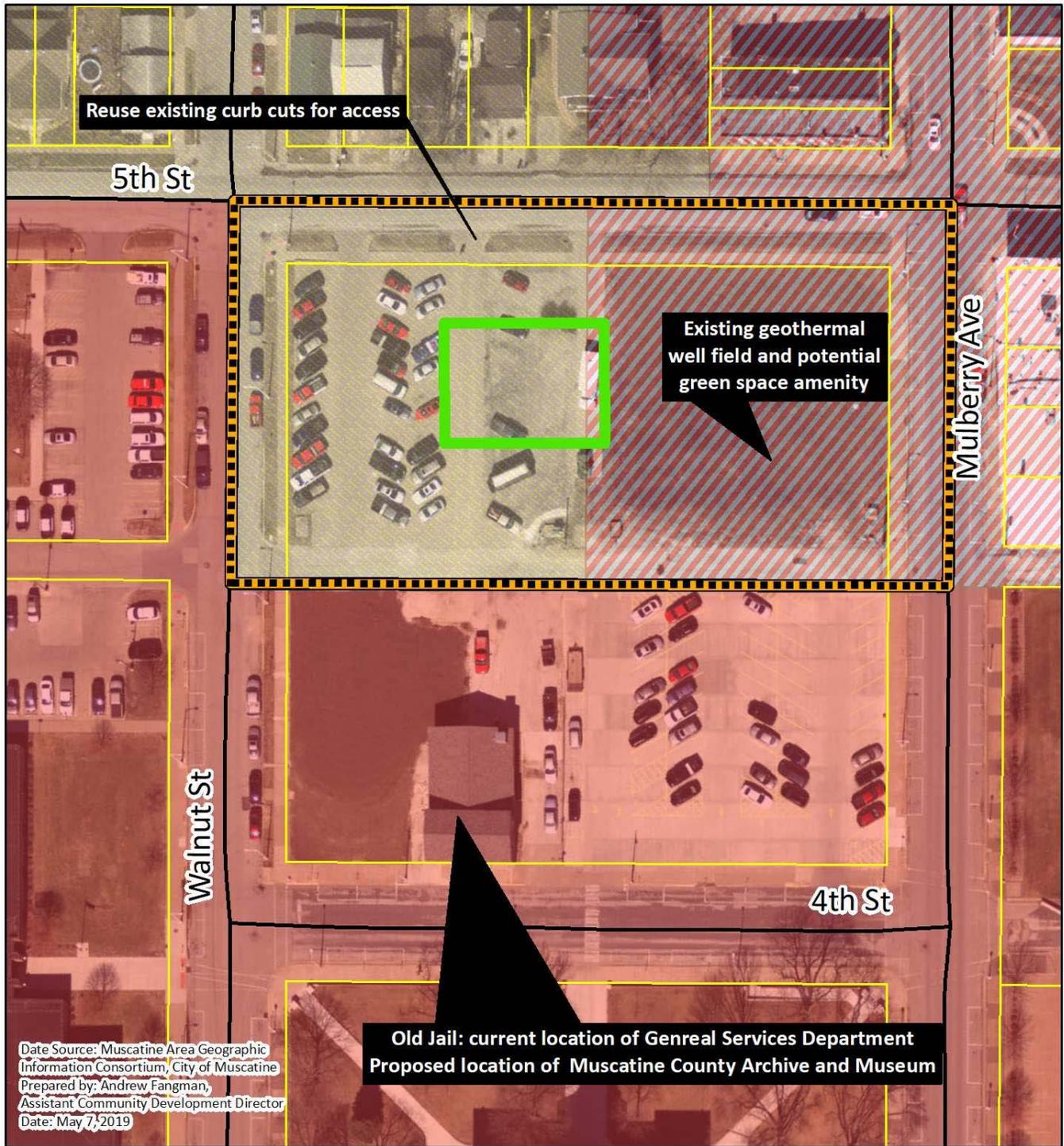
The Mulberry Avenue and 5th Street intersection serves as a major gateway into downtown. Currently the site is being used for a surface parking lot. A non-landscaped surface does not create a visualaly appealing gateway into down. The proposed structure, with appropriate architectural treatment and landscaping, would improve the visual appeal of this downtown gateway.



Looking south onto the subject site



Looking north onto the subject site



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, Assistant Community Development Director
 Date: May 7, 2019

Old Jail: current location of Genreal Services Department
 Proposed location of Muscatine County Archive and Museum

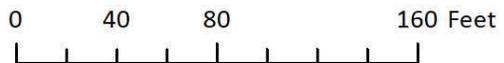


MUSCATINE Rezoning Case #PZZ-7

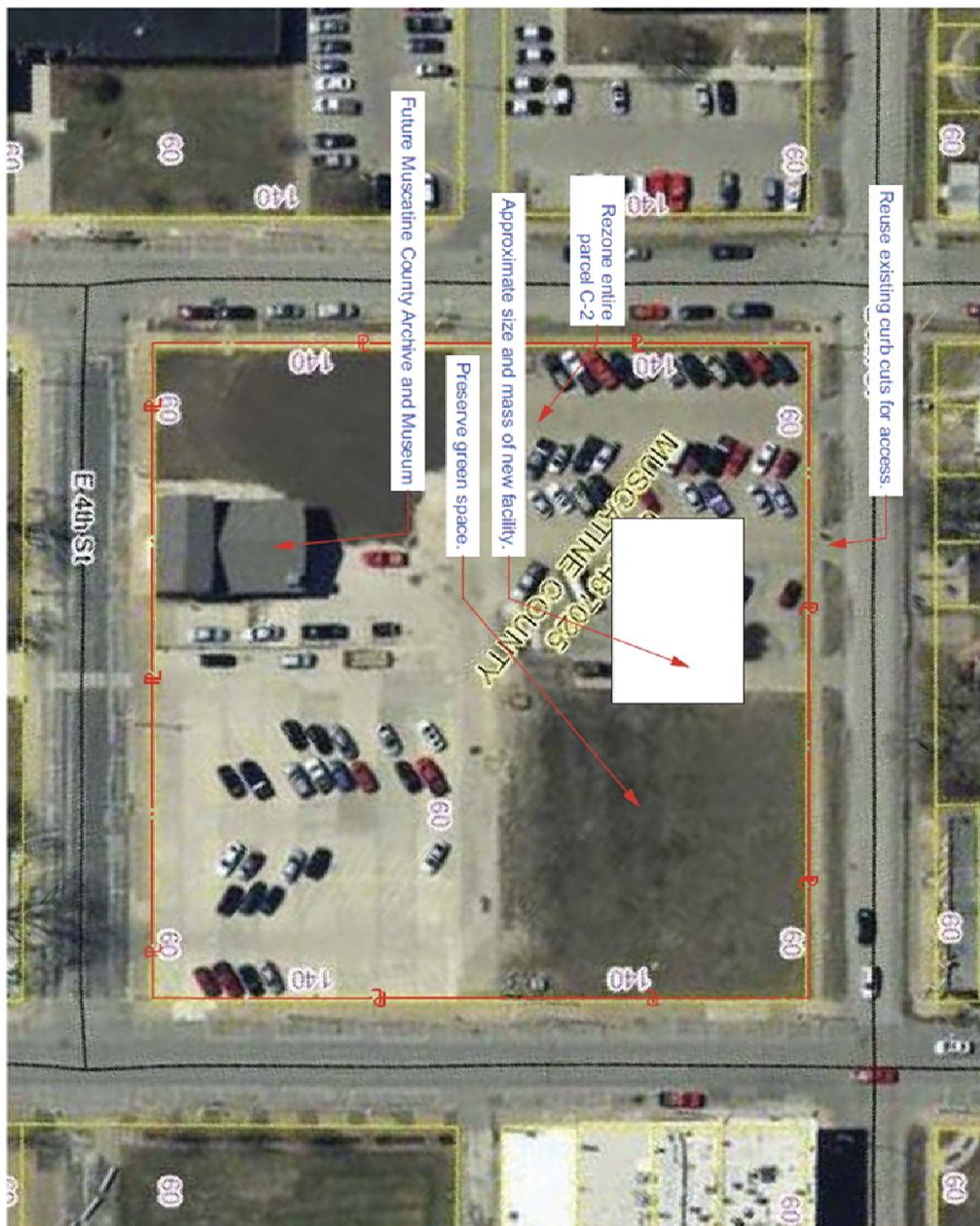
Current Zoning Distirctcs

-  C-1 Neighborhood & General Commercial
-  C-2 Central Commercial
-  R-5 Multi-Family Residence

-  Area Proposed for Rezoning to C-2
-  Proposed Location of New General Services Maintenance Facility
-  Parcel Lines



1 SITE
SCALE: 1" = 50'



SK-1

SITE
CONCEPT

DATE: 4/26/2019
SHEET TITLE
**NEW MUSCATINE COUNTY
GENERAL SERVICES
MAINTENANCE FACILITY**
5TH STREET BETWEEN MULBERRY AND
WALNUT
MUSCATINE, IA 52761



horizon.
original.
architecture.
michael@horizon-architecture.com
(563) 506-4965