



City Hall, 215 Sycamore St.  
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## COMMUNITY DEVELOPMENT

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

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
Jodi Royal-Godwin, Community Development Director  
**From:** Andrew Fangman, Assistant Community Development Director  
**Re:** Rezoning Case #PZZ-7 • Muscatine County • 1.5 Acres along 5<sup>th</sup> Street from Walnut Street to Mulberry Avenue • C-1 Neighborhood & General Commercial & R-5 Multi-Family Residence to C-2 Central Commercial

**INTRODUCTION** Muscatine County has submitted an application to rezone 1.5 acres located along 5<sup>th</sup> 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 5<sup>th</sup> 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 currently housed in the old jail building, which is located at the northeast corner of the Walnut St and 4<sup>th</sup> 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 5<sup>th</sup> Street.

Currently the 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 requesting to change 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:

The Planning and Zoning Commission at their May 14<sup>th</sup> meeting unanimously voted to recommend approval of this rezoning request. 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 the 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 5<sup>th</sup> 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 visually appealing gateway into the area. The proposed structure, with appropriate architectural treatment and landscaping, would improve the visual appeal of this downtown gateway.

**BACKUP INFORMATION:**

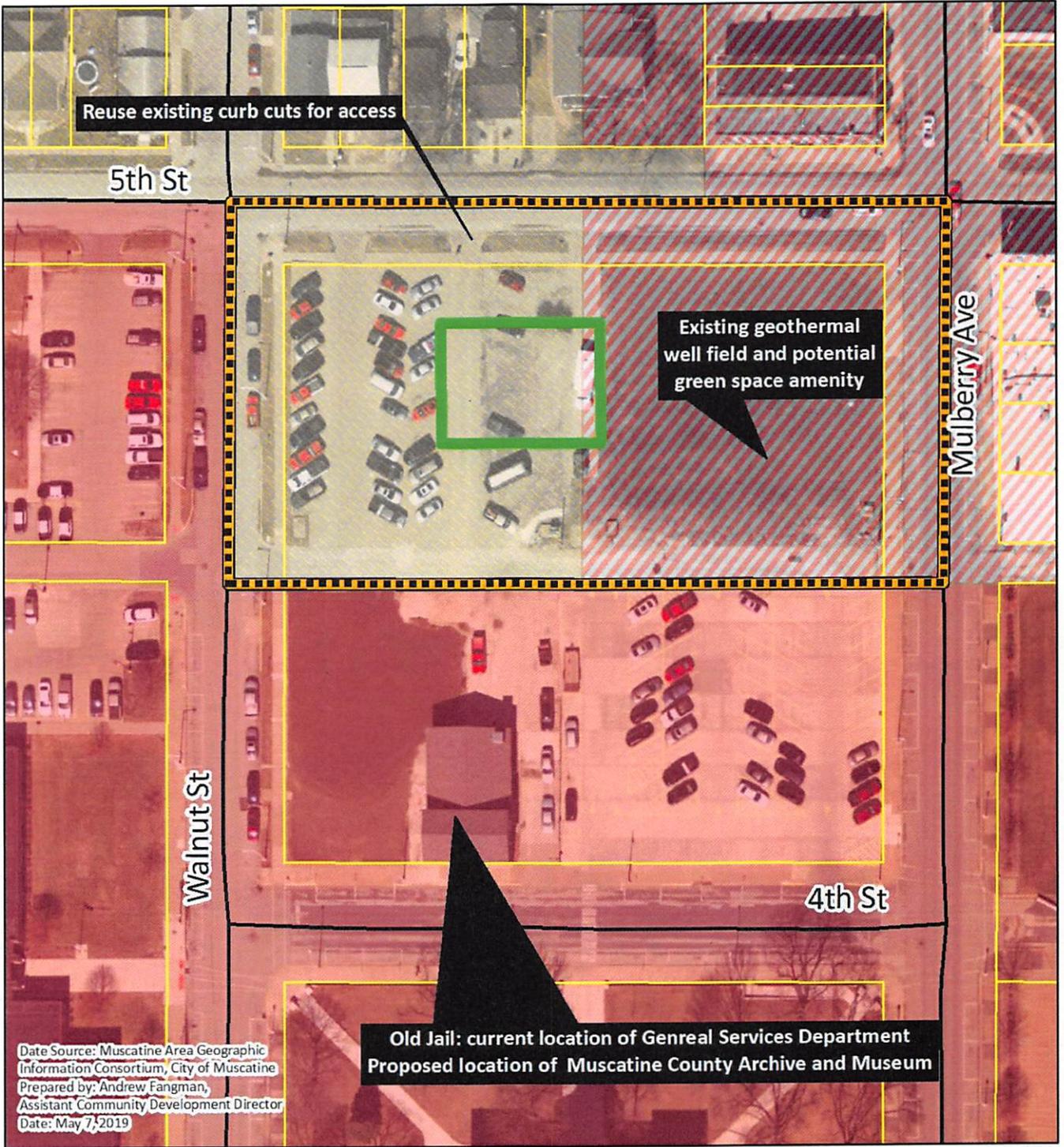
1. Ordinance



Looking south onto the subject site



Looking north onto the subject site



# MUSCATINE Rezoning Case #PZZ-7

## Current Zoning Distircts

 C-1 Neighborhood & General Commercial

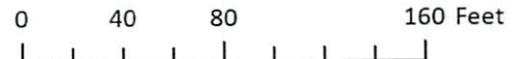
 C-2 Central Commercial

 R-5 Multi-Family Residence

 Area Proposed for Rezoning to C-2

 Proposed Location of New General Services Maintenance Facility

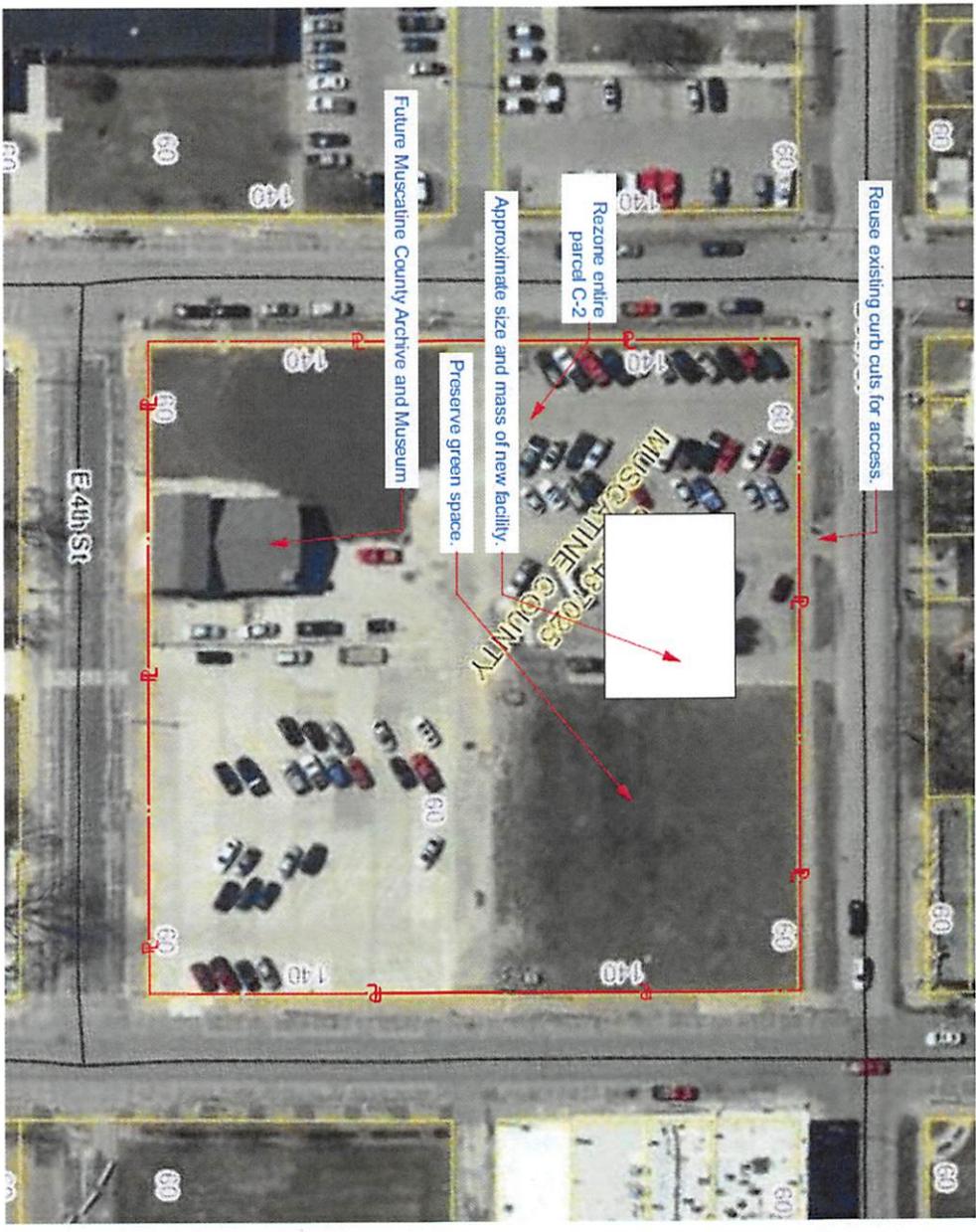
 Parcel Lines



CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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SITE  
SCALE: 1" = 50'



SK-1

SITE  
CONCEPT  
SHEET TITLE

DATE: 4/26/2019

**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

**ORDINANCE NO. 2019-0154**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF MUSCATINE, IOWA**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE,  
IOWA AS FOLLOWS:

Section 1. That the boundaries of the District Map, being a part of the Zoning Ordinance, which is Title Ten of the Ordinance of the City of Muscatine, Iowa, be and the same are, hereby amended to rezone the following described real estate, situated in the City and County of Muscatine, and State of Iowa, to-wit:

**Lots 6, 7, 8, 9 & 10 of Block 74 of Original Town, City of Muscatine, Muscatine County Iowa.**

Said real estate shall be rezoned from C-1 Neighborhood & General Commercial District and R-5 Multi-Family Residence District; to C-2 Central Commercial District

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this    day of    , 2019.

CITY COUNCIL OF THE CITY OF  
MUSCATINE, IOWA

Attest:

By \_\_\_\_\_  
Diana L. Broderson, Mayor

\_\_\_\_\_  
Gregg Mandsager, City Clerk

1<sup>st</sup> Reading – June 6, 2019  
2<sup>nd</sup> Reading \_\_\_\_\_  
3<sup>rd</sup> Reading \_\_\_\_\_  
Publication \_\_\_\_\_