

COMMUNITY DEVELOPMENT

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

To: Mayor and City Council Members

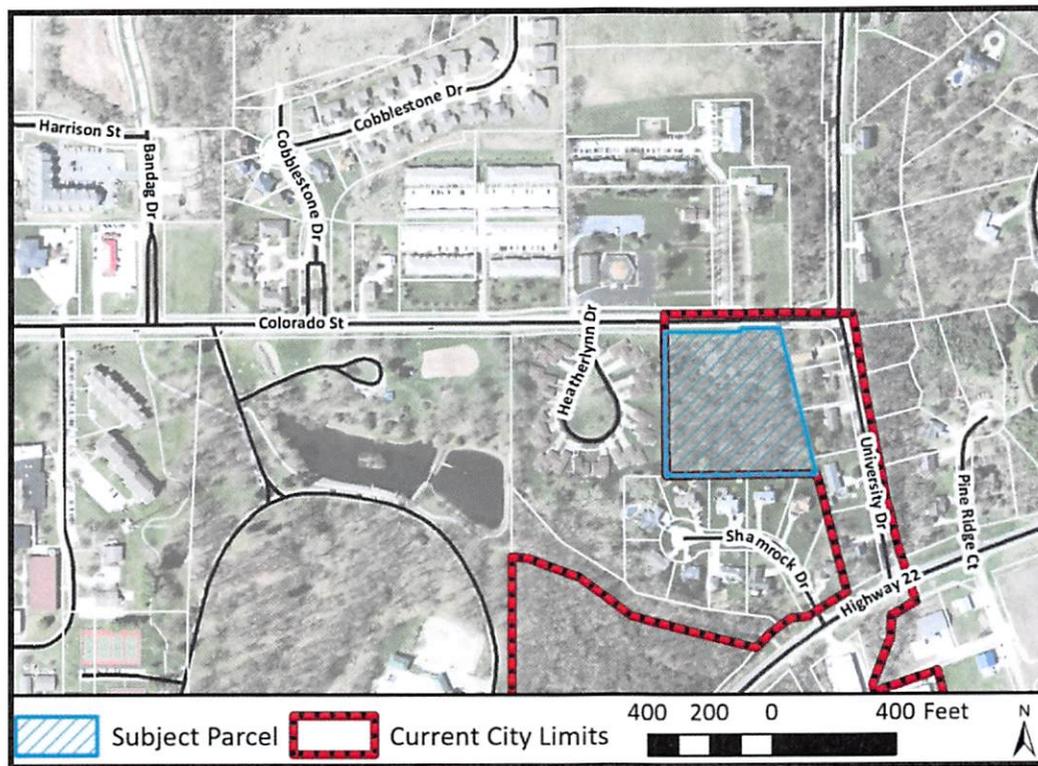
Cc: Greg Jenkins, Interim City Administrator
Jodi Royal-Godwin, Community Development Director

From: Andrew Fangman, Assistant Community Development

Date: January 16, 2019

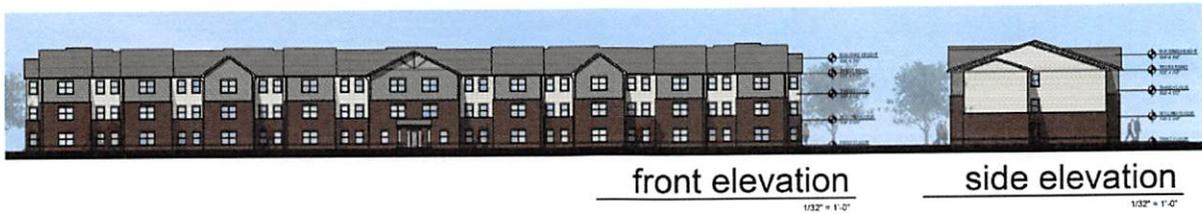
Re: PPZ-9 •M-3 Multi-Family Residential (Muscatine County Zoning District) to R-6 Multi-Family Residential (City of Muscatine Zoning District) • MVHA Partners • 1 Lot • 4.56 Acres • Parcel #0930301002 • 400 Colorado Street

MVHA Partners has submitted an application to rezone 4.56 parcel located at 400 Colorado Street, see exact location below, from M-3 Multi-Family Residential (Muscatine County Zoning District) to R-6 Multi-Family Residential (City of Muscatine Zoning District). The applicant has also concurrently requested the voluntary annexation of this parcel. The applicant is requesting this rezoning and voluntary annexation to enable the construction of a 51-unit multi-family dwelling for low- and moderate-income seniors.



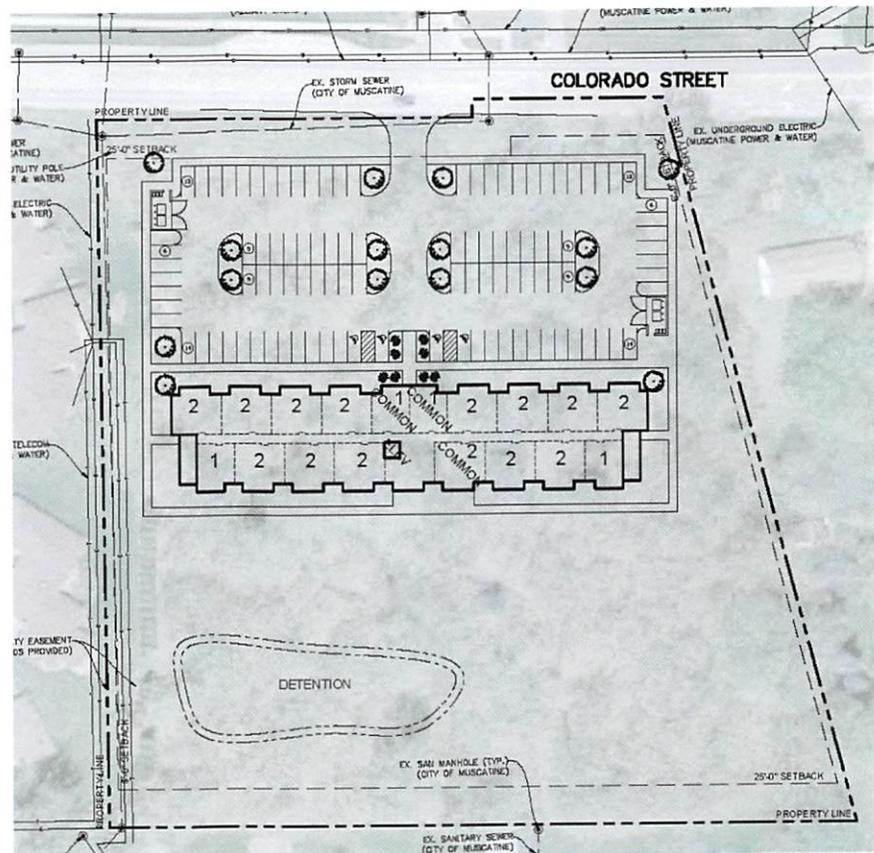
"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain

The applicant is proposing to construct a 51-unit senior housing dwelling unit. It will contain a mix of one-bedroom and two-bedroom units. All units would have the full spectrum of amenities, including fully-equipped kitchens and bathrooms, central air, energy efficient design, and open floor plans. Other community amenities would include on-site management, a community room, business center, theater, fitness center, and outdoor recreation space. Under the requested R-6 zoning district the height of the building could not exceed 35'. The applicant has provided a conceptual rendering of their proposed building. An excerpt of which is provided below, with all the renderings provided by the applicant attached at the end of this memo.



The applicant has also provided a conceptual site plan, see to right, with a full-sized version attached at the end of this memo. It is important to note that this is just an initial concept submitted by the applicant, it is intended only to depict the applicants general concept for their project.

Should this rezoning be approved, they would then be required, before any construction, to submit a fully developed site plan and undergo the site plan approval process as set forth in Section 10-2-7(l) of City Code. Section 10-7-1 (l)(1) sets forth the following standard: *Approval of site plans is made in accordance*



with good planning practices, taking into consideration: adequate parking areas, safe ingress and egress to the site, sufficient landscaped areas, adequate screening of unsightly areas such as loading docks, trash containers and parking areas. Further, the development of one site should not cause problems relating to surface drainage, noise, lighting, signing, and

incompatible relationships between new and existing adjacent land uses. The site plan must provide sufficient detail on points of access, parking layout, location of any structures, drainage, grading, landscaping, outdoor lighting, screening requirements, utility connections, and location of outdoor trash bins to demonstrate compliance with all aspects of City Code and all other applicable regulations.

The residents of the proposed development would be restricted to those over 55 in age with an annual household income of no more than 60% of the area median income. Existing development in the Muscatine area that have the same age and income restrictions include Cottage Grove and the Welch Hotel, and the currently under construction Oak Park Apartment.

The applicant is proposing partially funding this project through tax credits from the Iowa Finance Authority. As part of this the Iowa Finance Authority, requires that the developer sign and record an extensive set of restrictive covenants. These restrictive covenants cover topics such as: who is eligible to rent the dwelling units, property maintenance standards, methods and materials of construction of the units, amenities that must offered to residents of the development, and energy efficiency requirements. These covenants make the 55+ age restriction and income restriction binding.

The land use in the vicinity of the subject area is mostly single-family homes and duplexes, interspersed with a number of apartment complexes. Single family homes directly adjoin the subject property to the east and south. A development of duplexes adjoining the subject property to the west. A church, a single-family home, and an entrance to an apartment complex are located north across Colorado Street from the subject parcel. There are five existing apartment complexes within 2,000' of the subject parcel.

The current zoning of this area is largely a mixture of residential districts which support the existing residential developments. A map showing how this area is currently zoned can be found attached to this memo. Currently, the subject parcel is zoned R-3 Multi-family residential within unincorporated Muscatine County. Under this County zoning designation, the construction of a multi-family dwelling would be allowed use. However, under City Code, when an area is annexed into the City it is automatically placed in the Agriculture zoning district, unless concurrent rezoning action is taken.

RECOMMENDATION/RATIONALE:

It is recommended that the City Council take action to approve the resolution setting a public hearing for February 6th on the proposed zoning change for the property. The setting of the public hearing is the next step in rezoning process. This public hearing must be held before council can act on this rezoning request.

EXTERIOR FINISH LEGEND

-  FACE BRICK VENEER (FB-1)
 -  VINYL SIDING, LAP-STYLE (VS-1)
 -  VINYL SIDING, SHAKE-STYLE (VS-2)
 -  ROOFING, ARCHITECTURAL FIBERGLASS SHINGLES (AFS-1).
ANTI-FUNGAL AND MIN. 30-YEAR WARRANTY
- SHEET METAL FLASHING AND TRIM. ALL PRE-FINISHED METAL GUTTER, DOWNSPOUTS, FASCIAS, ETC. TO BE BY DIMENSIONAL METALS INC. NOTE: REFER TO SPECS FOR EQUAL MANUFACTURERS ACCEPTABLE FOR USE.



rear elevation

1/32" = 1'-0"

side elevation

1/32" = 1'-0"

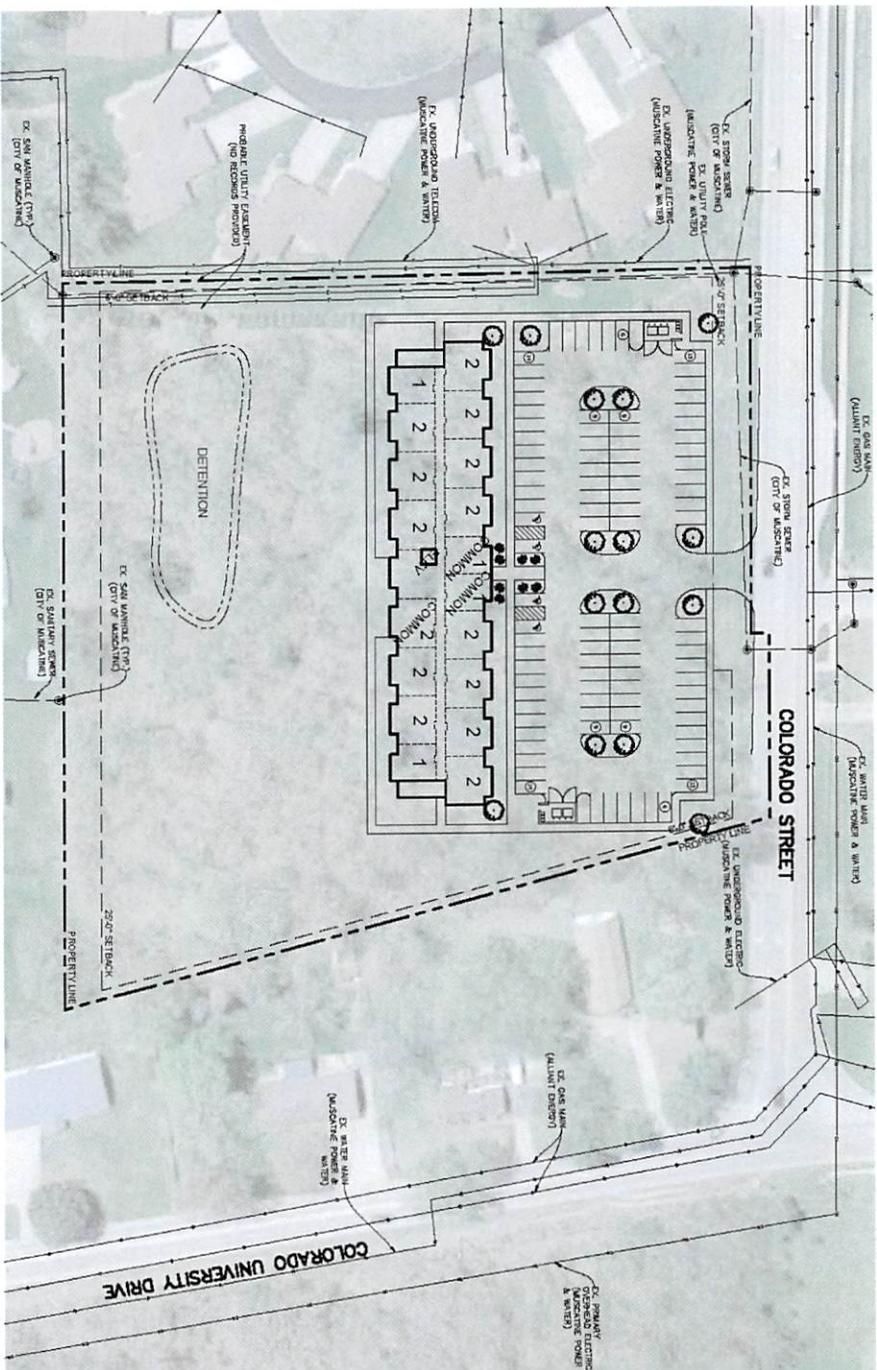


front elevation

1/32" = 1'-0"

side elevation

1/32" = 1'-0"



PROPOSED UNIT MIX	1 BEDROOM/1 BATH - 10 UNITS (140 SQ. FT.)
	2 BEDROOM/2 BATH - 41 UNITS (240 SQ. FT.)
	TOTAL - 51 UNITS
MINIMUM BREAK ROOM	3-5 PORT ELEVATOR BOLLARDS
SITE INFO	REQUIRED 77
PARKING	PROVIDED 102 (4 HO)
AREA	4.56 ACRES FOR DEVELOPMENT
ZONING REQUIREMENTS	
CURRENT ZONING	UNINCORPORATED
PROPOSED ZONING	R-2 RESIDENTIAL DIST
	3,000 SF SITE AREA PER UNIT
	HEIGHT RESTRICTION 35' OR MAX
	FRONT SETBACK 25' 0"
	SIDE SETBACK 6' 0"
	REAR SETBACK 25' 0"
PARKING	1.5 PER UNIT

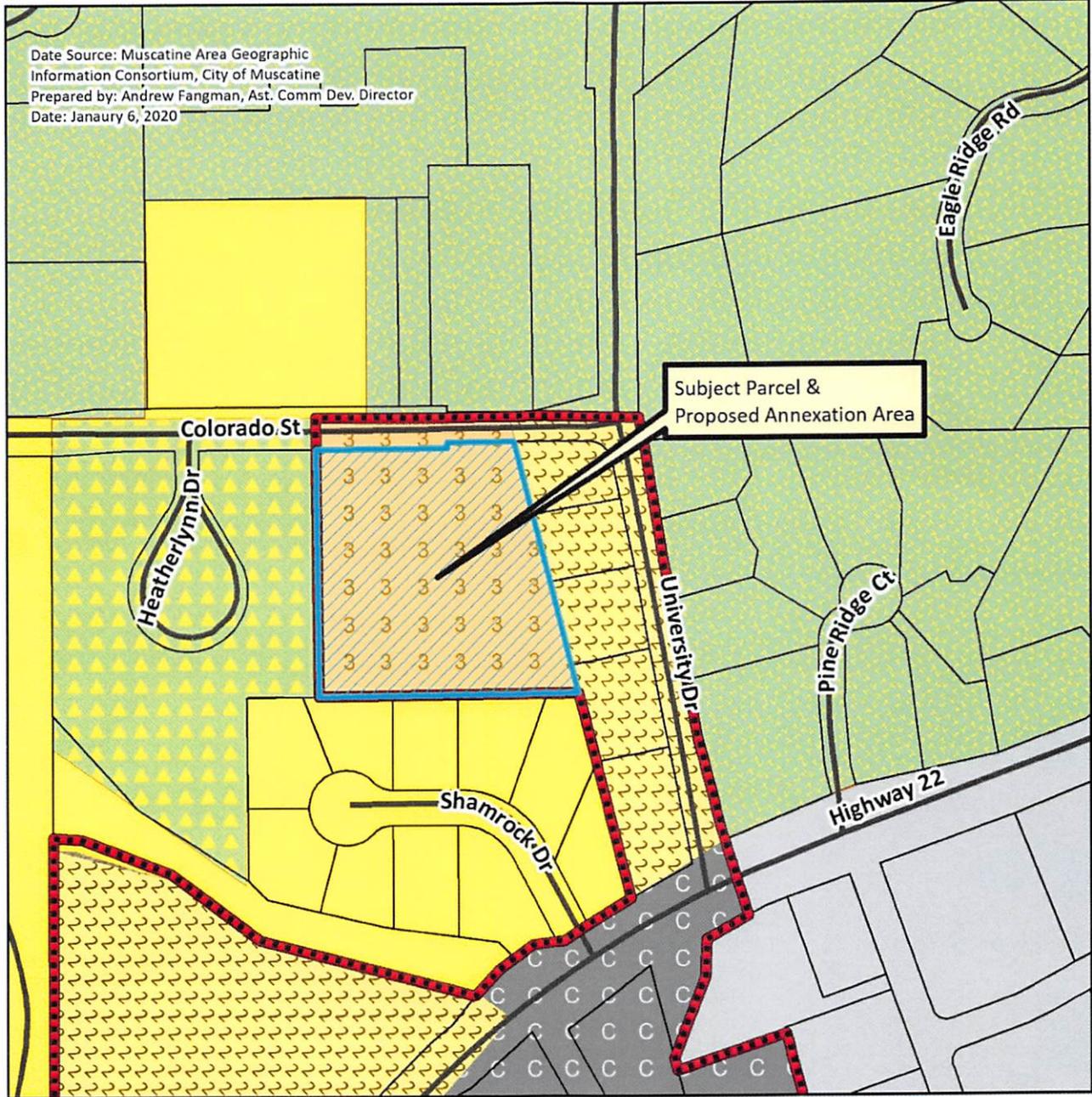
site plan



COLORADO SENIOR LOFTS

muscatine, il

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, Ast. Comm. Dev. Director
 Date: January 6, 2020



MUSCATINE Rezoning Case #PZZ-9

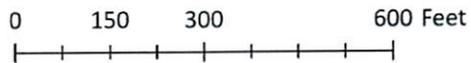
Legend

-  Subject Parcel
-  Current City Limits
-  Parcel Lines

Zoning District

-  M-1 Light Industrial
-  R-3 Single-Family Residence
-  R-4 Two-Family Residence
-  R-L Large Scale

-  County R-2 Single Family Small Lot
-  County R-3 Multi-Family Dwelling
-  County - Light Industrial





On Colorado Street looking east along the north property line towards University Drive



On Colorado Street looking west along the north property line towards Heartherlyn Drive



On Colorado Street looking southeast at the wester edge of the subject property

RESOLUTION NO. 2020-2024

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED ZONING CHANGES, CITY OF MUSCATINE, IOWA (PZZ 9
COLORADO SENIOR LOFTS)**

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, Iowa, has been requested to rezone 4.56 Acres located in the 400 block of Colorado Street M-3 Multi-Family Residential (Muscatine County Zoning District) to R-6 Multi-Family Residential (City of Muscatine Zoning District; more particularly described as:

Lot 2 of Kleindolph Subdivision, as recorded in Book 7, Page 62, Muscatine County Recorders' Office

WHEREAS, the Planning and Zoning Commission will consider this at its January 14, 2020 meeting,

WHEREAS, where there is a pending voluntary annexation request for said 4.56 acres, and this rezoning request was filed in conjunction with in order to establish which City of Muscatine zoning district the subject area would be placed in if the voluntary annexation request is approved,

WHEREAS, The City Council for the City of Muscatine, Iowa, must conduct a public hearing prior to action on said rezoning request, and

WHEREAS, The Council must now set the time and place for a public hearing upon said change in zoning.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that a public hearing be held on the 6th day of February, 2020, at 7:00 p.m., in the City Hall Council Chambers in City Hall, and that the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal at least seven (7) days but not more than twenty (20) days prior to the established date of the public hearing.

PASSED, APPROVED, AND ADOPTED this 16th day of January 2020.

CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA

Attest:

Diana L. Broderson, Mayor

Greg Jenkins, Interim City Clerk

PUBLIC NOTICE

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED ZONING CHANGES, CITY OF MUSCATINE, IOWA (PZZ 9
COLORADO SENIOR LOFTS)**

Notice is hereby given that the Planning and Zoning Commission of the City of Muscatine, Iowa, has been requested to rezone, pending approval a voluntary annexation request, of 4.56 Acres located in the 400 block of Colorado Street M-3 Multi-Family Residential (Muscatine County Zoning District) to R-6 Multi-Family Residential (City of Muscatine Zoning District); more particularly described as:

Lot 2 of Kleindolph Subdivision, as recorded in Book 7, Page 62, Muscatine County Records' Office

Notice is further given that the City council of the City of Muscatine, Iowa, will conduct a public hearing on said zoning changes on Thursday, February 6, 2020, at 7:00 p.m. in the City Hall Council Chambers, at which time all interested parties are invited to comment.

Greg Jenkins, Interim City Clerk