



COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Zoning Board of Adjustments
From: April Limburg, Planner
Date: June 22, 2021
Re: Conditional Use No. 18

INTRODUCTION: Conditional Use Case No. 18 filed by Pearl City Motors to move the current business from the South end to an empty lot located at 1508 Park Ave. allowed by Section 10-11-2 (C) of City Code.

BACKGROUND: A request has been submitted by Pearl City Motors to move the current business from the South end to an empty lot located at 1508 Park Ave. build a 2,000 – 2,500 sq ft steel building with two 10x12 overhead doors for the service department and detailing area. The building will also consist of an office space and restroom. The parking lot will hold 20 -25 vehicles. The hours of operations will be Mon-Fri 9-6 and Sat 9-1. The property is zoned C-1 Neighborhood-General Commercial



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



CONDITIONAL USE APPLICATION

City of Muscatine, Iowa • Community Development Department
Planning and Zoning • Zoning Board of Adjustment
215 Sycamore St Muscatine, IA 52761-3840
(563)262-4141 • FAX (563)262-4142
www.muscatineiowa.gov/26/Community-Development

PROPERTY INFORMATION

Property Address: 1508 Park Ave Parcel ID: 0825182022
Owner Name: JEFF KIBURN
Address: 331 E 2nd St # 4 Muscatine, IA 52761 (PO Box 1123)
Phone: 563-299-3594 Email: jskiburn@gmail.com

PROPOSED USE INFORMATION

Description of Proposed Use: Pearl City Motors LLC amoe + operator. Will Be Retailing + Wholesaling Quality Pre-Owned Vehicles. 2,000- 2,500 Sq Ft steel building, will have (2) 10x12 over head doors for Service Dept + detailing Shop + Office Space with 1 Bathroom. Parking lot to hold 20-25 Vehicles
hrs of operations are Monday- Friday 9-6 and Saturday 9-1

NOTES

APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE MEETING FOR ACTION TO BE TAKEN.

Application must be submitted two weeks prior to meeting date. If the applicant does not own the subject property, written authorization from the property owner consenting approval for the applicant to apply for this conditional use permit must be submitted for this application to be considered complete. If applicable, a Site Plan must be submitted with the application.

The Zoning Board of Adjustment meets the First Tuesday of each month.

FILING FEE IS \$200.00

SIGNATURE

I hereby certify all the information submitted above is correct and, I acknowledge that I reviewed this application and provided all required documents if necessitated.

Applicant Signature: Jeff Kiburn Date: 6/22/21

OFFICE USE ONLY

Date Filed: 6/22/21 Date Fee Paid: 6/22/21 Receipt No.: 00091948
Conditional Use Case No.: Meeting Date: 7/6/21
Property is located on Lot 58 Block 5 Addition Park Place in the C-1 Zoning District.
Proposed Use is Classified as a Conditional Use as Per City Code Section Car dealership/lot.