



COMMUNITY DEVELOPMENT DEPARTMENT

City Hall - 215 Sycamore St
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

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

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: June 14, 2022
Re: Development Plan for a 1.45-Acre Parcel Located at the southern end of Palms Drive (Lot 5, Fridley Subdivision, 3612 Palms Drive)

INTRODUCTION: GIP LLC. has submitted a development plan to change the land use on a 1.45-acre parcel located at the southern end of Palms Drive (Lot 5, Fridley Subdivision, 3612 Palms Drive), as is required by Section 10-18-4 of City Code for any change of use in the S-3 Zoning District.

BACKGROUND: GIP LLC. is proposing a 24-unit residential development. The proposed project consists of two 12-unit buildings. Parking will be provided in a parking lot located behind the proposed buildings and with two four-stall garages. This proposed use is permitted within the S-3 district. A small office/storage building is proposed in the southwest corner of the subject parcel.

This property is located in the S-3 zoning district, the S-3 district allows for any use permitted in any residential zoning district or in the M-1 Light Industrial Zoning District, subject to the approval by the Planning and Zoning Commission of a development plan that details the specific layout and uses of the subject property. The submitted development plan is attached to this memo.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed development. The proposed development plan is supported by the City of Muscatine Comprehensive Plan, and is compatible with surrounding land uses.

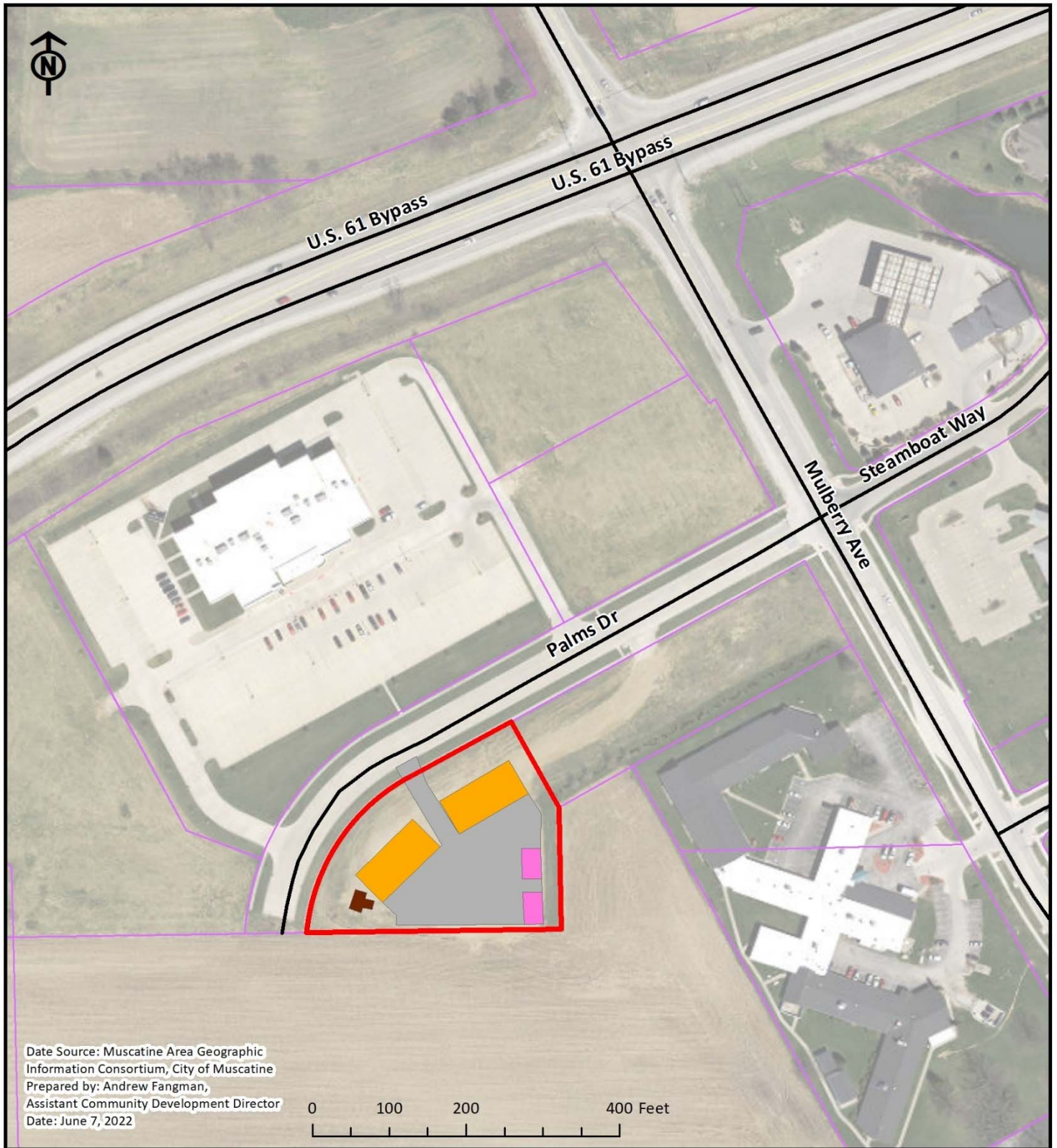
The Future Land Use Plan, a component of the Comprehensive Plan, envisions the eventually extension of Palms Drive to an intersection with Cedar Street. The Plan calls for commercial land use on both sides of Palms Drive at the Mulberry Avenue intersection, with a quick transition to multi-family dwellings on the southside of Palms Drive, moving south and west. The proposed development plan will help implement this vision.

BACKUP INFORMATION:

1. Development Plan



Development Plan - 3612 Palms Drive



12 Unit Dwelling Unit Building



Garages



Office-Storage Building



Parking Lot and Driveways



Subject Parcel



Parcel Lines