

ORDINANCE NO. 82746

AN ORDINANCE AMENDING ORDINANCE NO. 82135 WHICH ESTABLISHED A SITE PLAN REVIEW PROCESS IN THE CITY CODE, TITLE 10, OF THE ZONING ORDINANCE OF THE CITY OF MUSCATINE, IOWA

WHEREAS, the Planning and Zoning Commission has formulated a processes for reviewing site plans within the C-1 and C-2 Commercial District and within the M-1 and M-2 Industrial Districts; and

WHEREAS, the Planning and Zoning Commission amending the original ordinance to include modification of item #4 of the Landscaping and Screening Criteria as stated below, and include all non-residential developments in Residential Districts, and multi-family construction of more than four (4) units, under the Site Plan Review Process established by this amendment; and

WHEREAS, the City Council has reviewed this process and conducted a public hearing on said amendment recommendations;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, that the City Code, Title 10, entitled Zoning, Chapter 2, Section 7, entitled District Regulations, be amended to incorporate and include:

Section I. 10-2-7(1) Site Plan Review:

Approval of site plans should be 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 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.

Site plan review is required for all new construction on undeveloped land in the following situations:

- A) The C-1 and C-2 Commercial Districts.
- B) The M-1 and M-2 Industrial Districts.
- C) All non-residential development in the Residential Districts.
- D) For multi-family construction of more than four (4) units per lot.
- E) Site plan review approval is required in all of the above situations

where remodeling, modification or alteration of an existing structure will increase the square footage by fifty percent (50%) or more.

Approval.

Approval should be made on the basis of the merits of the plan presented as it relates to the guidelines set forth below. A Building Permit will not be issued prior to the approval of a site plan. And a Certificate of Occupancy Permit will not be granted unless the site is developed according to the plan.

The Site Plan Review Committee consists of a representative from the Community Development, Building and Zoning, and Engineering Departments. Approval requires a unanimous decision. If such a decision is not rendered, then an appeal may be made to the Planning and Zoning Commission.

Site Plan Information to be Provided:

General Criteria:

1. A plan drawn to scale indicating the property boundaries of the site, the dimensions of all lot lines and square footage or areas involved.
2. All points of access to and from the site should be identified, and include data on location, width, and type of all proposed curb and access points.
3. Parking layout and a notation listing the number of the required parking spaces and the number to be provided. Indicate the estimated traffic to be generated by completed development and peak periods during the day.
4. The location of all structures, either existing or proposed, for the site. This also includes sign size, type and location as well as any outside lighting.
5. The location of all utilities available to the site and the location of all laterals to be extended to serve the proposed development.
6. The development shall not cause surface drainage to flow onto adjacent property. The site plan shall indicate a

drainage plan with sufficient control grades to indicate the handling of surface drainage.

7. Indicate the construction schedule, and stages of development if applicable; construction shall begin within one (1) year of approval of the site plan. An extension shall be requested if construction has not taken place within this one (1) year period.
8. Noxious fumes, including dust, that are in sufficient quantity to be harmful to health shall not be emitted beyond the property line.
9. Noise, including vibration, shall not cause the ambient noise level as measured at the property line to exceed 75 decibels (dba).
10. No outside lighting shall shine directly onto adjacent property.

Landscaping and Screening Criteria:

1. Landscaping plans are required and shall indicate existing site conditions as well as proposed plants and shrubs identified by botanical name and size.
2. Ground covers shall be specified to be planted densely enough to provide 80% coverage within 3 years of installation and 100% coverage when plant material reaches maturity.
3. A regular schedule for maintaining all landscaped areas shall be established. Any trees, shrubs, and plants which fail to show healthy growth shall be replaced within two years of the date of occupancy is granted.
4. Parking areas shall be screened from adjacent streets and properties by a screening fence (at least 75% opaque) or a compact evergreen hedge at least four (4') feet high to screen out headlights, unless otherwise approved due to extenuating circumstances. Planted areas should be bordered by concrete, masonry or railroad tie curbs at least 6 inches high for protection during snow removal and other vehicular damage.

a. Screening with natural vegetation and fences shall otherwise comply with all provisions of the City Code.

5. On site trash bins, receptacles, including bottle redemption device, outside storage or holding areas, and mechanical equipment shall be screened from view by screening fence (at least 75% opaque) or compact evergreens of sufficient height and density to screen the view at maturity or within 3 years whichever is first.

Site Plan Review Staff:

Developer/Owner:

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Community Development

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Building and Zoning

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Mailing Address

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Engineering

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City      State    Zip

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Approval Date

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Telephone