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COMMUNITY DEVELOPMENT

MEMORANDUM

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

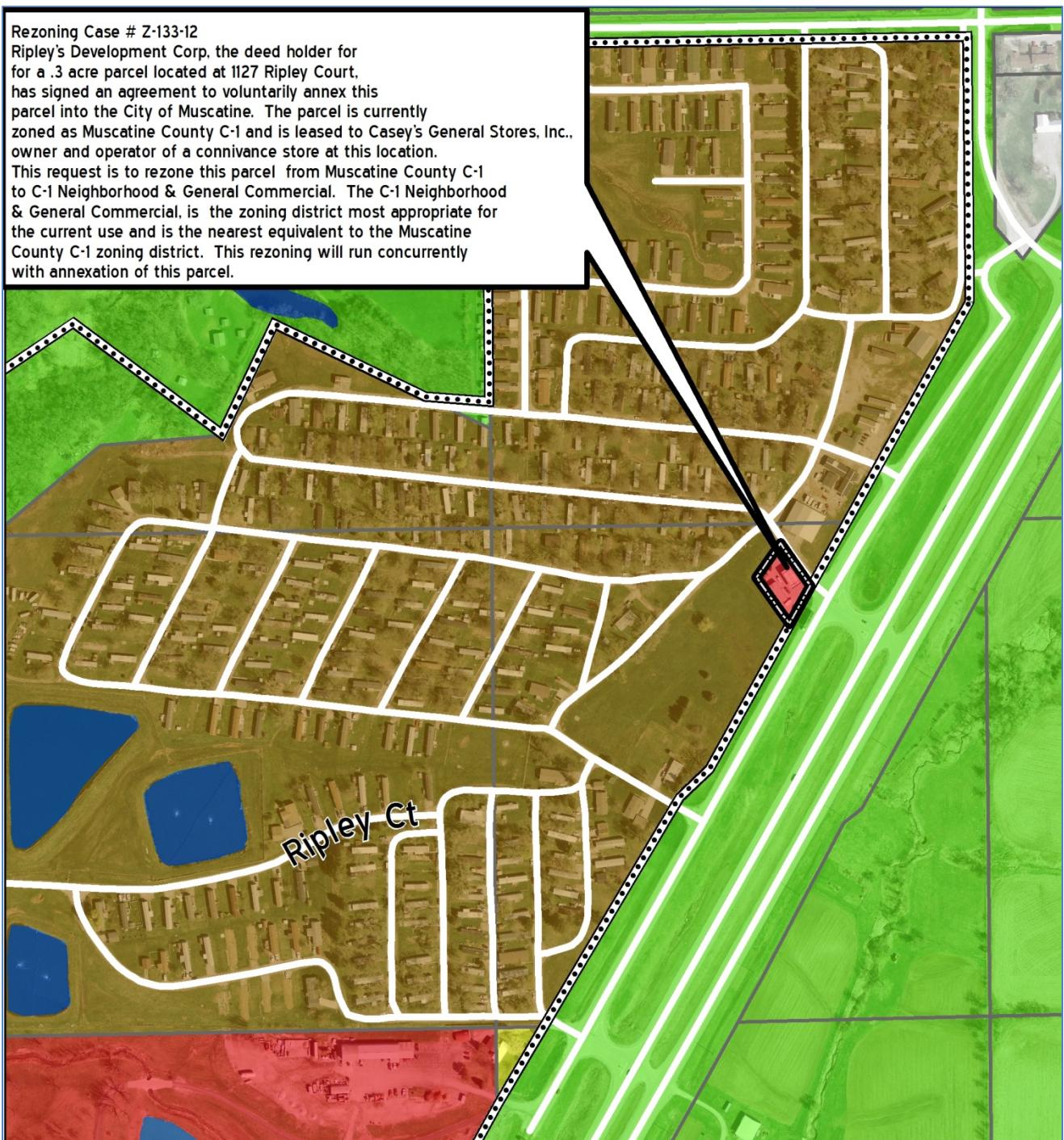
To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: November 13, 2012
Re: Rezoning Case # Z-133-12 • Ripley's Development Corp, LLC • 1127 Ripley Court • Muscatine County C-1 to City C-1 Neighborhood & General Commercial

INTRODUCTION: Ripley's Development Corp, the deed holder for a 0.3 acre parcel located at 1127 Ripley Court, has signed an agreement to voluntarily annex this parcel into the City of Muscatine. This request is to rezone this parcel from Muscatine County C-1 to City C-1 Neighborhood & General Commercial. See attached map for location details and current zoning of the subject parcel and surrounding area.

BACKGROUND: Ripley's Development Corp., the deed holder for a 0.3 acre parcel located at 1127 Ripley Court, has signed an agreement to voluntarily annex this parcel into the City of Muscatine. The parcel is currently zoned as Muscatine County C-1 and is leased to Casey's General Stores, Inc., owner and operator of a convenience store at this location. This request is to rezone this parcel from Muscatine County C-1 to City C-1 Neighborhood & General Commercial. The C-1 Neighborhood & General Commercial is the zoning district most appropriate for the current use and is most equivalent to the Muscatine County C-1 zoning district. The voluntary annexation agreement between the City of Muscatine and Ripley's Development Corp. stipulates that this parcel will be placed into a zoning district that is most equivalent to its current Muscatine County zoning district. This rezoning will run concurrently with annexation of this parcel.

RECOMMENDATION/RATIONALE: Staff recommends approval of this rezoning request. The C-1 Neighborhood & General Commercial district is the City of Muscatine zoning district most closely equivalent to the Muscatine County C-1 district, which fulfills the terms of the voluntary annexation agreement between the City of Muscatine and Ripley's Development Corp.

Rezoning Case # Z-133-12
 Ripley's Development Corp, the deed holder for
 for a .3 acre parcel located at 1127 Ripley Court,
 has signed an agreement to voluntarily annex this
 parcel into the City of Muscatine. The parcel is currently
 zoned as Muscatine County C-1 and is leased to Casey's General Stores, Inc.,
 owner and operator of a convivance store at this location.
 This request is to rezone this parcel from Muscatine County C-1
 to C-1 Neighborhood & General Commercial. The C-1 Neighborhood
 & General Commercial, is the zoning district most appropriate for
 the current use and is the nearest equivalent to the Muscatine
 County C-1 zoning district. This rezoning will run concurrently
 with annexation of this parcel.



Rezoning Case # Z-133-12

-  City Limit Upon Completion of Annexation
-  Subject Parcel
-  Parcel Line

Current Zoning

-  Muscatine County-A1
-  Muscatine County-C1
-  Muscatine County-M2
-  Muscatine County-RI

Date Source: Muscatine Area Geographic
 Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: October 23, 2012

N



0 250 500 1,000 Feet