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COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Planning and Zoning Commission

From: Andrew Fangman, City Planner

Date: November 13, 2012

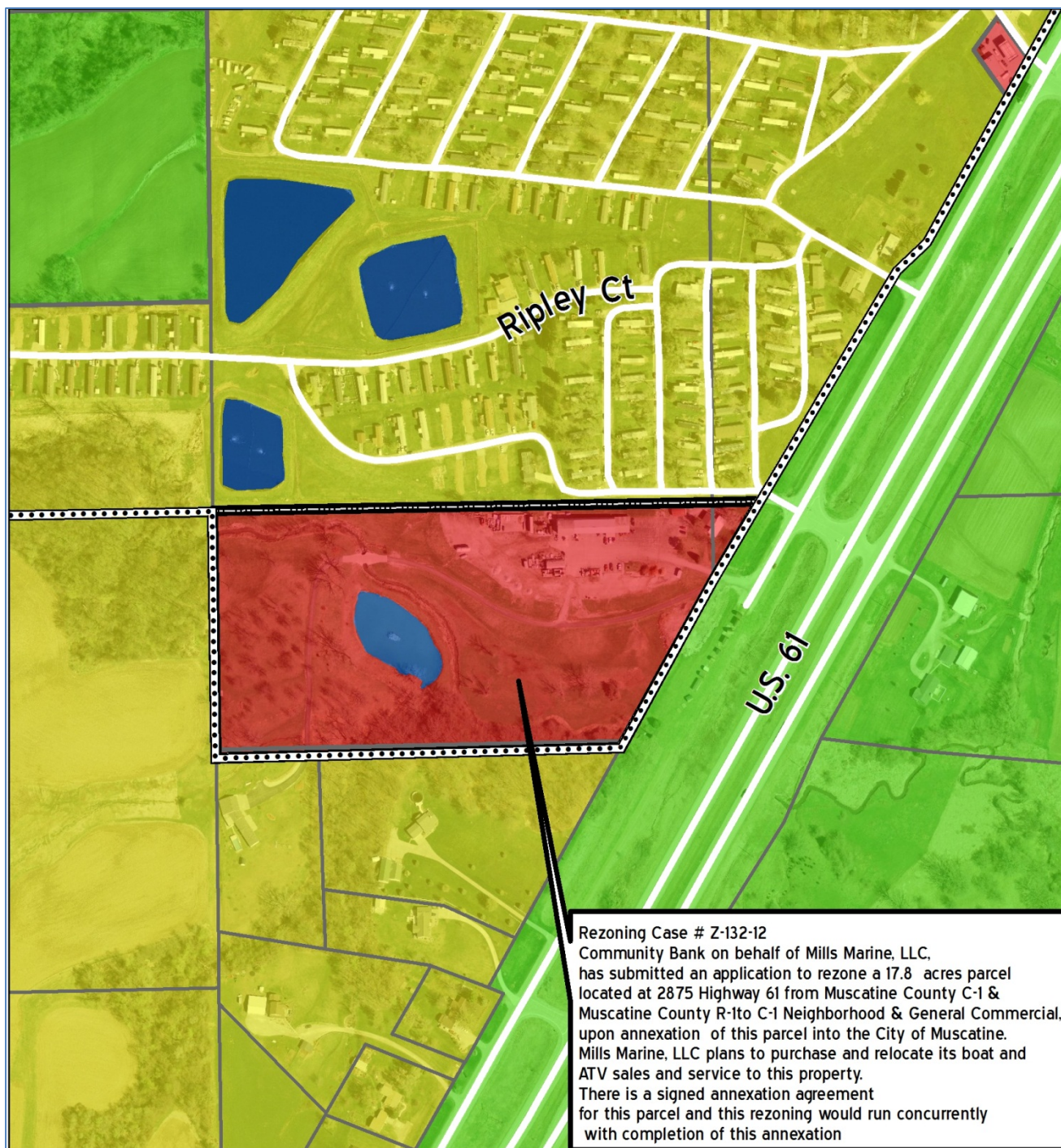
Re: Rezoning Case # Z-132-12 • Community Bank on behalf of Mills Marine, LLC
2875 Highway 61 • Muscatine County C-1 to City C-1 Neighborhood & General
Commercial

INTRODUCTION: Community Bank on behalf of Mills Marine, LLC, has submitted an application to rezone two adjoining parcels totaling approximately 18 acres parcel located at 2875 Highway 61 from Muscatine County C-1 & Muscatine County C-1to C-1 Neighborhood. See attached map for location details and current zoning of the subject parcel and surrounding area.

BACKGROUND: Community Bank on behalf of Mills Marine, LLC, has submitted an application to rezone two adjoining parcels totaling approximately 18 acres parcel located at 2875 Highway 61 from Muscatine County C-1 to City C-1 Neighborhood & General Commercial, upon annexation of this parcel into the City of Muscatine. Mills Marine, LLC plans to purchase and relocate its boat and ATV sales and service to this property.

There is a signed annexation agreement for these parcels and this rezoning would run concurrently with completion of the annexation process. Currently the subject parcel is the location of a disused asphalt plant. The City of Muscatine Comprehensive Plan adopted in June of 2002 designated the desired future land of this are as rural residential/agriculture.

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 and is also the appropriate zoning for the use proposed by Mills Marine. The currently adopted comprehensive plan identifies the future land use of this area as rural residential/agriculture, however the subject parcels have been developed in a manner that makes this type of future use unlikely, and the proposed use and zoning are both compatible with the surrounding area. The forthcoming new comprehensive plan while most likely reflect these facts.



Rezoning Case # Z-132-12



City Limit Upon Completion of Annexation



Subject Parcels



Parcel Line

Current Zoning



Muscatine County-A1



Muscatine County-C1



Muscatine County-M2



Muscatine County-R1

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: October 19, 2012



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