



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

COMMUNITY DEVELOPMENT

MEMORANDUM

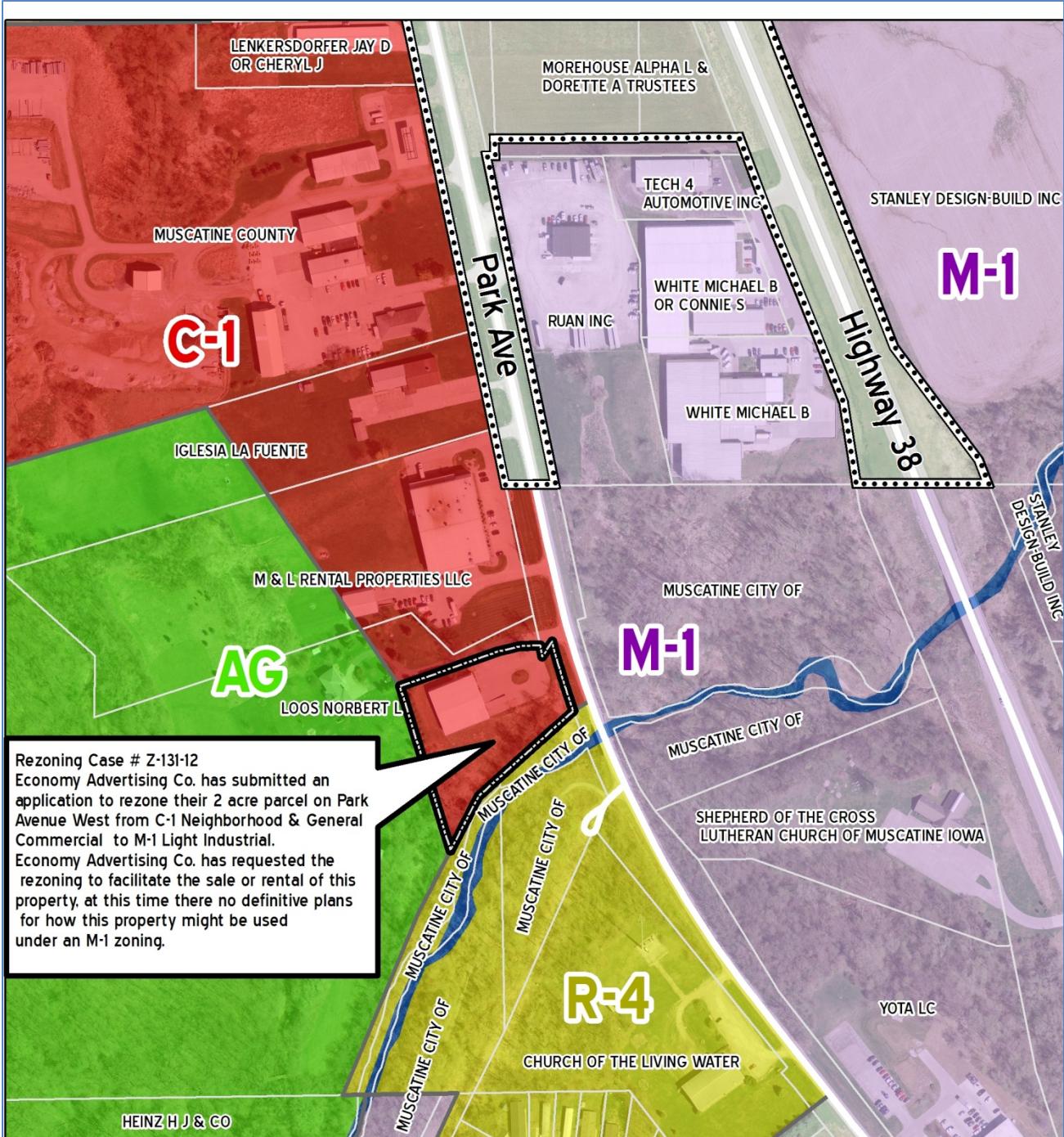
Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: November 13, 2012
Re: Rezoning Case # Z-131-12 • Economy Advertising Co • 3318 Park Avenue West • C-1 Neighborhood & General Commercial to M-1 Light Industrial

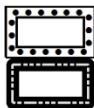
INTRODUCTION: Economy Advertising Co. has submitted an application to rezone their 2 acre parcel located at 3318 Park Avenue West from C-1 Neighborhood & General Commercial to M-1 Light Industrial. See attached map for location details and current zoning of the subject parcel and surrounding area.

BACKGROUND: Economy Advertising Co. has requested rezoning to facilitate the sale or rental of this property, by adding to the number of allowed uses for this parcel. At this time there are no definitive plans for how this property might be used under M-1 zoning. There is an existing vacant structure on the subject parcel that was previously used for wholesale activities. The subject parcel is part of a larger area zoned C-1 that stretches north from Highway 61 to the Corporate Limit Line and west from Park Avenue West to the corporate limit line. The current City of Muscatine Comprehensive Plan, adopted in June of 2002, identifies the desired future land use of this stretch of Park Avenue West as commercial.

RECOMMENDATION/RATIONALE: As it is currently presented staff can not recommend approval of this specific rezoning request. The speculative nature of this rezoning does not provide for a specific proposed use that can be analyzed to determine compatibility with surrounding land uses, nor is this request part of a broader and more comprehensive effort to reexamine the desired land use along Park Avenue West. The request for a rezoning to M-1 light industrial is not entirely without merit given that the parcels across Park Avenue West are zoned light industrial. However without a specific proposed light industrial use to analyze in greater depth or comprehensive addressing all of the area currently zoned C-1 along Park Avenue West either as a result of the forthcoming new comprehensive plan or at the directive of the Planning and Zoning Commission, there is insufficient rational for positive recommendation on this request.



Rezoning Request: C-1 to M-1



City Limit



Subject Parcel



Parcel Line

Zoning District

AG-Agricultural

C-1 Neighborhood & General Commercial

M-1 Light Industrial



R-1 Single-Family Residence



R-4 Two-Family Residence

0 200 400 800 Feet

