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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

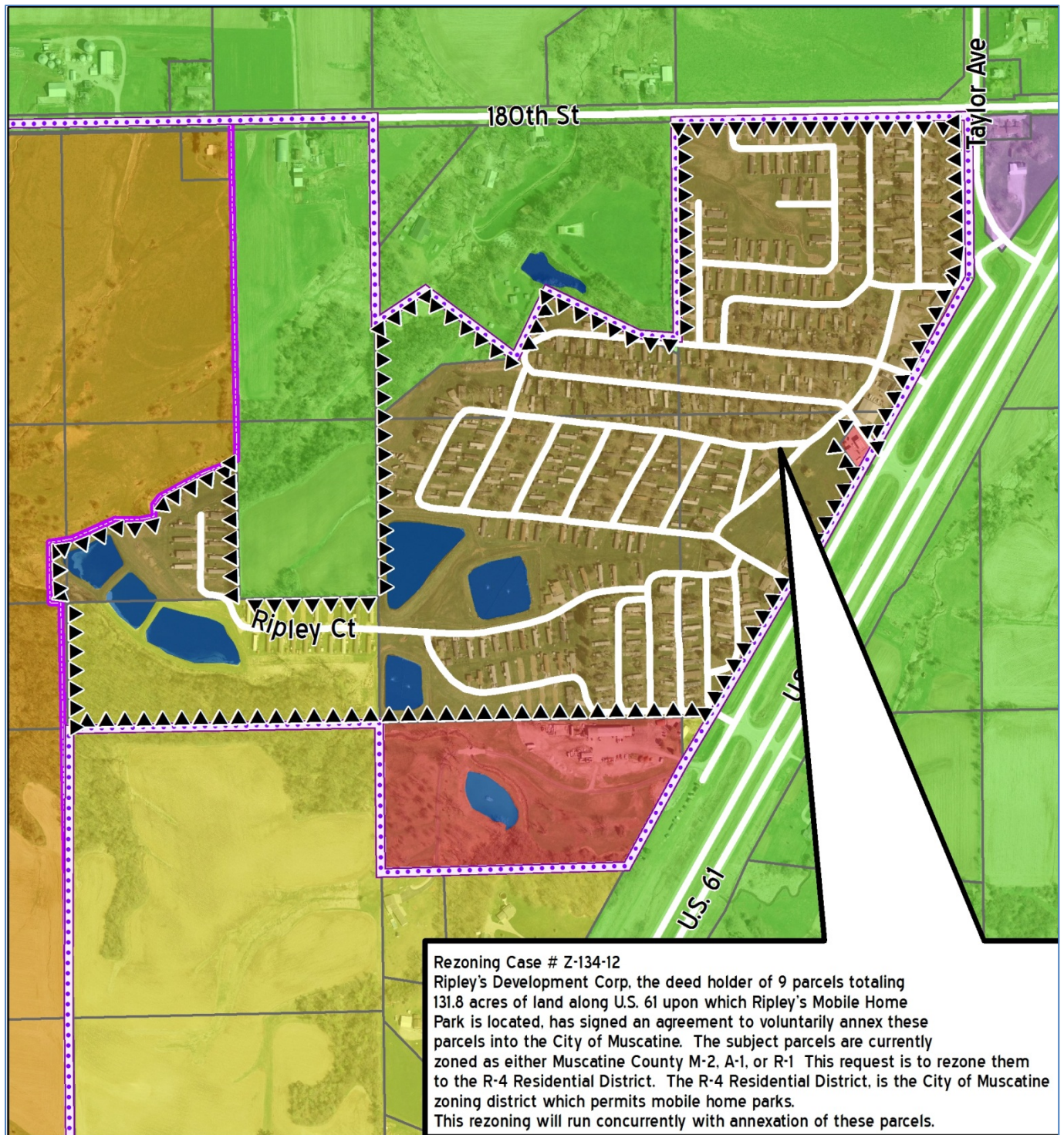
**Re:** Rezoning Case # Z-134-12 • Ripley's Development Corp • Ripley's Mobile Home Park, U.S. 61 • Muscatine County M-2, A-1, and R-1 to the R-4 Residential District

**INTRODUCTION:** Ripley's Development Corp, the deed holder of 9 parcels totaling 131.8 acres of land along U.S. 61 upon which Ripley's Mobile Home Park is located, has signed an agreement to voluntarily annex these parcels into the City of Muscatine. This request is to rezone these parcels from Muscatine County M-2, A-1, and R-1 to the City R-4 Residential District.




See attached map for location details and current zoning of the subject parcel and surrounding area.

**BACKGROUND:** Ripley's Development Corp, the deed holder of 9 parcels totaling 131.8 acres of land along U.S. 61 upon which Ripley's Mobile Home Park is located, has signed an agreement to voluntarily annex these parcels into the City of Muscatine. The subject parcels are currently zoned as either Muscatine County M-2, A-1, and R-1. This request is to rezone them to the R-4 Residential District. The R-4 Residential District, is the City of Muscatine zoning district which permits mobile home parks. This rezoning will run concurrently with annexation of these parcels. The voluntary annexation agreement between the City of Muscatine and Ripley's Development Corp stipulates that this parcel will 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 R-4 Residential District is the City of Muscatine zoning district most closely equivalent to the current Muscatine County zoning as it is the only City of Muscatine zoning district which allows for mobile home parks and as such fulfills the terms of the voluntary annexation agreement between the City of Muscatine and Ripley's Development Corp.



## Rezoning Case # Z-134-12

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

### Current Zoning

-  Muscatine County-A1
-  Muscatine County-C1
-  Muscatine County-M2
-  Muscatine County-R1
-  Muscatine County-R3
-  City of Muscatine R-4

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

0 250 500 1,000 Feet

