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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: December 6, 2012
Re: Ripley Addition Part One – Preliminary/Final Plat

INTRODUCTION: A request has been filed for a combined preliminary/final plat for Ripley Addition Part One.

BACKGROUND: On November 28, 2012 Ripley's Development Corp filed a preliminary/final plat for a 6 lot commercial subdivision, located in the existing Ripley's Mobile Home Park along U.S. 61. A request to rezone the area proposed for subdivision was filed in conjunction with this preliminary/final plat. Currently this location is within unincorporated Muscatine County, but is covered by a voluntary annexation request that scheduled to go to City Council for final approval on January 3, 2013.

The proposed uses of Ripley Addition Part One are the continuation of existing mobile home park operations and sales on the northern portion of the proposed subdivision, continued operation of the Casey's convenience store, and the construction of self storage units to serve the needs of the residents of Ripley's Mobile Home Park on the southern portion of the proposed subdivision. No improvements to public infrastructure are proposed as part of this subdivision.

RECOMMENDATION/RATIONALE: Staff recommends approval of this preliminary/final plat. The location is a logical commercial node to serve the approximately 856 residents of Ripley's Mobile Home Park. Most of the proposed commercial activity on this subject area, the convenience store and mobile home park operations and sales, are existing uses. The proposed self-storage units are likely to be beneficial to residents of the adjoining mobile home park as mobile homes do not typically contain much storage space.

BACKUP INFORMATION:

1. Area Map
2. Plat Map

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**

Rezoning Case # Z-135-12 (Proposed Rezoning: R-4 and Ag to C-1)

Ripley Addition Part One, Final Plat

- Ripley's Development Corporation - Applicant and Property Owner
- 8.25 Acres
- Ripley's Mobile Home Park, Highway 61
- Subject area will be annexed into the City of Muscatine on January 3, 2013
- Rezoning Case #134-12 will, excluding the Casey's location, rezonethe subject and approximately 123 other acres to to R-4, on January 3rd
- Rezoning Case #133-12 which would have rezoned the Casey's location to C-1 was withdrawn when this rezoning request and associated subdivision plat were submitted.
- Since there will be no accompanying rezoning request for the Casey's location whenupon annexation, the Casey's location will be automatically placed in the Agriculture zoning district as specified by Section 10-2-4 of City Code
- The rezoning request is being made to facilitate a proposed 6 lot commercial subdivision
- The uses proposed under the C-1 zoning are the continuation of existing mobile home park operations and sales occuing on the northern portion of the proposed subdivision, the continued operation of the Casey's convenience store, and the construction of self storage units to serve the needs of the residents of Ripley's Mobile Home Park on the southern portion of the proposed subdivision



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: December 3, 2012



Rezoning Case # Z-135-12 & Ripley Addition Part One, Final Plat



City Limit After Completion of the January 3, 2013 Annexation



Lots Created by Proposed Subdivision



Rezoning Case #Z0135-12 Subject Area



Existing Parcel Lines

City of Muscatine Zoning After Januray 3, 2013

AG-Agricultural

R-4 Two-Family Residence

0 200 400 800 Feet



