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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:** March 11, 2013  
**Re:** Rezoning Case # Z-134-13 – Muscatine Power & Water – 3205 Cedar Street – R-3 Single-Family Residential to C-3 Planned Commercial – 42 Acres

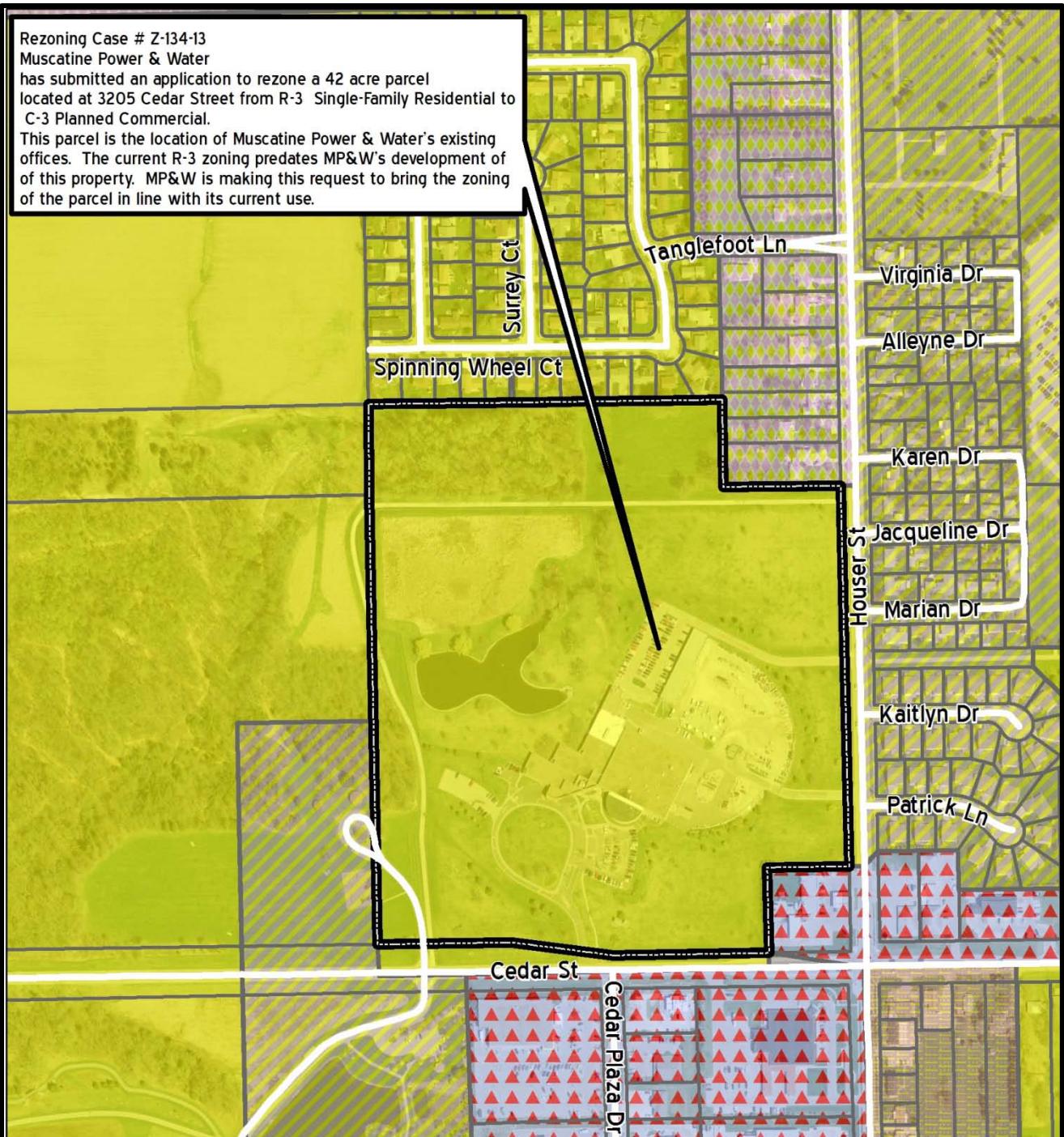
**INTRODUCTION:** Muscatine Power & Water has submitted an application to rezone a 42 acre parcel located at 3205 Cedar Street from R-3 Single-Family Residential to C-3 Planned Commercial.

**BACKGROUND:** This parcel is the location of Muscatine Power & Water's existing offices. The current R-3 zoning predates MPW's development of this parcel. MPW is making this request to bring the zoning of this parcel in line with its current use.

**RECOMMENDATION/RATIONALE:** Staff recommends approval of this rezoning request. The C-3 Planned Commercial district is consistent with Muscatine Power and Water's existing use of the parcel. The C-3 zoning is also consistent with existing C-3 zoning to south of the parcel. There is buffering in the form of undeveloped land separating the developed portion of the subject parcel from existing residential development located to the north. Fuller Park is located to the west of the subject parcel and is adequately buffered from existing uses on the subject parcel. The proposed rezoning is compliance with the currently adopted comprehensive plan.

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## Rezoning Case # Z-134-13



Subject Parcel



Parcel Line



Zoning District



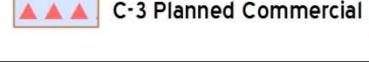
R-1 Single-Family Residence



R-2 Single-Family Residence



R-3 Single-Family Residence



C-3 Planned Commercial



R-5 Multi-Family Residence

Date Source: Muscatine Area Geographic  
Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman, City Planner  
Date: March 8, 2013

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0 200 400 800 Feet