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COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Steven Boka, Director of Community Development
Date: July 15, 2011
Re: Zoning Change – National Guard Armory Property – 1421 Park Ave.

INTRODUCTION: On September 6, 2007 the City entered into an Agreement for the Lease and Conveyance of Real Property with the Adjutant General of Iowa on behalf of and as Chairman of the Iowa Armory Board (public document no. 90255) which granted the state a long term lease of 17.276 acres of real estate located in the southeast portion of the Muscatine Municipal Airport in exchange for the current National Guard Armory property and buildings located at 1421 Park Avenue. The acreage located on the airport property is currently being developed as a joint readiness facility for both the Army Reserves and the Iowa National Guard. When complete, the National Guard will relocate to the new readiness center and the property at 1421 Park Avenue will be transferred to the City.

BACKGROUND: The existing building and property located at 1421 Park Avenue is zoned R-3, Single-Family Residential. The Future Land Use Map in the Comprehensive Plan adopted in 2002 calls for the property to be developed commercially. In order for the City to realize the potential sale and development of the property, a zoning change is requested to C-1, Neighborhood and General Commercial. The zoning change was reviewed by the Planning Commission during their June 14, 2011 meeting and they have unanimously recommended the change of zoning as outlined herein.

RECOMMENDATION/RATIONALE: Following the scheduled Public Hearing, It is recommended that the City Council take action to approve the ordinance changing the zoning for the property located at 1421 Park Avenue from R-3, Single-Family Residence to C-1, Neighborhood & General Commercial.

BACKUP INFORMATION:

1. Ordinance

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF MUSCATINE, IOWA**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE,
IOWA AS FOLLOWS:**

Section 1. That the boundaries of the District Map, being a part of the Zoning Ordinance, which is Title Ten of the Ordinance of the City of Muscatine, Iowa, be and the same are, hereby amended to rezone the following described real estate, situated in the City and County of Muscatine, and State of Iowa, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWO (2) WEST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TWENTY-FIVE (25), 533.8 FEET SOUTH OF THE CENTER OF SAID SECTION TWENTY-FIVE (25), THE PLACE OF BEGINNING; RUNNING THENCE EAST TO THE EAST LINE OF PARK AVENUE IN THE CITY OF MUSCATINE, IOWA, TO A POINT 800 FEET NORTHERLY MEASURED ALONG THE EAST LINE OF SAID PARK AVENUE FROM A POINT WHERE THE NORTH LINE OF FAIR OAKS ADDITION TO THE CITY OF MUSCATINE, IOWA, INTERSECTS THE EAST LINE OF SAID PARK AVENUE, THENCE CONTINUING EAST A DISTANCE OF 400 FEET, THENCE NORTH 200 FEET, THENCE WEST TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION TWENTY-FIVE (25), 200 FEET TO THE PLACE OF BEGINNING..

Said real estate be rezoned from (R-3) Single-Family Residence to the (C-1) Neighborhood & General Commercial Zoning District.

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this 21st day of July, 2011.

**CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA**

Attest:

**By _____
Richard W. O'Brien, Mayor**

**_____
Gregg Mandsager, City Clerk**

**1st Reading _____
2nd Reading _____
3rd Reading _____
Publication _____**