



City of Muscatine

PLANNING AND ZONING COMMISSION

Tuesday, April 9, 2024

5:30 p.m. - City Hall Council Chambers 215 Sycamore St Muscatine, IA

To participate electronically in this meeting use the following link:

<https://bit.ly/AprilPandZ>

Meeting ID: **812 5313 3389**

Passcode: **707070**

April 9, 2024, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. MINUTES

A. Approval of minutes from the September 12, 2023 meeting

4. RIGHT OF WAY VACATION

A. **PZROWV-1-2024 • Undeveloped Alley Right of Way Adjoining 1202, 1204, & 1206 E. 4th St.**

The owner of 1202 E. 4th Street has requested the adjoining undeveloped alley right of way be vacated and then sold to them. As per City policy such a vacation can only be considered if the entire undeveloped alley right of way, which also

adjoins 1204 & 1206 E. 4th Street is also vacated and conveyed to the adjoining property owners.

5. **SUBDIVISIONS**

- A. **PZS-1-2024 • Grandview Subdivision • 3 Lots • 2.9 Acres • 1700 Grandview Ave**
Norm Nicol, has submitted a preliminary/final plat for a three subdivision, located at 1700 Grandview Avenue. The current parcel located at 1700 Grandview Avenue contains three buildings. The intent of the proposed subdivision is to create three individual lots, one for each building.
- B. **PZS-2-2024 • Heuer Subdivision • 3 Lots • 1.28 Acres • 2433 Mittman Road**
Heuer Construction Inc. has filed a combined preliminary and final plat for a 3 lot subdivision located 2433 Mittman Road. The purpose of the proposed subdivision is to create three individual lots, separating the portions of the current parcel being used residential and commercial uses. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval.

6. **REZONING**

- A. **PZZ-1-2024 • 910 E. 2nd St • 2.75 Acres • M-2 & M-1 to C-2**
The City of Muscatine has submitted a request to rezone 2.75 acres of City owned property located at the 910 E. 2nd Street (southwest corner of 2nd Street and Highway 92), from M-2 General Industrial & M-1 Lights Industrial to C-2 Central Commercial. The city is currently working on relocating the dredge spoil dewatering operations from this site, which would make this site available for a more beneficial use. Currently this site is zoned is primarily zoned M-2 General Industrial. The M-2 does not permit residential uses. Any future redevelopment of this parcel would ideally include a mix commercial and residential uses. As such the City is proposing to rezone this area as C-2 Central Commercial, a zoning district would support such a redevelopment.

7. **ZONING ORDINANCE AMENDMENT**

- A. An amendment to Section 1, Chapter 12, Title 10 of City Code allowing for a portion of the ground floor of structures to be used for residential purposes, if located within in the C-2 zoning district, but outside the downtown core.

8. **OTHER BUSINESS**

- A. Selection of two Planning and Zoning Commission member to site Comprehensive Plan consultant selection panel. The City is in the process of selecting a consultant that will be creating a new comprehensive plan. This plan

will review request for proposal that have submitted and the make a recommendation to City Council on the selection of a consulting firm.

9. **ADJOURNMENT**