



# City of Muscatine

## PLANNING AND ZONING COMMISSION

Tuesday, July 9, 2024

The Planning and Zoning Commission meets on the 2nd Tuesday of each month at 5:30 p.m. in City Hall Council Chambers.

July 9, 2024, 5:30 PM

### AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. MINUTES

- A. Approval of minutes from the June 11, 2024 meeting

4. REZONING

- A. **5.6 acres at the Southeast Corner of Hershey Avenue and Green Street, M-1 Light Industrial and C-1 Neighborhood & General Commercial to C-2 Central Commercial**

Merge LLC proposes to acquire and develop a mixed-use project on this 4.9-acre city-owned site. The initial phase will involve constructing a five-story, 56-unit mixed-use building on proposed Lot 1. An additional similar mixed-use building is planned for Lot 2 at a later date. The current zoning of the area prohibits this type of development, so a rezoning to C-2 is necessary.

**5. SUBDIVISION**

**A. Carver Corner Subdivision – 5 lots at the Southeast Corner of Hershey Avenue and Green Street**

The City of Muscatine has submitted a preliminary/final plat. This plat will redraw the property lines within the subject area to accommodate the redevelopment and the upcoming realignment of the Hershey Avenue/Green Street intersection.

- Lot 1 will house the initial mixed-use building.
- Lot 2 will be designated for future mixed-use buildings.
- Lot A will be dedicated as right-of-way for the construction of a roundabout.
- The two proposed outlots will be quitclaimed to the railroad.

**6. ELECTION OF OFFICERS**

**7. ADJOURNMENT**