



City of Muscatine

PLANNING AND ZONING COMMISSION

Tuesday, August 13, 2024

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

August 13, 2024, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. MINUTES

- A. Approval of minutes from the July 9, 2024 meeting

4. SUBDIVISION

A. **BSS-1 Subdivision – 1 lot at 1820 Park Avenue**

Best Sandwich Stores, Inc. has filed a combined preliminary/final plat that would allow for their purchase of a 0.34-acre portion of the property located at 1820 Park Avenue. The intent is to create a new parcel to accommodate the construction of a drive-thru sandwich restaurant at this location.

5. OTHER BUSINESS

- A. Selection of three Planning and Zoning Commission members to serve on the Comprehensive Plan Steering Committee. This steering committee will assist

City staff in directing the work of and providing feedback to the consulting firm that has been hired to prepare a new comprehensive plan.

6. ADJOURNMENT

MINUTES
July 9, 2024 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Andrew Anderson, Kayla Bendorf, Sharon Froelich, Jodi Hansen, Kent Jurgensen, Steve Nienhaus and Mark Seaman

Excused:

Staff: Andrew Fangman, Assistant Community Development Director, Community Development
April Limburg, City Planner, Community Development
Christa Bailey, Office Manager, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

Minutes:

Steve Nienhaus motioned to approve the June 11, 2024 minutes; seconded by Kayla Bendorf. All ayes, motion carried.

Rezoning:

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.

Andrew Fangman clarified that the agenda/memo is incorrect as the initial building is to be constructed on Lot 2 and the future building will be on Lot 1. Mr. Fangman stated that the City acquired and cleared this property with the intention for it to be redeveloped so in 2019 the City started requesting for proposals from developers. Merge LLC's proposal was selected so the City has been working with Merge LLC and their proposal requires the property to be rezoned and subdivided.

Steve Nienhaus questioned if all of the ground has all been cleared for construction and if Merge LLC is aware of the previous lumbermill. Mr. Fangman shared that Phase 1 and Phase 2 Environmental Assessments have been conducted and Merge LLC is aware of the lumbermill but the proposed buildings on the lots are in areas that are not in an environmental covenant.

Andrew Anderson motioned to approve the rezoning; seconded by Mark Seaman. All ayes, motion carried.

Subdivision:

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 the future mixed-use buildings.
- Lot A will be dedicated as right-of-way for the construction of a roundabout.
- The proposed outlots will be quitclaimed to the railroad.

Andrew Fangman reiterated Lot 2 will house the initial building and the future building will be on Lot 1. Mr. Fangman added the two proposed outlots were included in the deed even though that land is probably supposed to be owned by the railroad so for Merge LLC to not have a clouded deed the two outlots need to be subdivided and then quitclaimed to the railroad.

Andrew Anderson motioned to approve the subdivision; seconded by Kent Jurgensen. All ayes, motion carried.

Election of Officers:

Andrew Anderson nominated Jodi Hansen for chairperson; seconded by Steve Nienhaus. All ayes, motion carried.

Mark Seaman nominated Andrew Anderson for vice chairperson, seconded by Kent Jurgensen. All ayes, motioned carried.

Meeting adjourned at 5:43 p.m.

ATTEST:

Jodi Hansen, Chairperson
Planning and Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Assistant Community Development Director



COMMUNITY DEVELOPMENT DEPARTMENT

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

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: August 13, 2024
Re: Combined Preliminary/Final Plat- BSS-1 Subdivision

INTRODUCTION: A request has been filed for a combined preliminary/final plat for a 0.34 acre one-lot subdivision, at 1820 Park Avenue.

BACKGROUND: Best Sandwich Stores, Inc. has filed combined preliminary/final plat that would allow for their purchase of a 0.34-acre portion of the property located at 1820 Park Avenue.

The intent is to create a new parcel to accommodate the construction of a drive-thru sandwich restaurant, at this location. No new driveways would be constructed as part of this project, as the existing driveways serving the existing appliance store at 1820 Park Avenue would also be used for the proposed restaurant. A recorded access easement will make this arrangement permanent.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed subdivision. The project aligns with both the city's Future Land Use Plan and the existing C-1 commercial zoning for the area.

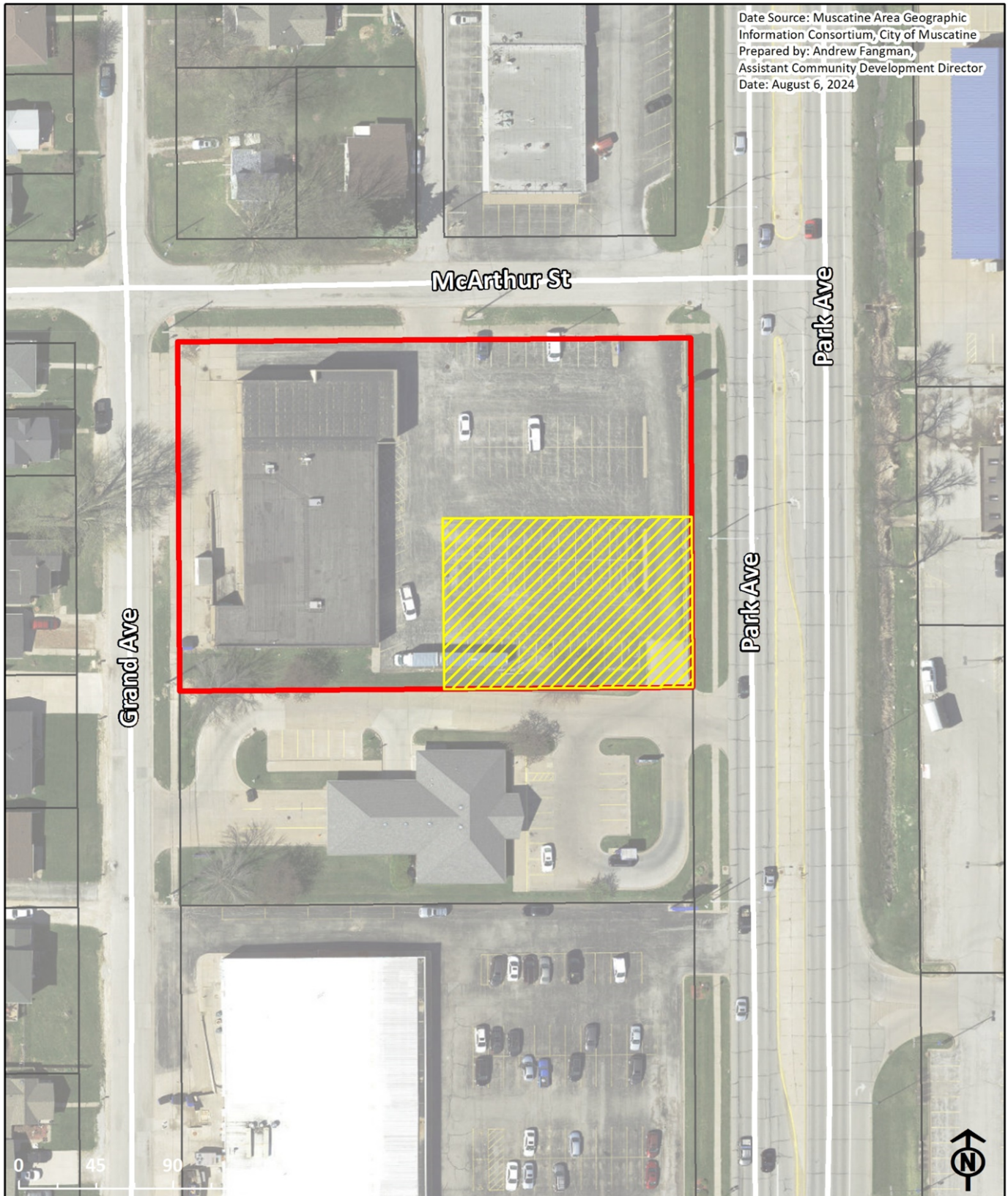
The existing parking lot, at 1820 Park Avenue was originally built for a grocery store and is much larger than needed for the current appliance store. It would be beneficial for the community, for this underutilized property along a major road to be redeveloped into a more productive use.

A food truck has operated on the site for several years without issues, indicating that a restaurant would be compatible with the neighborhood.

BACKUP INFORMATION:

1. Map
2. Plat

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: August 6, 2024



BSS-1 Subdivision

-  Proposed Lot 1
-  Parent Parcel
-  Parcel Lines

0 20 40 80 Feet



