



City of Muscatine

PLANNING AND ZONING COMMISSION

Tuesday, December 10, 2024

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

December 10, 2024, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. MINUTES

- A. Approval of minutes from the October 8, 2024 meeting

4. REZONING

A. 3580 Mulberry Avenue • 5.56 Acres • R-1 Single-Family Residence to C-1 Neighborhood and General Commercial

ORA Orthopedics has submitted a request to rezone a 5.56-acre property located at 3580 Mulberry Avenue (the northwest corner of Mulberry Avenue and U.S. 61 Bypass) from R-1 Single-Family Residence to C-1 Neighborhood and General Commercial. ORA intends to develop a 21,200 square-foot medical clinic on this site and sell the unused portion of the property not needed for their project.

B. Muscatine Community College Campus • 40.5 Acres • R-3 Single-Family Residence to C-1 Neighborhood and General Commercial

Muscatine Community College (MCC) has submitted a request to rezone their 40.5-acre campus from R-3 Single-Family Residence to C-1 Neighborhood and General Commercial. MCC has two reasons for submitting this rezoning request.

- To convert the zoning status of the campus from legal non-conforming to conforming. MCC currently qualifies as a legal non-conforming use because it existed at this location prior to the establishment of the R-3 zoning district. Rezoning the campus to C-1 would make its current usage conform with its zoning.
- To allow for the development of a medical clinic. MCC has been approached about developing a medical clinic on the currently undeveloped southwest portion of its campus along Park Avenue.

5. ADJOURNMENT