



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

MINUTES
October 8, 2024 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Kayla Bendorf, Sharon Froelich, Jodi Hansen, and Kent Jurgensen

Unexcused:

Excused: Andrew Anderson, Mark Seaman, and Steve Nienhaus

Staff: Andrew Fangman, Assistant Community Development Director, Community Development
April Limburg, City Planner, Community Development

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

Minutes:

Kayla Bendorf motioned to approve the September 8, 2024 minutes; seconded by Sharon Froelich. All ayes, motion carried.

Subdivision:

Hale Street Addition – 5 lots at the east end of Hale St. (Unincorporated Muscatine County)

Brisk LLC has filed a combined preliminary/final plat to resubdivide 34 lots in the Kent Estates Chatham Addition, located at the end of Hale Street, into 2 residential lots and 3 out lots. The proposed subdivision is located in unincorporated Muscatine County but falls within the two-mile limit requiring City of Muscatine review and approval. The purpose of this subdivision is to create two new residential lots and transfer the out lots to adjacent property owners. Steve Kendell with Brisk, LLC gave a brief overview of the intended project for new homes to be constructed, transferring ownerships of an adjacent properties to the North of Out lot A and the Southwest of Out lot B, and Out lot C to the owner of Lot 23. Kayla Bendorf motioned to approve the Hale Street Addition; seconded by Sharon Froelich. . All ayes, motion carried.

707 E. 7th Street Subdivision – 2 lots at 707 E. 7th Street

Muscatine Housing Solutions LLC, the real estate entity of the Muscatine Center for Social Action (MCSA), has filed a combined preliminary/final plat for the 707 E. 7th Street Subdivision, which, if approved, would divide the existing parcel located at 707 E. 7th Street in half. The intent of the this proposed subdivision is to accommodate the construction of two new single-family homes. Ron Monahan with MSCA gave a brief overview of the project to subdivide the lot to place 2 single family resident homes on the location. The homes will be owner occupied when complete per the grant requirements to help revitalize the surrounding area and the community. Kent Jurgensen motion to approve the 707 E 7th St Subdivision; seconded by Sharon Froelich. All ayes, motion carried.

Meeting adjourned at 5:45 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning and Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director



COMMUNITY DEVELOPMENT DEPARTMENT

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Muscatine, IA 52761-3840
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Fax (563) 262-4142

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

To: Planning and Zoning Commission
From: Andrew Fangman, Senior Planner
Date: December 10, 2024
Re: Rezoning Case • ORA Orthopedics • 3580 Mulberry Avenue • 5.56 Acres • R-1 Single-Family Residence to C-1 Neighborhood and General Commercial

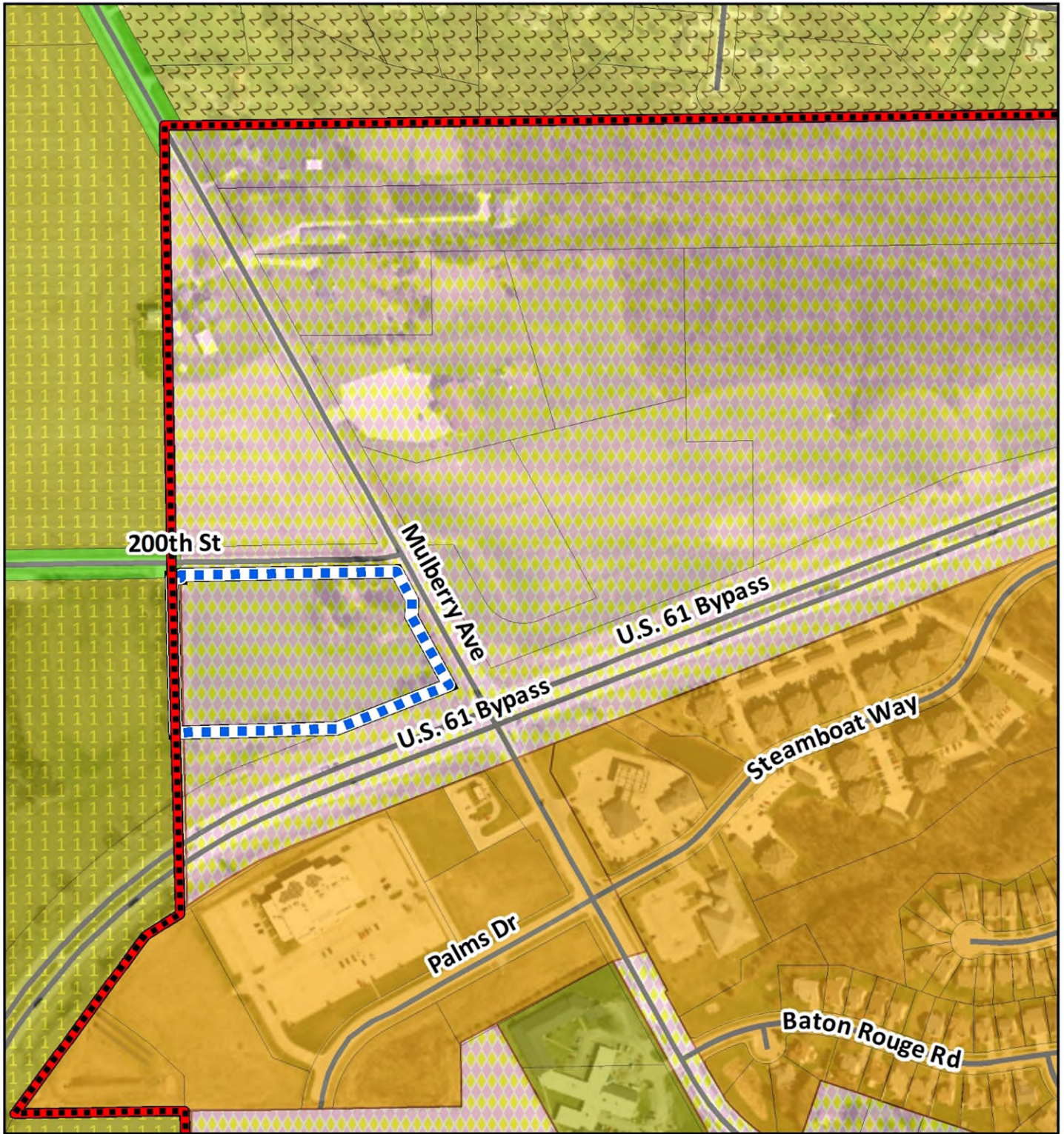
INTRODUCTION ORA Orthopedics has submitted a request to rezone a 5.56-acre property located at 3580 Mulberry Avenue (the northwest corner of Mulberry Avenue and U.S. 61 Bypass) from R-1 Single-Family Residence to C-1 Neighborhood and General Commercial.

BACKGROUND: ORA Orthopedics is proposing to construct a 20,000-square-foot medical clinic at the northwest corner of Mulberry Avenue and the U.S. 61 Bypass. They anticipate a building investment of approximately \$3.5 million, with an additional \$1.2 million for furniture, fixtures, and equipment. The project is expected to create 22 new healthcare-related jobs. A concept plan provided by ORA is attached.

While the site is within city limits, it lacks sanitary sewer service. Extending the sewer line under the bypass from approximately the Mulberry Avenue intersection is necessary. Additionally, significant improvements to the gravel portion of 200th Street are required to accommodate the proposed development. ORA would be responsible for making these improvements as part of the project's construction. The City Council has come to a consensus to support these improvements through a development agreement providing tax increment financing.

RECOMMENDATION/RATIONALE:

Staff recommends approval of this rezoning request. The recommendation is based on the finding that the proposed rezoning is consistent with the adopted Comprehensive Plan and compatible with adjacent and nearby land uses. The expanded medical services that ORA's new clinic would provide would significantly improve access to medical care for Muscatine residents, reducing the need for out-of-town travel. Locally available medical care is a key factor in maintaining a vibrant community.



ORA Rezoning



Subject Area



City Limit



Parcel Lines



Muscatine County - Agriculture (A1)



Muscatine County - Single Family Residential (R1)



Muscatine County - Single Family Residential (R2)



R-1, Single-Family Residence

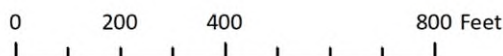


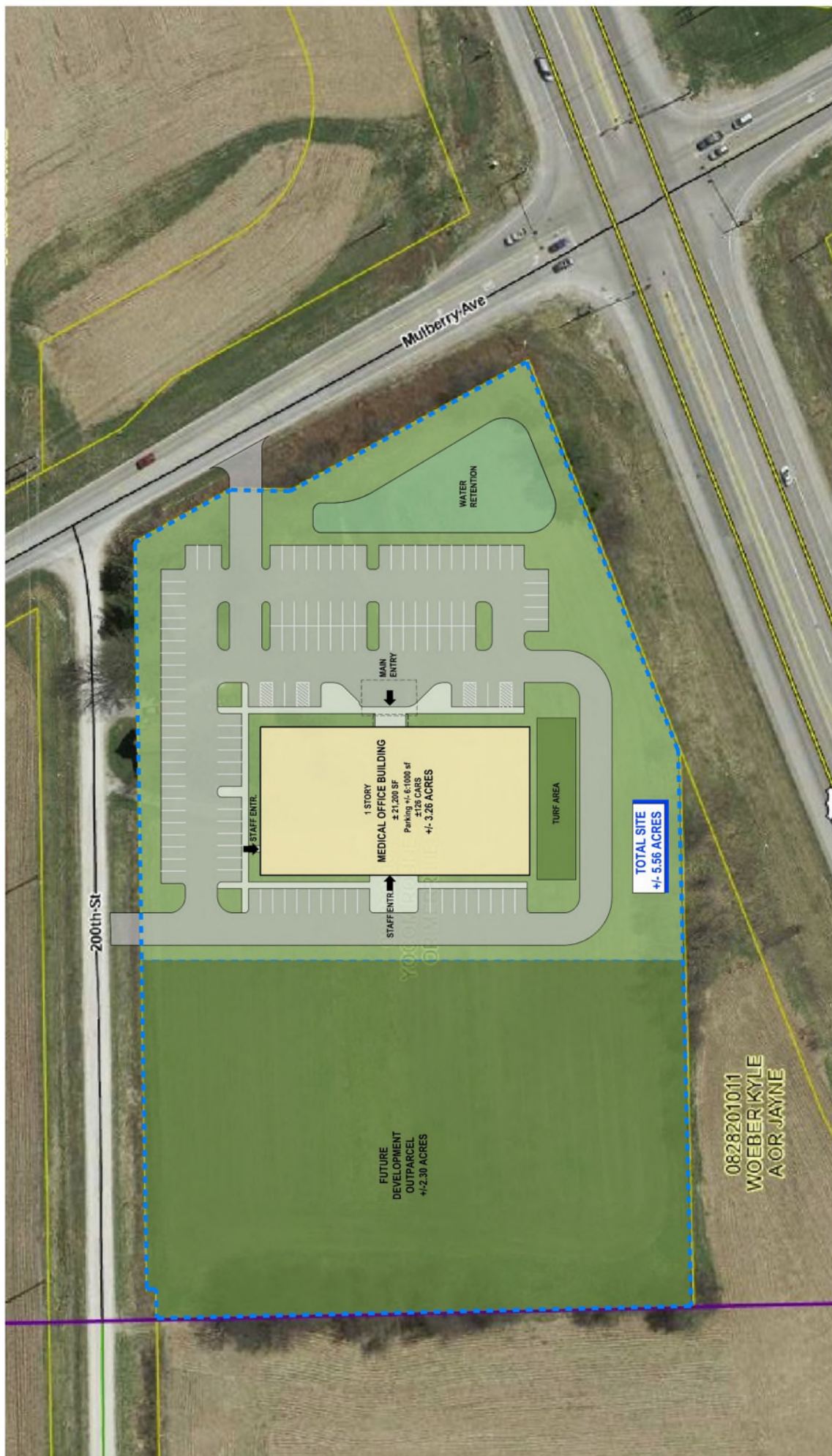
S-1, Special Development



S-3, Large Scale Mixed Use

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, Senior Planner
Date: December 2, 2024







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To: Planning and Zoning Commission
From: Andrew Fangman, Senior Planner
Date: December 10, 2024
Re: Rezoning Case Muscatine Community College Campus • 40.5 Acres • R-3 Single-Family Residence to C-1 Neighborhood and General Commercial

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

BACKGROUND: MCC has two reasons for submitting this rezoning request:

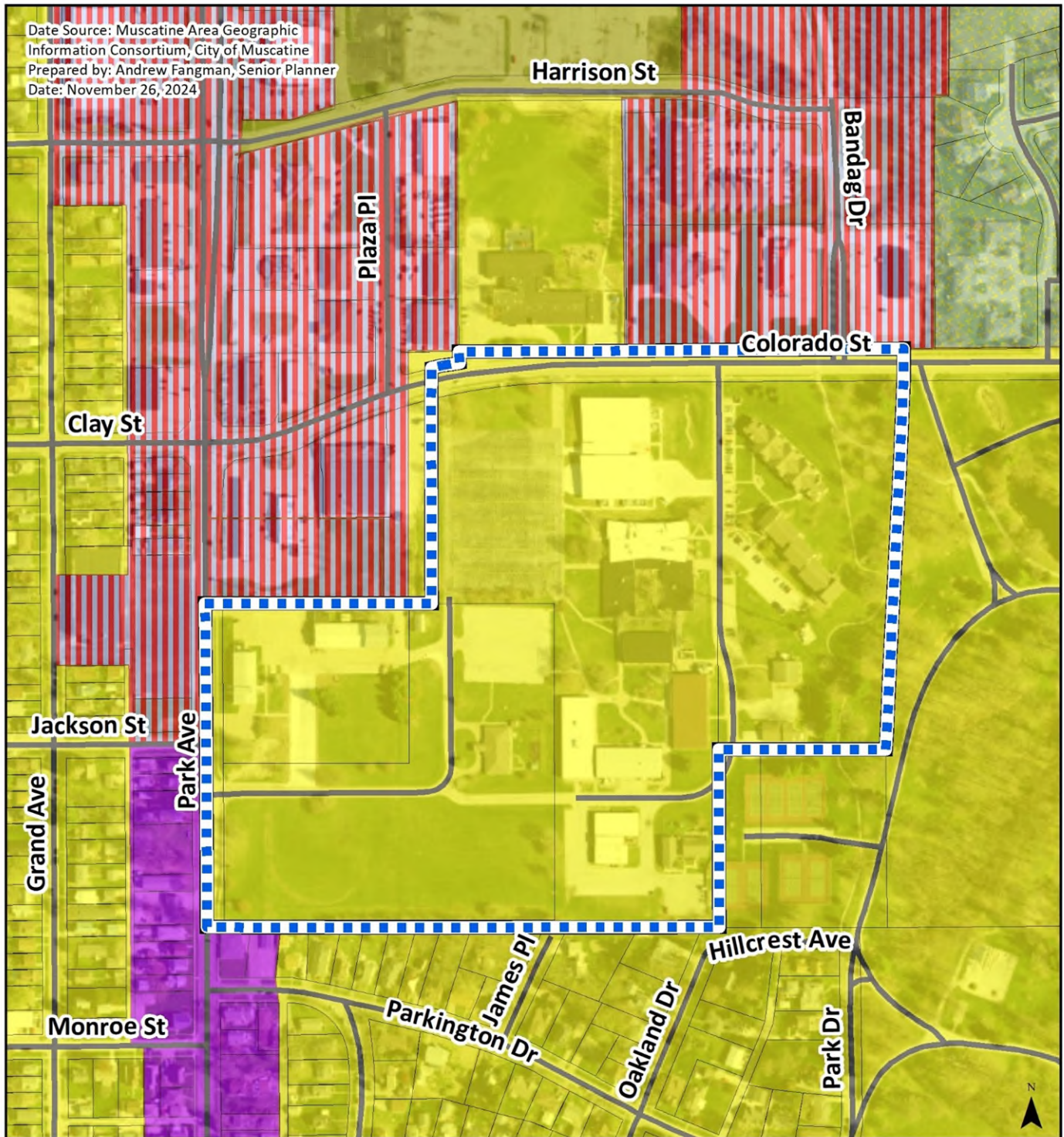
- **To convert the zoning status of the campus from legal non-conforming to conforming:**
A community college is not a permitted use within the R-3 zoning district. However, MCC qualifies as a legal non-conforming use because it existed at this location prior to the establishment of the R-3 zoning district. 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 Street. Rezoning to a district such as C-1, which permits clinics, is necessary for this development to proceed.

RECOMMENDATION/RATIONALE:

Staff recommends approval of this rezoning request. The recommendation is based on:

- The proposed rezoning being consistent with the adopted Comprehensive Plan and compatible with adjacent and nearby land uses.
- The current single family (R-3) zoning of the MCC campus has never been, is not, and will never be consistent with post-secondary education use. MCC's zoning should align with its current and future uses. Of the zoning districts that permit post-secondary education, the C-1 district is the most compatible with adjacent and nearby land uses.
- The expanded medical services that a new clinic would provide would significantly improve access to medical care for Muscatine residents, reducing the need for out-of-town travel. Locally available medical care is a key factor in maintaining a vibrant community.

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, Senior Planner
 Date: November 26, 2024



Muscatine Community College Rezoning



Subject Area Current Zoning District



Parcel Lines



C-1, Neighborhood and General Commercial



Subject Parcels



R-3, Single Family Residential



S-1, Special Development District



S-2, Institutional-Office District



RL Large Scale, Residential Development

