



City of Muscatine

PLANNING AND ZONING COMMISSION

Tuesday, January 14, 2025

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

January 14, 2025, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. MINUTES

A. Approval of minutes from the December 10, 2024 meeting

4. REZONING

A. An approximately undeveloped 2.5-acre portion of the Muscatine Community College Campus, located at the southwest corner of the campus • R-3 Single-Family Residence to C-1 Neighborhood and General Commercial

Muscatine Community College (MCC) has submitted a request to rezone an approximately undeveloped 2.5-acre portion of the Muscatine Community College Campus, located at the southwest corner of the campus from R-3 Single-Family Residence to C-1 Neighborhood and General Commercial. MCC intends to sell this portion of the campus to Community Health Care, Inc (CHC). CHC plans to develop a 13,769 square foot medical clinic on this site. This clinic will

offer medical, behavioral health and dental care, and will also include a pharmacy.

5. ZONING ORDINANCE AMENDMENT

- A. An amendment to add, Chapter 17A, Title 10 of City Code Creating the Community Facility (CF) Zoning District. The current Zoning Ordinance does not have a specific zoning district primarily focused on community facility land uses. These non-commercial uses are primarily governmental or institutional in nature. This amendment to City Code would create a new zoning district specifically intended to accommodate community facility type land uses.

6. ADJOURNMENT