



City of Muscatine

PLANNING AND ZONING COMMISSION

Tuesday, May 13, 2025

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

May 13, 2025, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. MINUTES

A. Approval of minutes from the March 11, 2025 meeting

4. SUBDIVISION

A. **506 Spring Street Subdivision – 2 lots at 506 Spring Street**

Muscatine Center for Social Action (MCSA), has filed a combined preliminary/final plat for the 506 Spring Street Subdivision, which, if approved, would divide the existing parcel located at 506 Spring Street in half. The intent of this proposed subdivision is to accommodate the construction of two new single-family homes.

5. RIGHT OF WAY VACATION

A. **Sulzco LCC • (Portions of alley Right of Way adjoining Parcel 1303456014)**

Sulzco LLC is requesting the vacation of the portion of the alley right-of-way that bisects Parcel 1303456014, located on Roby Ave. The company requests that this vacated right-of-way be ultimately conveyed to it as the adjoining property owner. The ultimate intent is to clear and grade the site for eventual construction.

6. ADJOURNMENT

MINUTES
March 11, 2025 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Andrew Anderson, Kayla Bendorf, Jodi Hansen, Kent Jurgersen and Mark Seaman

Unexcused:

Excused: Sharon Froelich and vacant position

Staff: Andrew Fangman, Senior City Planner, 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:

Kayla Bendorf motioned to approve the February 11, 2025 minutes; seconded by Kent Jurgersen. All ayes, motion carried.

Subdivision:

Combined Preliminary/Final Plat – AUR Northland Subdivision

JohnPaul Baric with AUR Northland LLC, 15988 230th St Grundy Center, IA, was present to discuss the proposed subdivision. Mr. Baric explained that AUR Northland LLC plans to purchase the subdivided lot and construct a data processing center on it. As part of the data processing center construction the existing access easement will be upgraded as well with the work estimated to take 3-5 months to complete. Mr. Baric stated the data processing center will have local staff. Andrew Anderson asked how many similar facilities AUR Northland LLC currently operates, to which Mr. Baric responded seven. Mr. Anderson questioned if the intended use were to go away whether the property would be able to be sold to another user relatively easily. Mr. Baric stated yes as the work to be done is minimal. Andrew Fangman added that neither Alliant Energy nor any neighbors contacted him with any concerns or comments.

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

Meeting adjourned at 5:40 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning and Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director



COMMUNITY DEVELOPMENT DEPARTMENT

City Hall - 215 Sycamore St
Muscatine, IA 52761-3840
(563) 262-4141
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: May 13, 2025
Re: Combined Preliminary/Final Plat –506 Spring Street Subdivision

INTRODUCTION: 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 506 Spring Street Subdivision, which, if approved, would divide the existing parcel located at 506 Spring Street in half.

BACKGROUND: The existing parcel at 506 Spring Street is a 60' by 140' parcel upon which a dilapidated home was recently demolished.

MCSA has received a neighborhood revitalization grant from the Iowa Finance Authority to build six single-family owner-occupied homes on infill sites in this neighborhood. MCSA, through its real estate entity, has acquired this site with the intent of replacing the existing structure with two new single-family homes. To ensure each of the two homes can be sold separately, it is necessary to split the existing lot into two new parcels.

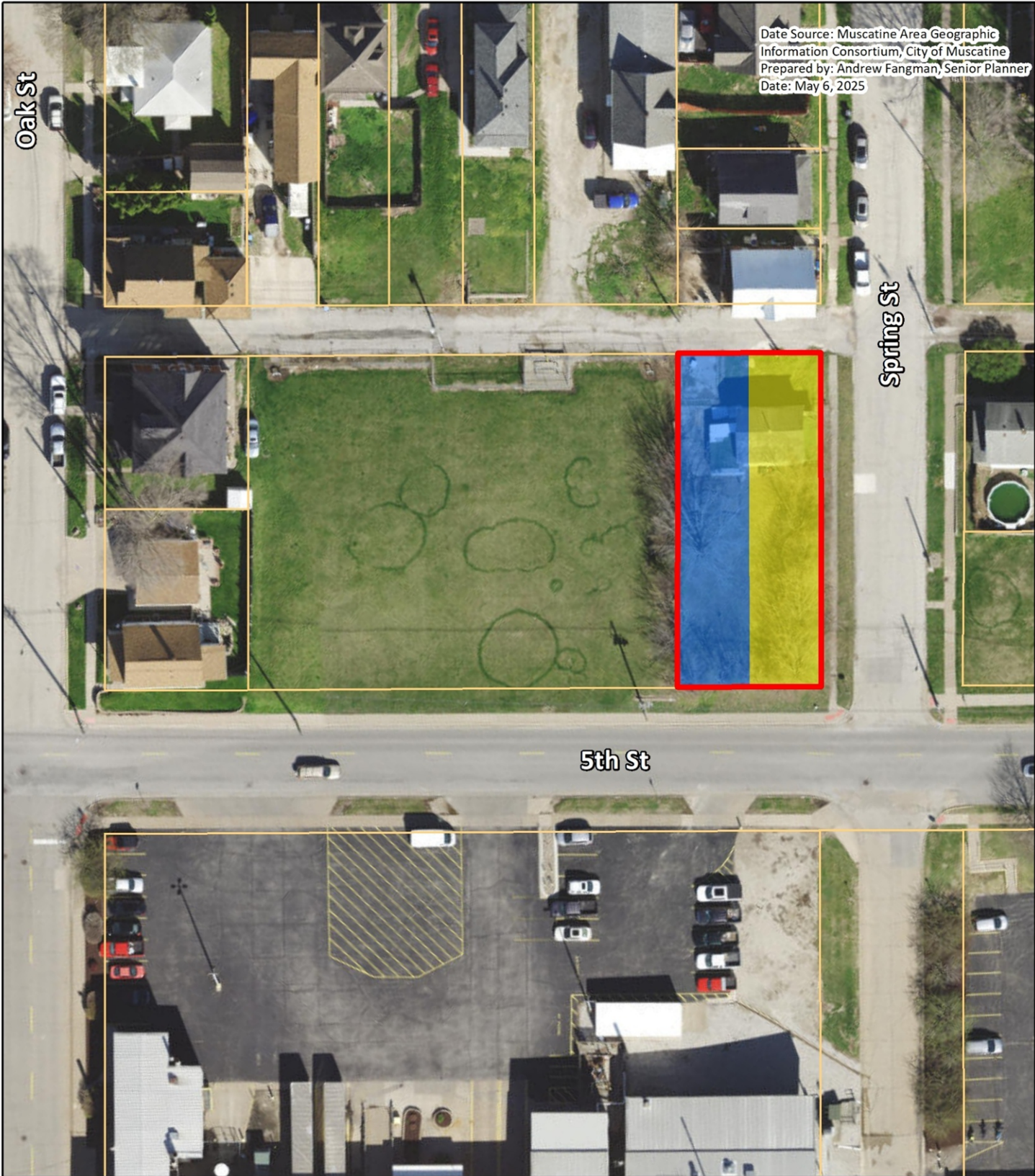
Because the proposed lots would not meet the required size and frontage width requirements for R-4 zoning districts, variances from these requirements were necessary. The Zoning Board of Adjustment approved these variances at its April 1st meeting. An additional variance to reduce the side yard setback requirements from 6 feet to 5 feet 1 inch was also granted. It should be noted that even with the granted variances, the proposed residential density is half of the current density, and the proposed structures will be set further back from the property line than the existing structure.

RECOMMENDATION/RATIONALE: Staff recommends approval of the proposed 506 Spring Street. The proposed subdivision is consistent with the adopted Comprehensive Plan, which designates this location as Mixed Density Residential in the Future Land Use Plan. Constructing two new single-family homes will significantly help revitalize the surrounding area and the community as a whole

BACKUP INFORMATION:

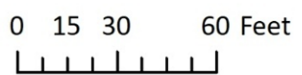
1. Map
2. Plat
3. Design of Proposed New Homes

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, Senior Planner
Date: May 6, 2025



506 Spring Street Subdivision

-  Parent Parcel
-  Proposed Lot 1
-  Proposed Lot 2
-  Existing Parcel Lines



506 SPRING STREET SUBDIVISION

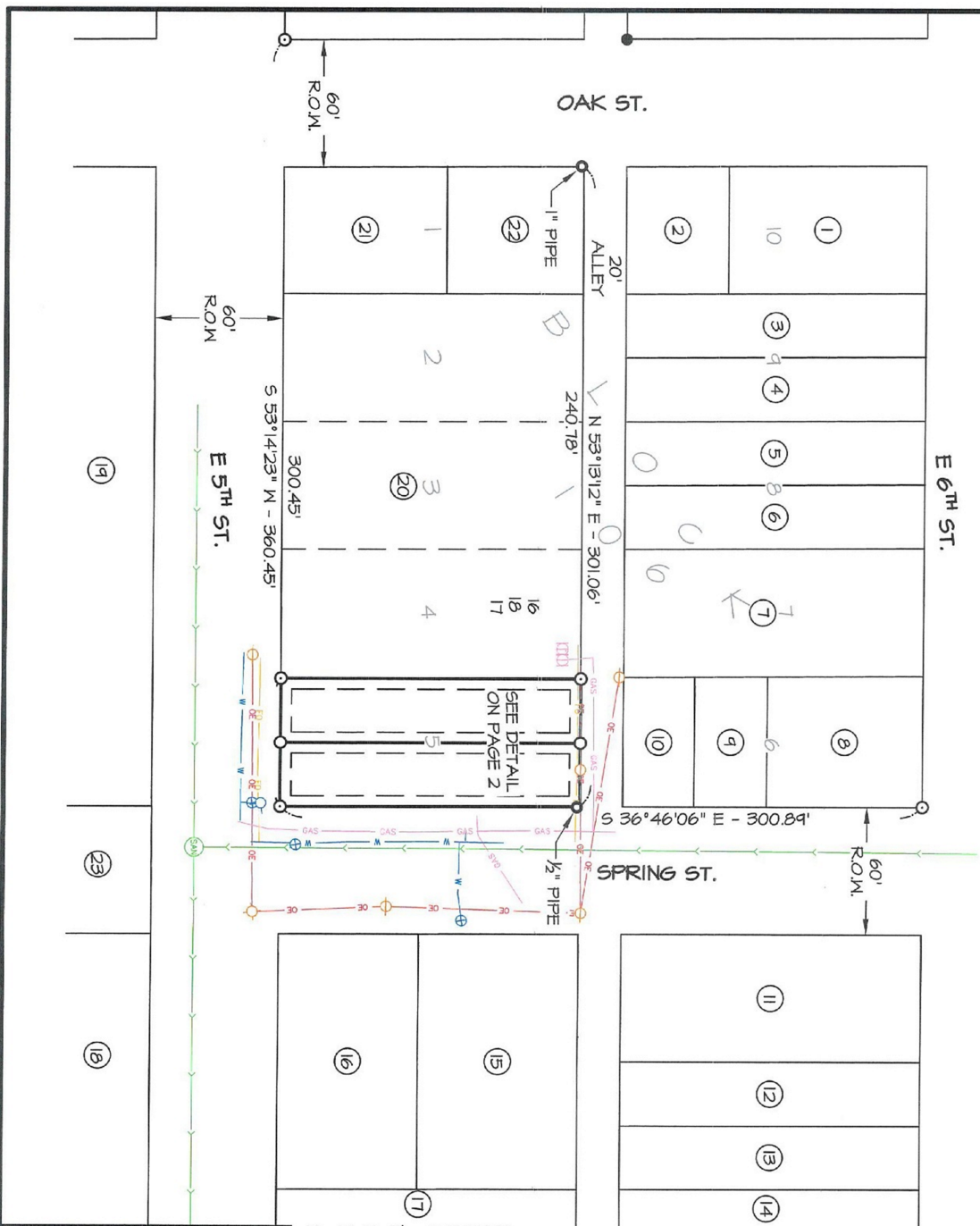
PRELIMINARY/FINAL

BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14



LEGEND

- SET 1/2" X 36" REBAR W/BLUE CAP #103719
- FOUND 1/2" REBAR W/TEALON CAP #10316
- FOUND IRON PIPE (AS NOTED)
- SANITARY SEWER
- WATER MAIN OR SERVICE
- OVERHEAD ELECTRIC
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- POWER POLE
- LIGHT POLE
- COMMUNICATION PEDESTAL
- GAS VALVE



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Seth A. Whitacre
Date _____ Reg. No. 18379
My license renewal date is December 31, 2028
Pages or sheets covered by this seal: 1



SURVEY COMPANY / RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: SETH A. WHITACRE

PROPRIETOR(S): MUSCATINE CENTER FOR SOCIAL ACTION

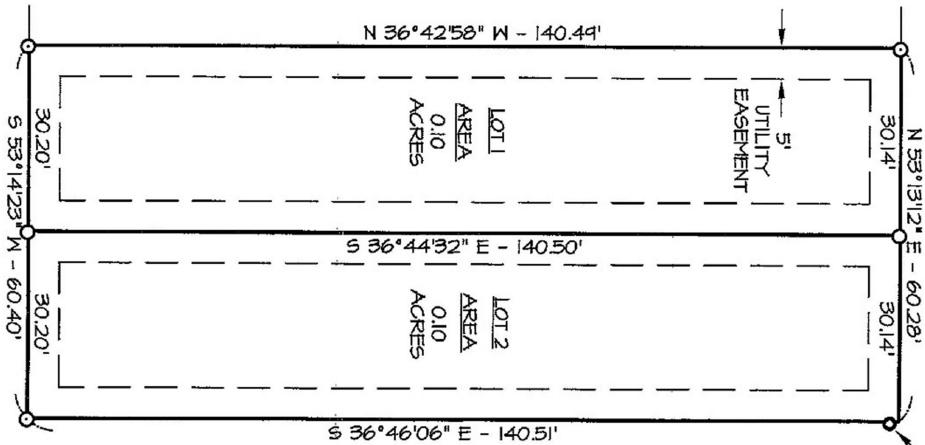
REQUESTOR: MUSCATINE CENTER FOR SOCIAL ACTION

LOCATION: LOT 5 BLK 106, ORIGINAL TOWN OF MUSCATINE, IOWA

SURVEY TYPE: PRELIMINARY/FINAL

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCANNED	ORIGINAL	1"=50'	EJA	SAW	4/24/25	4180.25
REV. 0	TOWN	9180 MCSADMS			SHEET 1	OF 2

LAND DESCRIPTION -



NOTE
136' OF
LOT
CORNER

ADJACENT OWNERS
1. WILLOW PROPERTIES, LLC
2. JUANITA S OR EDUARDO SALAZAR
3. BAYFIELD RENTALS, LLC
4. BAYFIELD RENTALS, LLC
5. PENCE RENTALS, LLC
6. RAINES PROPERTIES, LLC
7. FLAMINGO PROPERTIES, LLC
8. BASILITO PROPERTIES, LLC
9. TIFFANY PETERSON, LLC
10. RESCA PROPERTIES, LLC
11. RESCA PROPERTIES, LLC
12. BEVERLY GONZALES
13. KACIE EAGLE
14. HNI CORPORATION
15. HNI CORPORATION
16. HNI CORPORATION
17. HNI CORPORATION
18. HNI CORPORATION
19. EDWIN OR STELLA COLON
20. NATIVIDAD & CARMEN SANTANA, HNI CORPORATION
21. HNI CORPORATION
22. HNI CORPORATION
23. HNI CORPORATION

LEGEND

- SET 1/2" X 36" REBAR W/BLUE CAP #10379
- FOUND 1/2" REBAR W/YELLOW CAP #10316
- FOUND IRON PIPE (AS NOTED)



OWNER

MUSCATINE CENTER
FOR SOCIAL ACTION
312 IOWA AVE.
MUSCATINE, IA 52761

DEVELOPER

MUSCATINE CENTER FOR
SOCIAL ACTION

CURRENT ZONING

CITY - MUR5

SETBACKS, MUR5

FRONT 25'
SIDE 6'
REAR 25'

SETBACKS PER VARIANCE #ZBAY02-2025

FRONT 10'
SIDE 5'
REAR 10'

*EXCEPT AS RESTRICTED BY EASEMENTS

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES AND AVAILABLE MAPPING.

The utility easements as shown are acceptable to the following utilities:

CENTURYLINK, LC

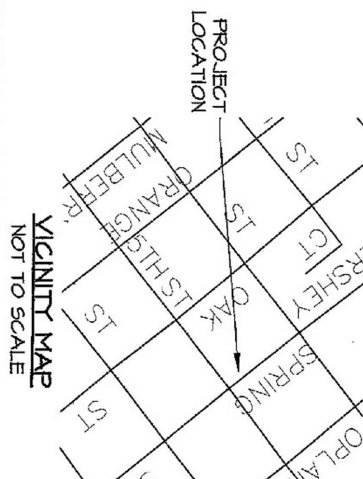
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY

MUSCATINE POWER & WATER

Transmission & Distribution

Water Production & Distribution

Communications



SURVEY COMPANY / RETURN TO:

Martin & Whitacre

Surveyors & Engineers, Inc.

1508 BIDWELL ROAD, MUSCATINE, IOWA 52761

INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: SETH A. WHITACRE

PROPRIETOR(S): HNI CORPORATION

REQUESTOR: MUSCATINE CENTER FOR SOCIAL ACTION

LOCATION: LOT 5 BLK 106, ORIGINAL TOWN OF MUSCATINE, IOWA

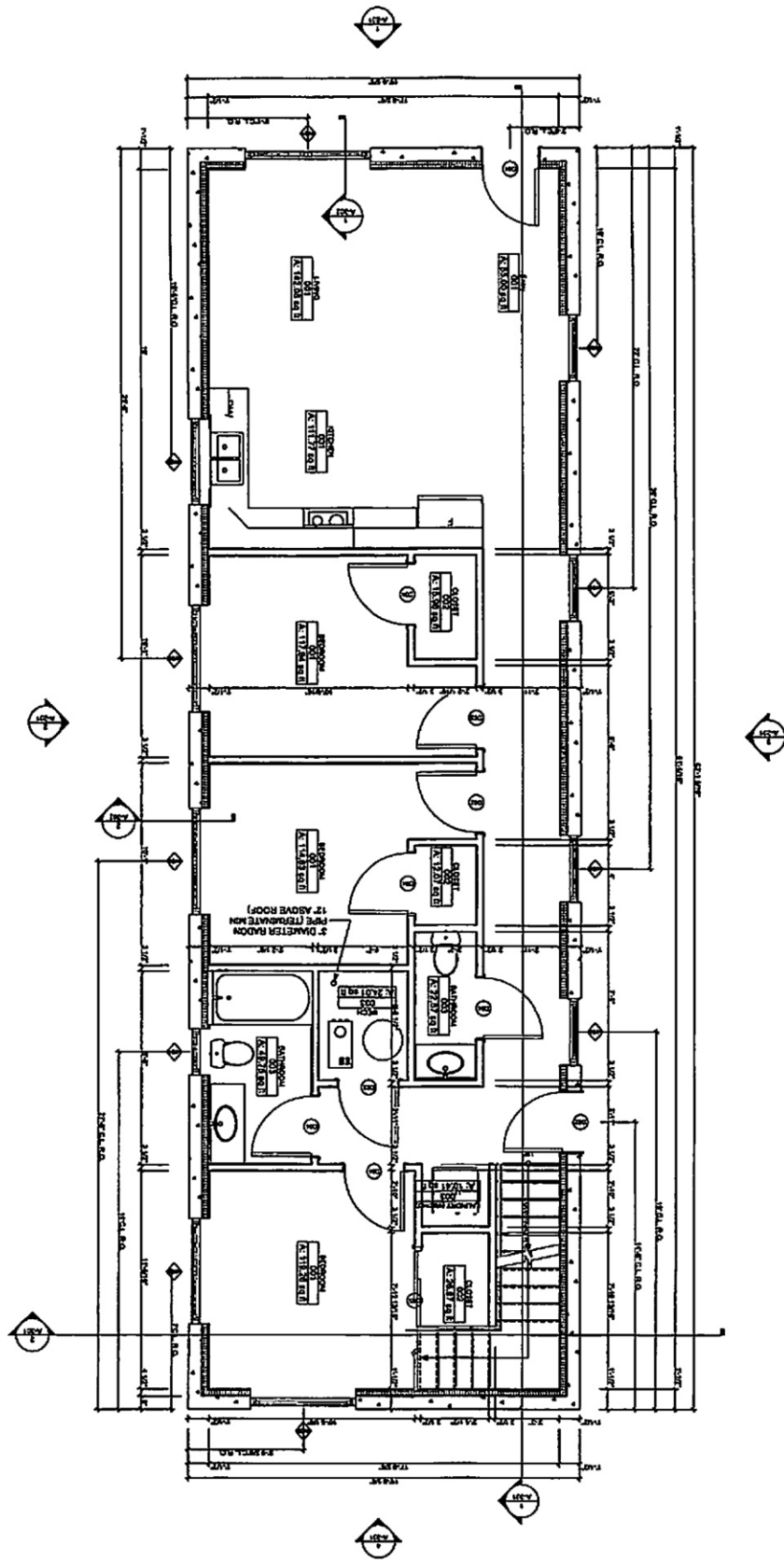
SURVEY TYPE: PRELIMINARY/FINAL

FILE BOOK SCALE CHKD DATE JOB NO.

SCANNED 1"=20' EJA GAN 4/24/25 4180.25

REV. 0 4180.25 4180.25 SHEET 2 OF 2

1 1st FLOOR PLAN



CONSTRUCTION DOCUMENTS - COORDINATION SET

AXIOMCONSULTANTS

A-102

FLOOR PLAN

SHEET TITLE

PROJECT NO.

DATE

DRAWN BY

CHECKED BY

DATE

DESCRIPTION

MARK

DATE

DESCRIPTION

COMMUNITY FOUNDATION
INFILL HOUSES

Contact Address1
MUSCATINE, IA 52761



horizon.
original.
architecture.

MICHAEL HORIZON-ARCHITECTURE.COM
PH: (563) 506-4965
WWW.HORIZON-ARCHITECTURE.COM



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COMMUNITY DEVELOPMENT

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

To: Planning and Zoning Commission
From: April Limburg, City Planner
Date: May 13, 2025
Re: Right of Way Vacation – PZVROW-3-2025

INTRODUCTION: Zach Sulzberger is requesting that the City vacate then sell to him the portion of the undeveloped right of way between his parcels and the adjoining parcel.

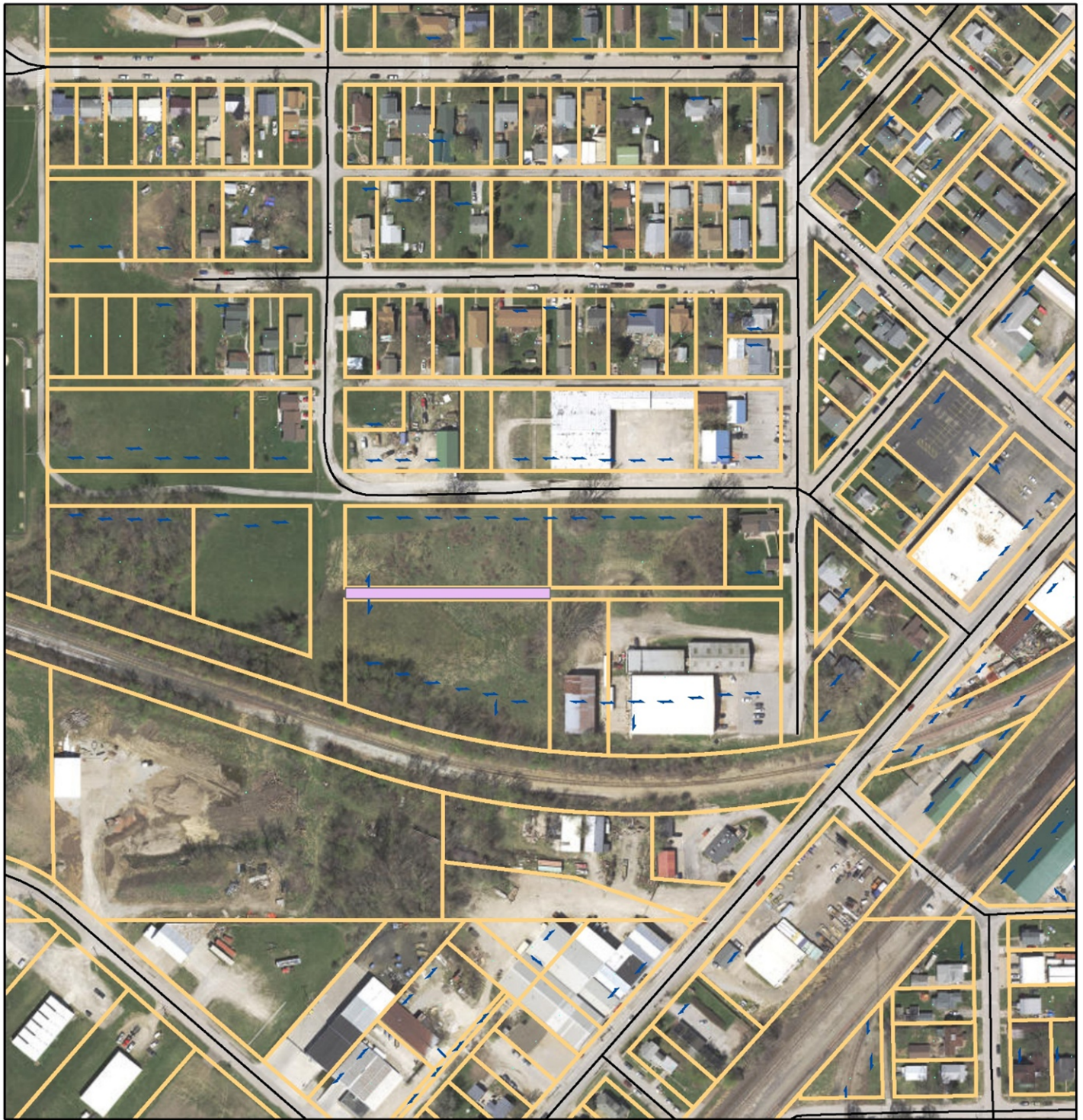
BACKGROUND: In April of 2024 Zach Sulzberger, purchased parcel 1303456014 down on Roby Ave. Sulzco Commercial Lot is a 2.95-acre commercial property owned by Sulzco LLC in Muscatine, Iowa. It is bounded by a commercial property to the east, railroad to the south, undeveloped city property to the west, and the public right of way of Roby Avenue to the north. It is located south of Roby Avenue, east of League Street, west of Division Street, and north of the Canadian Pacific Railroad in Muscatine, Iowa. The goal is to do some site clearing and grading the site to eventually build and use for his business.

RECOMMENDATION/RATIONALE: Staff recommends approval of this request. The right of way being proposed for vacation serve no useful public purpose. The sale of the Right of Way will be benefiting the community by allowing for the continued growth of the tax base.

Legal description of the Right of Way being requested to be vacated:

Legal Description for vacated right of way.

A STRIP OF LAND 10 FEET BY 164.83 FEET ADJOINING LOTS 14 & 15 PLATTED AS PUBLIC RIGHT OF WAY AND DEPICTED ON THE FINAL PLAT OF PEARLMAN'S SUBDIVISION IN THE CITY OF MUSCATINE, AS RECORDED IN BOOK 6 PAGE 102 IN THE OFFICE OF THE RECORDER, MUSCATINE COUNTY, IOWA.



Legend

-  ROW
-  Parcels

PZROWV-3-2024 Right of Way
A STRIP OF LAND 20-FOOT-WIDE ALLEY IN
BLOCK 2 OF SOUTH PARK ADDITION, BEING
SOUTH OF AND ADJACENT TO LOTS
24 THROUGH 30

270 135 0 270 Feet

