

 **City of Muscatine** 

MUSCATINE CITY COUNCIL

Agenda Item Summary – Regular Meeting

Date May 19, 2022

STAFF

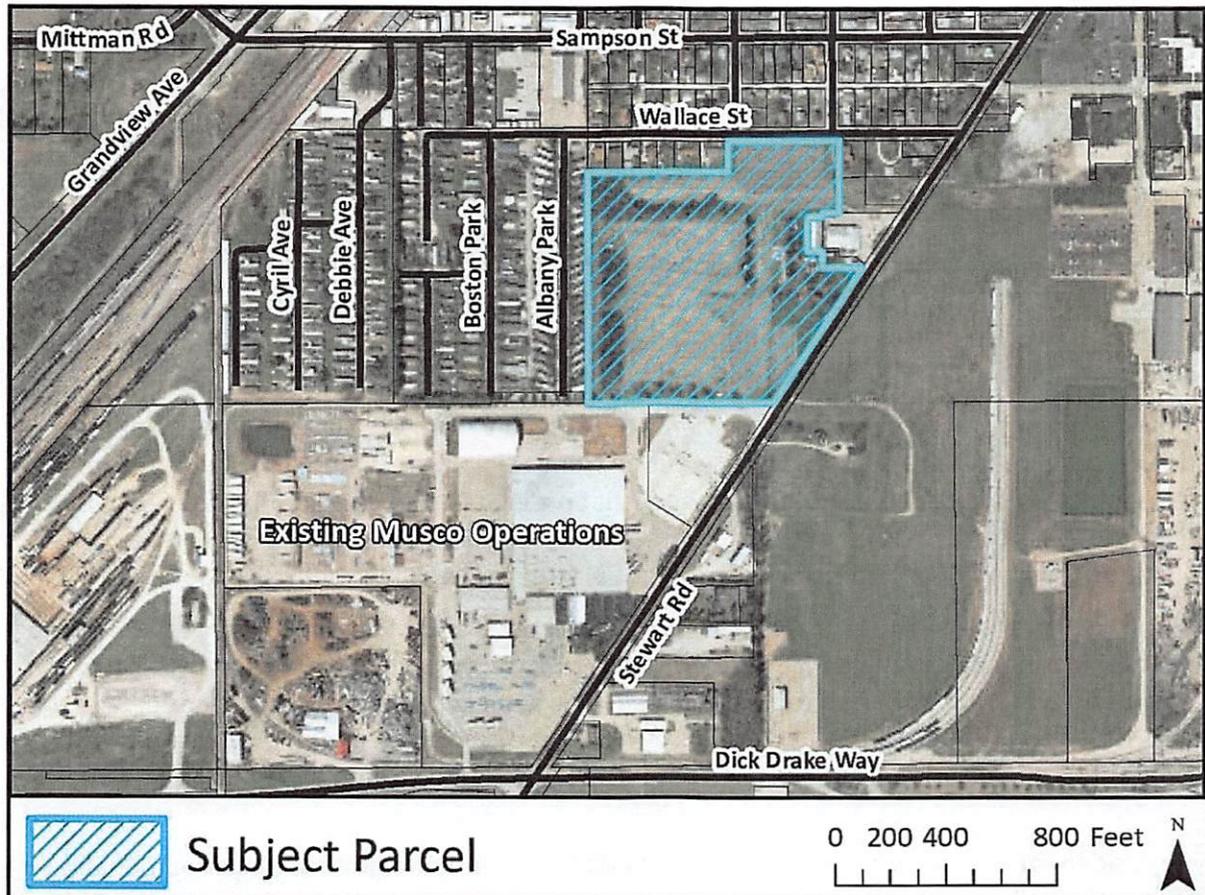
Andrew Fangman, Assistant Community Development Director

SUBJECT

Second and final reading of an ordinance rezoning the 1900 Block of Stewart Rd

EXECUTIVE SUMMARY

Musco Lighting has submitted an application to rezone a 17.4-acre parcel located in the 1900 Block of Stewart, from M-2 General Industrial and R-3 Single Family Residential to M-2 General Industrial. The applicant is requesting this rezoning to enable the expansion of their manufacturing operations onto this parcel.



STAFF RECOMMENDATION

On April 12, 2022 the Planning and Zoning Commission voted 4 to 0 to recommend approval of this rezoning request.

Staff recommends approval of this rezoning request.

BACKGROUND/DISCUSSION

Musco Lighting currently operates a lighting manufacturing operation at 2107 Stewart Road. This site is now fully built out. To allow for further expansion of their Muscatine operations, Musco has purchased the largely vacant 17.4-acre parcels that directly adjoin the north side of their current operations. Musco has submitted with this rezoning application a master plan, see page 5, for the phased expansion of their operations onto this parcel.

- **2022**
 - Clearing, grubbing, and grading of entire subject parcel
 - Construction of parking lot at the southeast corner of subject parcel
 - Installation of property line fencing and screening treatments.
 - Construction of stormwater management infrastructure
- **2023**
 - Construction of 22,000 sq. ft. manufacturing building
- **2024**
 - Construction of 90,000 sq. ft. manufacturing building

The existing cell tower on the subject parcel will remain. The existing home will also remain, until its current occupant chooses to vacate it. This in accordance with the purchase agreement between Musco and the previous property owner.

The subject parcels adjoin existing residential development to the west and to the north. To minimize the visual impact of the proposed development on nearby residential areas, the installation of fencings, landscaping, and berms is being proposed. Diagrams submitted by Musco (pages 6 through 8) show the exact locations in which these screening features will be installed.

The proposed buildings will be designed and orientated in such a manner, that as much as possible, doors and vehicular operations areas, will be screened from adjoining residential areas by the buildings themselves. Lighting will be installed in such a manner that prevents light trespass on adjoining parcels. There will be no vehicular access off of Wallace Street, and for this reason the proposed development will not generate any additional traffic on the residential streets located to the north and west.

Currently the zoning of the subject parcel is split between the R-3 and M-2 zoning districts, see map on page 3. A rezoning that places the entire parcel into the M-2 districts would be necessary for the development as envisioned by Musco to be permitted. The subject parcel's mixture of residential and industrial land use is reflective of the land use pattern that can be observed in the wider area. Musco's current operations already directly adjoin a residential area on a long stretch of its northern property line.

The key to residential and industrial development coexisting in close proximity is ensuring that any emissions of noise, odor, dust, gas, smoke, or vibration are not a nuisance to residential areas. This principle is reflected in Policy LU.7.D of the adopted comprehensive plan which states; *"new industrial*

Agenda Item 11E

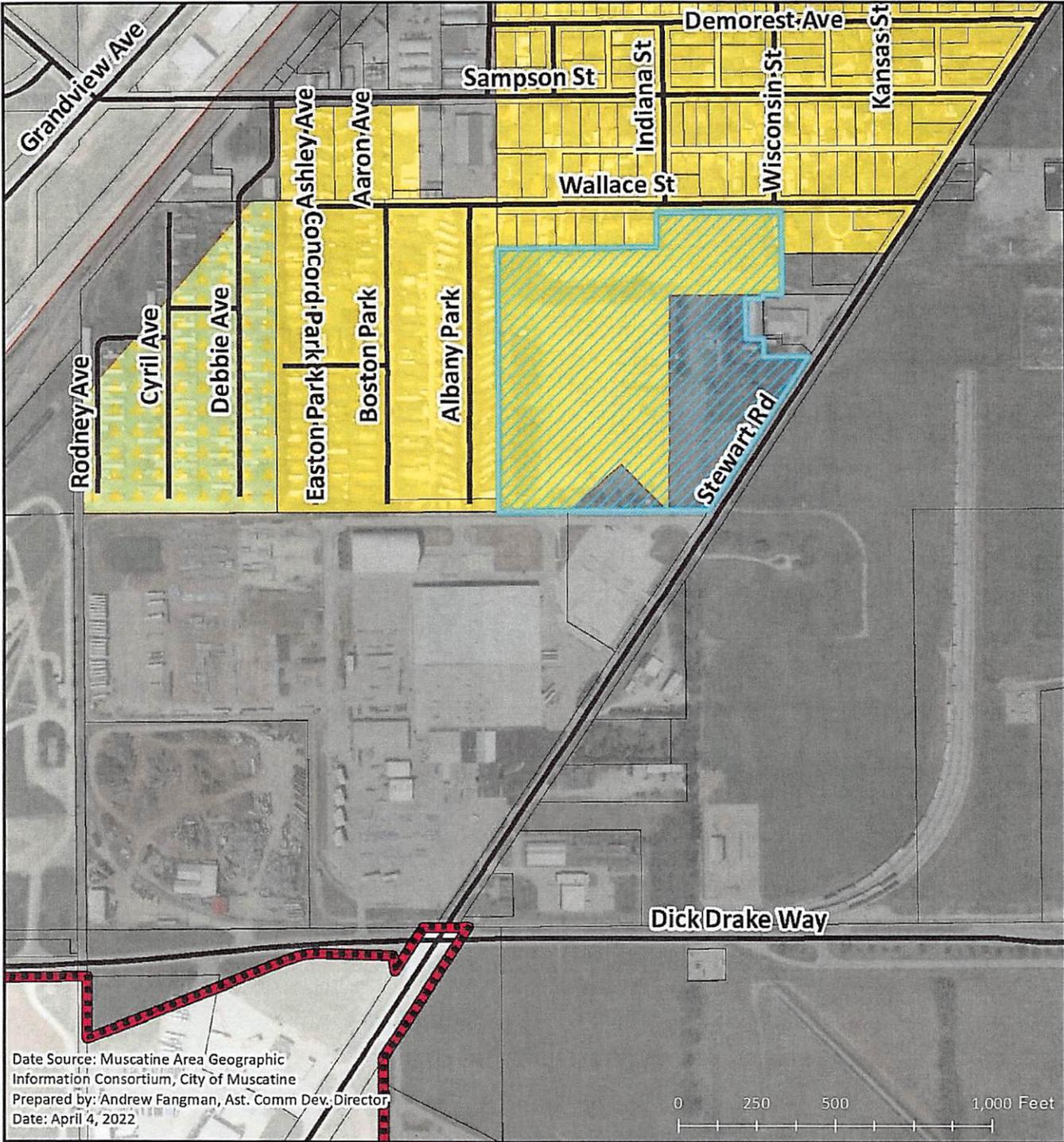
developments will be located so that any emissions of noise, odor, dust, gas, smoke, or vibration are not a nuisance to any planned or existing residentially zoned areas". The layout of the proposed development, including screening features along the western and northern property lines, will ensure that the proposed development does not become a nuisance to nearby residential areas.

CITY FINANCIAL IMPACT

None.

ATTACHMENTS

1. Ordinance

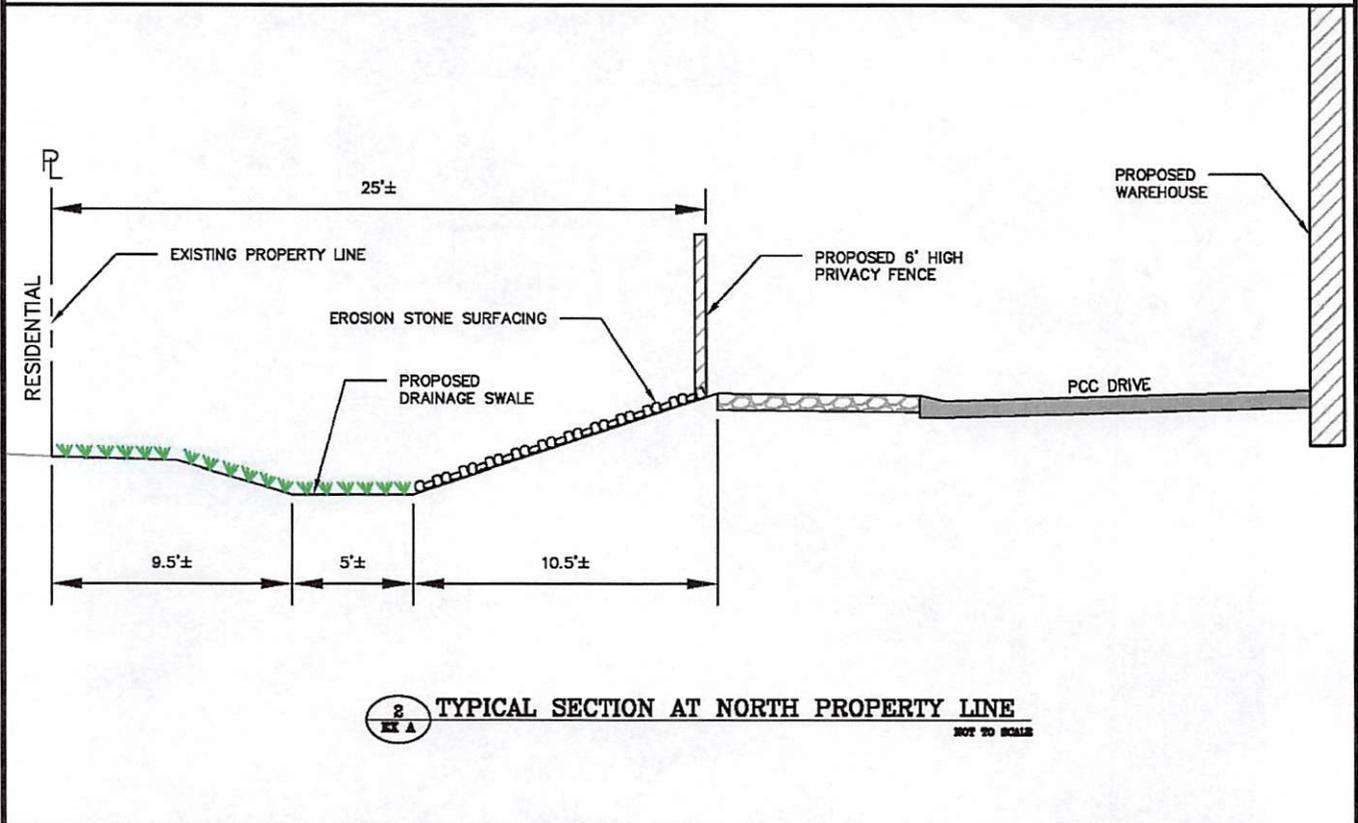
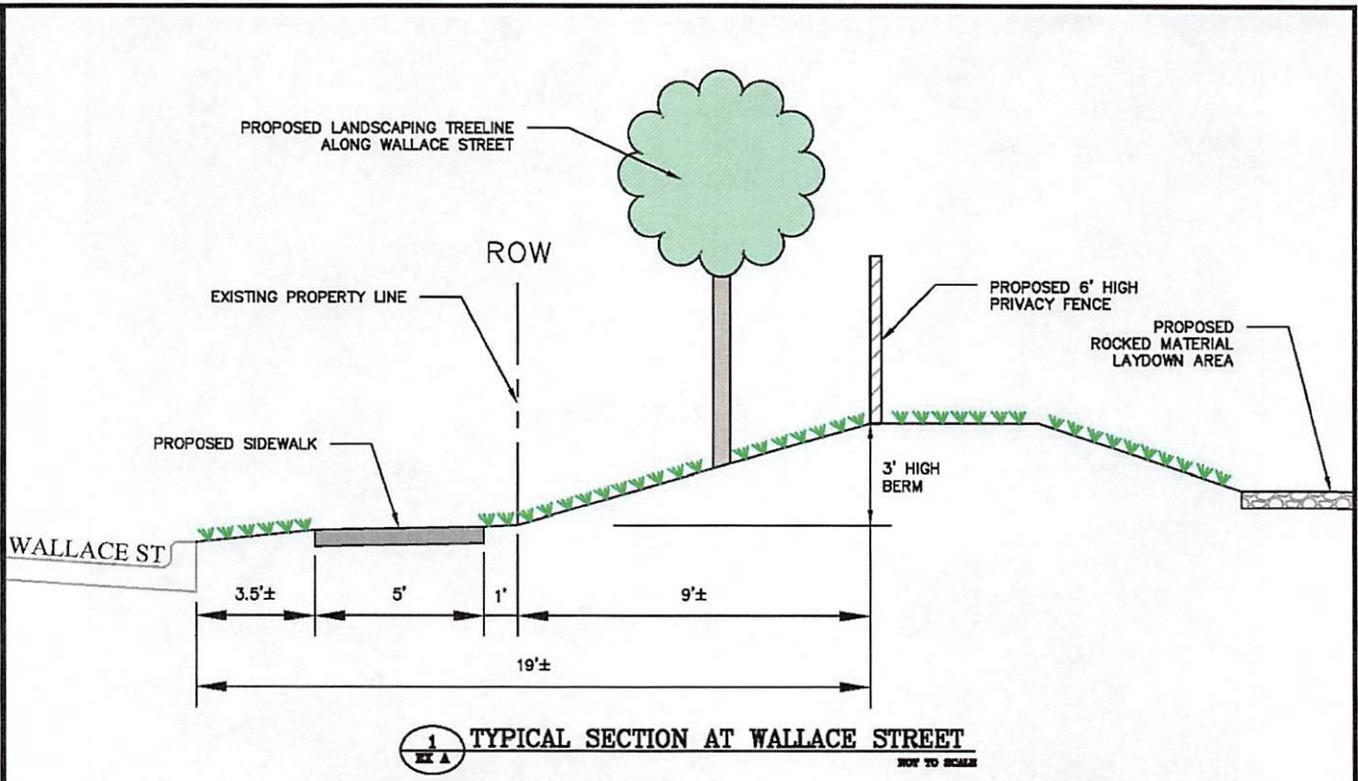


Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, Ast. Comm Dev. Director
Date: April 4, 2022

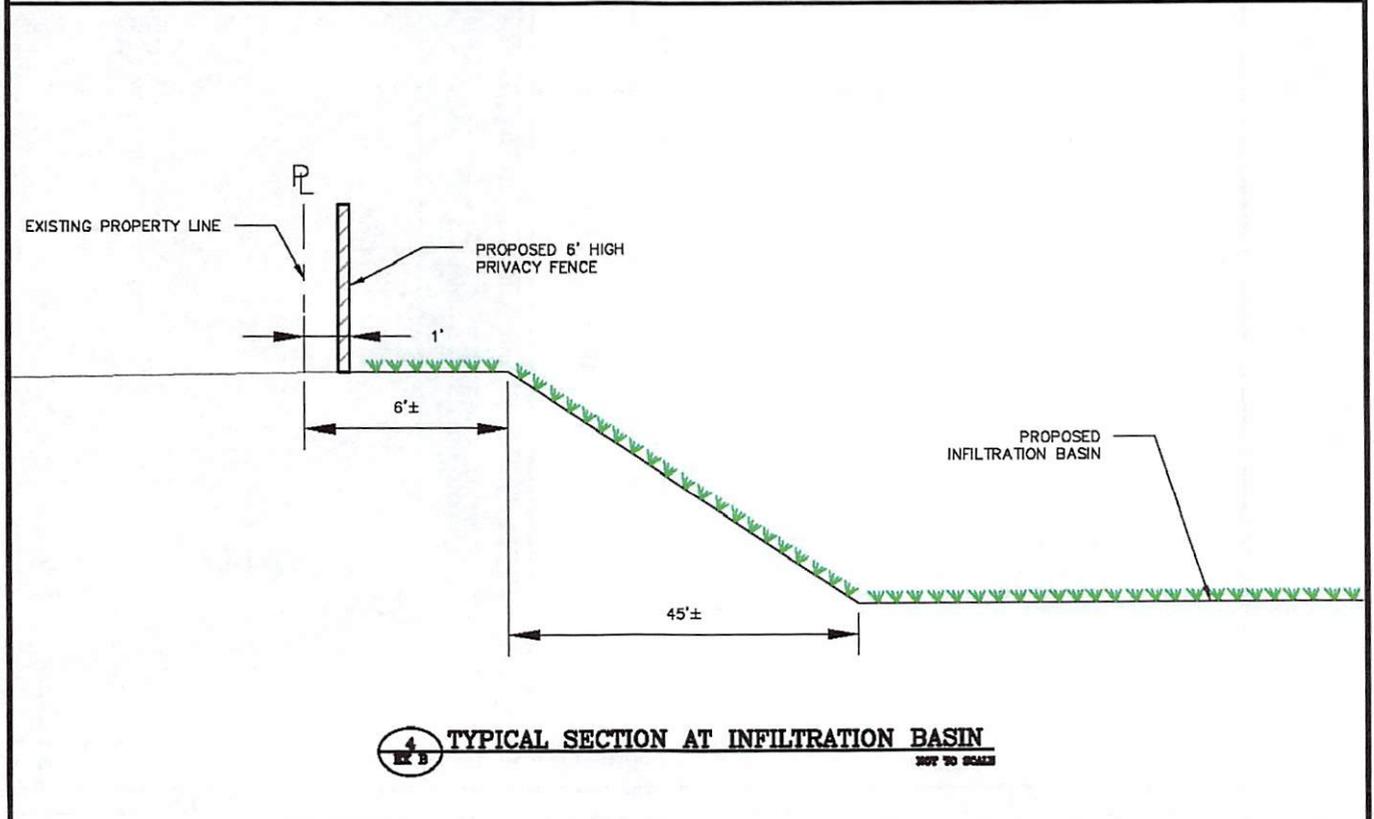
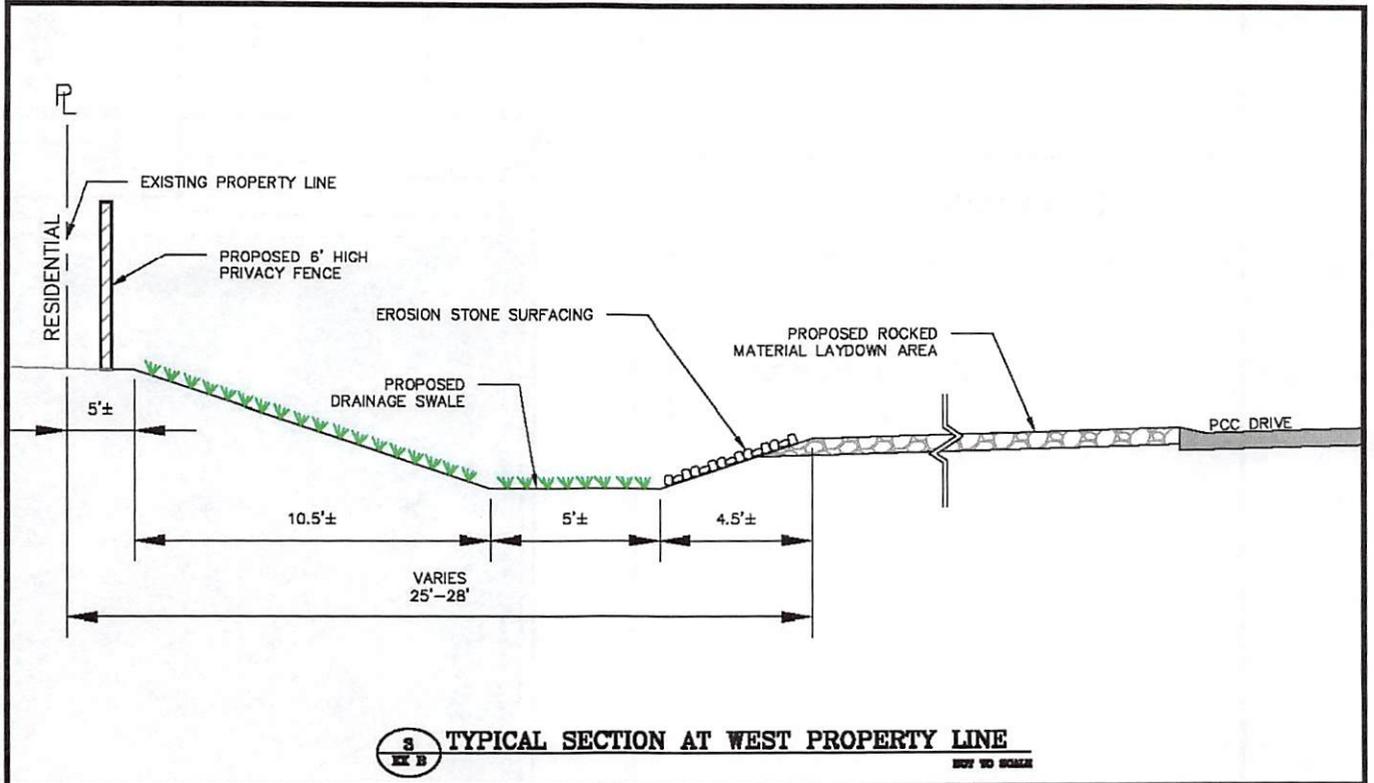
MUSCATINE Rezoning Case #PZZ-11

 Subject Parcel	Current Zoning District	 R-2 Single-Family Residence
 Parcels	 AG-Agricultural	 MU-R3
 City Limit	 M-1 Light Industrial	 R-4 Two-Family Residence
	 M-2 General Industrial	 R-6 Multi-Family Residence

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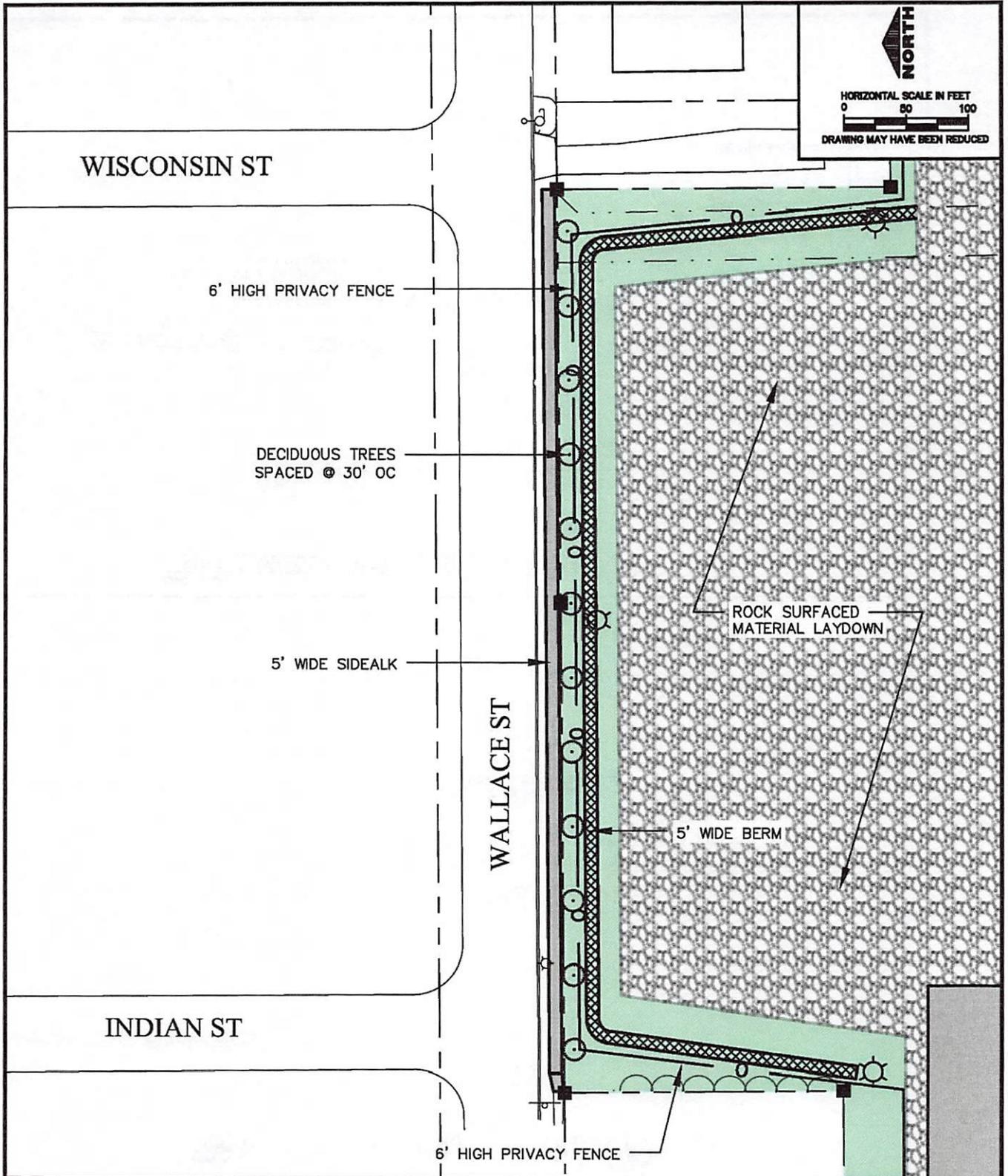
Project Description

WEST PROPERTY SCREENING

KEMPER SITE DEVELOPMENT
MUSCATINE, IOWA
2022

Drawing Issue Information

Drawing No: EX B
Sheet: 2 of 3
Date: 03-02-2022
Drawn By: CJK
Project No: 21084



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ORDINANCE NO. 2022-0184

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF MUSCATINE, IOWA
(PZZ 11 1900 BLOCK OF STEWART RD)**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE,
IOWA AS FOLLOWS:

Section 1. That the boundaries of the District Map, being a part of the Zoning Ordinance, which is Title Ten of the Ordinance of the City of Muscatine, Iowa, be and the same are, hereby amended to rezone the following described real estate, situated in the City and County of Muscatine, and State of Iowa, to-wit:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. COMMENCING AT THE CENTER OF SECTION 10; THENCE SOUTH 01°15'02" WEST 374.65 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10 TO THE SOUTH RIGHT OF WAY OF WALLACE STREET; THENCE SOUTH 89°01'28" EAST 509.62 FEET ALONG THE SOUTH RIGHT OF WAY OF WALLACE STREET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 89°00'37" EAST 364.82 FEET; THENCE SOUTH 01°03'32" WEST 134.24 FEET; THENCE SOUTH 89°28'19" EAST 35.00 FEET; THENCE SOUTH 01°03'32" WEST 130.84 FEET; THENCE NORTH 88°58'25" WEST 54.22 FEET; THENCE SOUTH 02°45'12" WEST 11.50 FEET; THENCE NORTH 89°05'24" WEST 55.80 FEET; THENCE SOUTH 02°45'59" WEST 126.64 FEET; THENCE SOUTH 89°03'56" EAST 55.82 FEET; THENCE SOUTH 89°04'09" EAST 59.25 FEET; THENCE SOUTH 02°43'47" WEST 20.72 FEET; THENCE SOUTH 89°02'19" EAST 62.80 FEET; THENCE SOUTH 51°06'39" EAST 36.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF STEWART ROAD; THENCE ALONG SAID WEST LINE SOUTH 34°49'08" WEST 602.69 FEET; THENCE NORTH 88°52'35" WEST 669.82 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 01°15'02" EAST 833.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°01'11" EAST 510.24 FEET; THENCE NORTH 00°56'03" EAST 112.04 FEET TO THE POINT OF BEGINNING. PARCEL "FF" CONTAINS 17.20 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

Said real estate shall be rezoned from M-2 General Industrial and R-3 Single Family Residential to M-2 General Industrial.

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this 19th day of May, 2022.



CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA

Attest:


Carol Webb (May 23, 2022 15:09 CDT)

Carol Webb, City Clerk


By Brad Bark (May 23, 2022 15:08 CDT)

Dr. Brad Bark, Mayor

1st Reading 5-5-22
2nd Reading 5-19-22
Third Reading waived
Publication

*** Proof of Publication ***

The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE MUSCATINE JOURNAL, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made a part of this affidavit, was published in said THE MUSCATINE JOURNAL, on the dates listed below.

CITY OF MUSCATINE- Legals account

215 Sycamore Street
MUSCATINE, IA 52761

ORDER NUMBER 127554

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Clifford C. ...

Section: Notices & Legals
Category: 2627 Miscellaneous Notices
PUBLISHED ON: 05/31/2022

TOTAL AD COST: 51.64
FILED ON: 5/31/2022

Subscribed and sworn to before me by said affiant this 31 day of May 2022.

Michelle Graham

Notary Public in and for Scott County, Iowa

NOTICE
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ZONING ORDINANCE OF THE CITY OF
MUSCATINE, IOWA
(PZZ 11 1900 BLOCK OF STEWART RD)
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Family Residential to M-2 General
Industrial.
Section 2. That all ordinances or parts of
ordinances in conflict herewith are hereby
repealed and this Ordinance shall be in
full force and effect from and after its
passage and publication as provided by
law.
PASSED, APPROVED, AND ADOPTED
this 18th day of May, 2022.
CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA
Attest:
By
Dr. Brad Bark, Mayor
Carol Webb, City Clerk
1st Reading 5-5-22
2nd Reading 5-19-22
Third Reading waived
Publication

