

ORDINANCE NO. 91378-0910

An Ordinance rezoning property in the City of Muscatine
from R-L Large Scale Residential Development to C-3 Planned Commercial

RECITALS:

A. The Real Estate described below is presently zoned R-1 Large Scale Residential Development.

B. The Planning and Zoning Commission of the City of Muscatine, Iowa, has considered the proposed rezoning as required by City Code and has recommended that such Real Estate be rezoned to C-3 Planned Commercial;

C. The City Council has conducted a public hearing on the proposed rezoning; and

D. The best interests of the City will be served by rezoning such Real Estate as proposed; it is, therefore

ORDAINED, by the City Council of Muscatine, Iowa:

Section 1. This Real Estate is rezoned to C-3 Planned Commercial:

Lincolnshire Professional Plaza Addition to the City of Muscatine, Iowa

Section 2. The Zoning Ordinance of the City of Muscatine, Iowa, is amended to provide that the Real Estate is zoned C-3 Planned Commercial.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

PASSED, APPROVED, AND ADOPTED ON September 2, 2010.




Richard O'Brien, Mayor


Gregg Mandsager, City Clerk

First Reading: August 5, 2010

Second Reading: August 19, 2010

Final Reading: September 2, 2010

Publication: September 10, 2010



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PLANNING, ZONING AND BUILDING SAFETY

**Public Health,
Housing Inspections &
Inspection Services**

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Steven Boka, Director of Community Development
Date: July 29, 2010
Re: Zoning Change – Joseph's Int'l Pack-N-Ship

INTRODUCTION: During the last several weeks, city staff has been working with Tony Joseph of Joseph's Int'l Pack-N-Ship, 200 Cleveland Street, concerning plans to expand his existing business located within the Lincolnshire Professional Plaza.

BACKGROUND: To facilitate expansion of Joseph's Int'l Pack-N-Ship business, it is necessary to change the current zoning from RL, Large Scale Residential, to C-3, Planned Commercial. To that end, Mr. Joseph has been working with the other owners who have businesses located in Lincolnshire Professional Plaza. Those Owners have taken action in support the zoning change for the 1.27-acre parcel that will permit the expansion of the Plaza. The Planning Commission conducted an on-site viewing of this request on July 7th following notification of all abutting property owners within 200 feet. On July 13th, the Planning Commission took action recommending approval of the change, as submitted. The City Council approved a resolution to set a public hearing on the zoning change during their July 15th meeting. The public hearing and public notice was published, as required, establishing a hearing date of August 5, 2010. Following the scheduled public hearing, City Council will have the opportunity to consider the zoning change by ordinance on the first reading.

RECOMMENDATION/RATIONALE: It is recommended that the City Council take action to approve the first reading of the ordinance changing the zoning for the Lincolnshire Professional Plaza from RL, to C-3 Planned Commercial.

BACKUP INFORMATION:

- 1.
- 2.
- 3.
- 4.
- 5.

PROOF OF PUBLICATION

I, Jeff Lee, being duly sworn, on my oath, say that I am an advertising clerk at the *Muscatine Journal*, a newspaper of general circulation, published in the City of Muscatine, Muscatine County, Iowa; and that the following Notice:

Muscatine City Clerk

Ordinance No. 91378-0910

Of which the annexed printed slip is a true, correct and complete copy, was published in said *Muscatine Journal* one time having been made there in on:

September 10, 2010

Jeff Lee

STATE OF IOWA MUSCATINE COUNTY

Subscribed and sworn to before me this
10th day of September 2010

Beth Lester

Beth Lester, Notary Public



Beth Lester
Iowa Notarial Seal
Commission number 745921
My Commission Expires 03/20/2013

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Richard O'Brien, Mayor

ATTEST:

Gregg Mandsager, City Clerk

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