

Instrument #: 2025-04325
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MIS MISCELLANEOUS
Recording Fee: \$0.00 Transfer Tax: \$0
Sarah M Hearst - Recorder, Muscatine County Iowa



Prepared by Muscatine County Zoning Office - 3610 Park Avenue West, Muscatine, Iowa 52761
Return to the Muscatine County Administration Office - 414 E. 3rd Street, Muscatine, Iowa 52761

ORDINANCE #09-15-25-01

**ORDINANCE REZONING CERTAIN REAL PROPERTY IN MOSCOW TOWNSHIP,
MUSCATINE COUNTY, IOWA FROM A-1 AGRICULTURAL DISTRICT ZONING
CLASSIFICATION TO I-2 HEAVY INDUSTRIAL DISTRICT ZONING CLASSIFICATION**

WHEREAS, LRBC 1 LLC, Proposed Developer, and Courtney Herrold, Record Owner, filed a petition to rezone the property described as: Parcel #03-08-300-029 (2321 Hwy 6, Atalissa) and Parcel #03-08-300-030, in the SW ¼ of Sec. 8-T78NR2W, from its current classification of A-1 Agricultural District to I-2 Heavy Industrial District; and

WHEREAS, the rezoning proposal came before the Muscatine County Zoning Commission at a public hearing on August 8, 2025, and a report concerning the proposed rezoning has been forwarded to the Board of Supervisors; and

WHEREAS, a public hearing was held before the Muscatine County Board of Supervisors on September 8, 2025, at which members of the public had the opportunity to speak in favor of and in opposition to the proposed rezoning; and

WHEREAS, the Muscatine County Board of Supervisors finds that:

A. Rezoning the Property would be in accordance with the Muscatine County Comprehensive Plan adopted in September 1980, revised February 2025, for the following reasons:

1. The LESA score was 191.6 out of 300 points giving the ground a medium rating for being retained as agricultural ground, but adequate need was shown for development;
2. The parcels are adjacent to Wendling Quarries which is a somewhat heavy industrial operation;
3. The parcels both have frontage to State Highway 6 that can handle the heavy traffic.

B. The rezoning of the Property will not be injurious to the health or safety of the residence of the county but rather will promote the welfare of the residents of the county.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Muscatine County Board of Supervisors as follows:

Section 1. The real property more particularly described as: Parcel #03-08-300-029 (2321 Hwy 6, Atalissa) and Parcel #03-08-300-030, are hereby rezoned from A-1 Agricultural District Zoning Classification to I-2 Heavy Industrial District Zoning Classification.

Section 2. The Zoning Administrator is directed to reflect this change in zoning classification on the official zoning map.

Section 3. This ordinance shall take effect upon its publication as required by law.

Section 4. The County Auditor, as required by law, shall immediately, after the publication of this ordinance, certify this ordinance to the County Recorder who shall perform further duties as prescribed by law.

Section 5. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 6. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section provision or part thereof not adjudged invalid or unconstitutional.

PASSED, APPROVED AND ADOPTED on this 15 day of September, 2025.

ATTEST



Tibe Vander Linden
Muscatine County Auditor



Nathan Mather, Chairperson
Muscatine County Board of Supervisors