



## Planning & Zoning Commission

Meeting Date: February 7, 2023

Requested By: Development Services Department

### Item Title: PUBLIC HEARING

Consider an application to rezone property in the vicinity of 212 2nd Ave W from CC Community Commercial to DC Downtown Commercial. (Public Hearing)

### Explanation:

Gridco, LLC, a real estate holding company for Musco, has submitted an application to rezone property in the vicinity of 212 2<sup>nd</sup> Avenue West from CC Community Commercial to DC Downtown Commercial. The rezoning area encompasses multiple city blocks (approximately 13 acres) as shown on the attached map. It includes the MCG building with parking areas, part of Musco's parking area and building, Penn Centre Theater, Musco's facilities shop, and adjoining vacant lots. The application states the request is to resolve split-zoning on the Musco campus and that DC zoning is more conducive regarding setbacks and site coverage.

The subject property is within Oskaloosa's downtown and central business district. It adjoins DC zoning on the east, R-2 zoning on the south, CC and GC zoning to the west, and CC zoning to the north.

Review considerations and findings for the proposed rezoning are as follows:

1. Zoning on this property was established in 2000 and appears to be driven by the mall, which adjoins the property to the north, and perhaps anticipated future expansion. The CC district is designed primarily for large properties and major shopping areas. Its stated purpose is for "commercial facilities serving the needs of the regional market; appropriate at major intersections, junctions, and substantial commercial centers".
2. The CC district's bulk standards require large setbacks and also limit building and impervious surface coverage on a lot. The CC district limits building density in favor of parking lots and open space. This district seems inappropriate in a downtown area and central business district.
3. The DC district is designed and stated as "Regulations for downtown Oskaloosa. Mixed uses encouraged. Grouping of uses strengthens the town center's role as a center for trade, service, and civic life".
4. The DC district's bulk standards require no setbacks and do not limit lot coverage, which is appropriate in a downtown area and central business district.
5. Since the zoning was adopted, the mall has transitioned from a regional shopping

center to a more local mix of offices, retail, entertainment, and community services. The former Kmart space, which is included in this application, is now primarily offices for MCG and Musco headquarters support space.

6. The Comprehensive Plan, including its principles and future land use map, should be used as the basis for this zoning decision. Upon review, the proposed rezoning appears consistent with the Comprehensive Plan, as follows:
  - a. The subject property is recommended for MU Mixed Use future land use. MU characteristics include “vibrant urban areas with a mix of commercial, office, service, limited production light industrial, and medium to high density residential”. The MU recommendation covers the entire downtown area to 3<sup>rd</sup> Avenue.
  - b. The proposed DC Downtown Commercial zoning district is fully compatible with the MU recommendation and appears to be a more appropriate designation for the property than CC zoning.
  - c. The proposed DC zoning seems more appropriate for the primary land use: a downtown corporate campus with multiple office buildings, meeting space, and support services.
7. The zoning change is consistent with the existing land use patterns and would not cause any encroachment into a residential neighborhood.
8. The change would not severely impact traffic, downtown character, public facilities, natural characteristics, or change population density.
9. The change would not constitute “spot zoning” (singling out a zoning change for the sole benefit of the owner and contrary to the comprehensive plan).

Based on the above, staff recommends that the Planning & Zoning Commission vote to **recommend denial** of the rezoning application to the City Council.

**Budget Consideration:**

\$250 application fee

**Attachments:**

Application

Location and zoning map

PlanOskey Comprehensive Plan excerpts