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COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: November 8, 2016
Re: Rezoning Case # Z-143-16 • Muscatine Downtown Investors LLC (Tom & Ann Meeker) • 610 Maiden Lane (former Garfield Elementary School) • R-3 Single Family Residential to S-1 Special Development District

INTRODUCTION Muscatine Downtown Investors LLC (Tom & Ann Meeker), have submitted an application to rezone 3.84 acres located at 610 Maiden Lane, the location of the former Washington School, from R-3 Single Family Residential to S-1 Special Development District. The applicant is proposing to make the existing gymnasium facilities available to be rented out for sports practices and fitness use, to convert the rest of the building into 19 dwellings units, and to construct 12 garages and a 26 car parking lot to serve to new dwelling units. See attached map for location details and current zoning of the subject parcel and surrounding area, also attached is the proposed development plan.

BACKGROUND: The subject property is the site of the now closed Washing Elementary School. In late 2016 the Muscatine Community School District signed an agreement to sell the property to Muscatine Downtown Investors. The intent of the applicant is to make the existing gymnasium facilities available to be rented out for sports practices and fitness use, to convert the rest of the building into 19 dwellings units, and to construct 12 garages and a 26 car parking lot to serve to new dwelling units. The applicant is also proposing to construct a new driveway connecting to 8th Street to serve the parking lot and garages that will be constructed to serve the residential portion of the project, the proposed new driveway would access Maiden Lane. The applicant intends to begin making the gymnasium facilities available to be rented out for sports practices and fitness use immediately after approval of this rezoning request, conversion of the remaining portion of the former school into 19 dwelling units will occur at a later date.

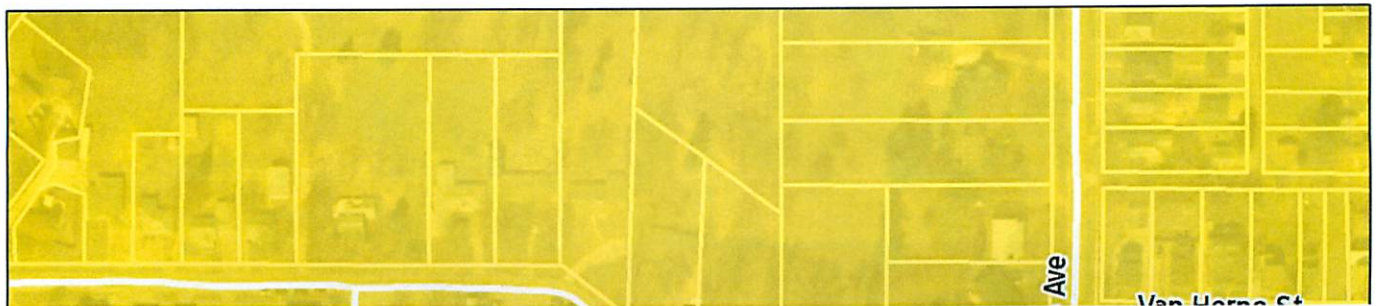
The applicants proposed uses are permitted within the S-1 zoning district. Within the S-1 prior to any usage of existing structures or commencement of new construction a development plan must be approved. This development plan must detailed the proposed usage and development proposed for the subject parcel. The applicant has submitted a proposed development plan, see attached, for concurrent consideration along with the requested rezoning request.

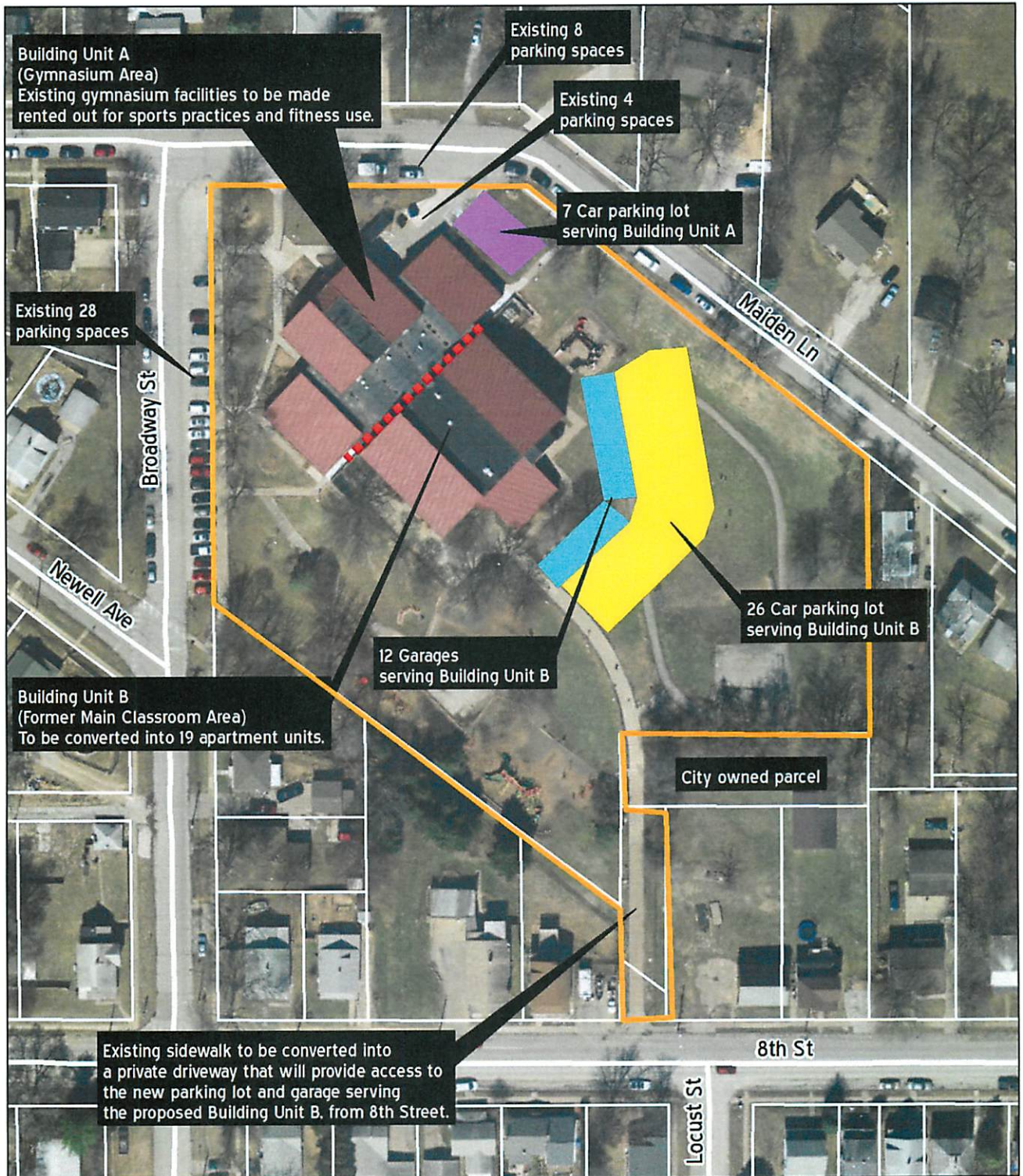
"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain

RECOMMENDATION/RATIONALE: It is recommended that the City Council take action to approve the resolution setting a public hearing on the proposed zoning change for the property

BACKUP INFORMATION:

1. Resolution string the Public Hearing
2. Public Notice
3. Map





Propose preliminary/final development plan for the property at 610 Maiden Lane, as is required by Section 10-16-5 of City Code for any development/change in Use within the S-1 Zoning District.

Proposed Preliminary/Final Development Plan 610 Maiden Lane



MUSCATINE DOWNTOWN INVESTORS
SUMMARY OF PLANS FOR FORMER WASHINGTON SCHOOL AT 610 MAIDEN LANE

PLANNING AND ZONING MEETING 11.8.16

While this property is one building, it actually has 2 very distinct, separate parts. One is the one-story gym area and the other is the three-story classroom, library, office area. There is a fire wall between these two parts. Our plan for the building is to maximize the existing structure by using those separate parts for activities each part is particularly suited for.

DESCRIPTION OF UTILIZATION OF THE PROPERTY

BUILDING UNIT A (Gymnasium area)

1. This area will be used as a gym for activities such as sports practices and fitness.
2. We expect 25-30 max. using the gym at one time
3. There are 47 parking spots on Broadway and Maiden Lane for the gym.

BUILDING UNIT B (Main school area)

1. This three-story area will become 19 industrial-style apartments for young professionals.
2. There will be no low income tenants in this building.
3. Parking will be on the property; there are 20 spots at the rear of the building. There is an existing road there that is accessed from 8th Street.
4. 12 garages will be added on the existing property for the apartment residents.
5. There will be a total of 38 parking spots on the property for Unit B residents.

RESOLUTION NO. _____

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED ZONING CHANGES, 610 MAIDEN LANE (THE FORMER
WASHINGTON ELEMENTARY SCHOOL), CITY OF MUSCATINE, IOWA**

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, Iowa, has been requested to rezone from R-3 Single Family Residential to S-1 Special Development District, said property, 610 Maiden Lane (the former Washington Elementary School, Parcel Number 0835352009) described as:

LOT 46, N PT LOT 47, W 30' LOT 48, (EX S 20' E 224.3') LOT 49 TERRACE HEIGHTS ADD & E 30' W 85' LOT 1 SUNSET ADD

WHEREAS, the Planning and Zoning Commission will considered this request its November 22, 2016 meeting, and is recommending approval; and

WHEREAS, The City Council for the City of Muscatine, Iowa, must conduct a public hearing prior to action on said rezoning request, and

WHEREAS, The Council must now set the time and place for a public hearing upon said change in zoning.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that a public hearing be held on the 1st day of December, 2016, at 7:00 p.m., in the City Hall Council Chambers in City Hall, and that the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal at least seven (7) days but not more than twenty (20) days prior to the established date of the public hearing.

PASSED, APPROVED, AND ADOPTED this 17th day of November 2016.

CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA

Attest:

Diana L. Broderson, Mayor

Gregg Mandsager, City Clerk

PUBLIC NOTICE

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING
PROPOSED ZONING CHANGES, 610 MAIDEN LANE (THE FORMER
WASHINGTON ELEMENTARY SCHOOL), CITY OF MUSCATINE, IOWA**

Notice is hereby given that a proposed zoning change has been reviewed l by the Planning & Zoning Commission for the City of Muscatine, Iowa, on November 22, 2016. Said zoning would change the property, 610 Maiden Lane (the former Washington Elementary School, Parcel Number 0835352009), from R-3 Single Family Residential to S-1 Special Development District.

The real estate is further described as:

LOT 46, N PT LOT 47, W 30' LOT 48, (EX S 20' E 224.3') LOT 49 TERRACE HEIGHTS ADD
& E 30' W 85' LOT 1 SUNSET ADD

Notice is further given that the City council of the City of Muscatine, Iowa, will conduct a public hearing on said zoning changes on Thursday, December 1, 2016, at 7:00 p.m. in the City Hall Council Chambers, at which time all interested parties are invited to comment.

Gregg Mandsager, City Clerk