



City Hall, 215 Sycamore
Muscatine, IA 52761-
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

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

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
Dave Gobin, Community Development Director

Date: June 16, 2016

Re: Rezoning Case # Z-140-16 • Muscatine Downtown Investors LLC (Tom & Ann Meeker) • 1409 Wisconsin Street (former Garfield Elementary School) • R-3 Single Family Residential to S-2 Institutional Office and M-1 Light Industrial

INTRODUCTION Muscatine Downtown Investors LLC (Tom & Ann Meeker), have submitted an application to rezone a 7.41 acre parcel located at 1409 Wisconsin Street, the location of the former Garfield Elementary School from, R-3 Single Family Residential to S-2 Institutional Office and M-1 Light Industrial. The applicant is proposing the that 4.41 acres on the eastern end of the parcel, containing the former school building be rezoned to S-2, and the remaining 3 acres on the western portion of the parcel be rezoned to M-1. See attached map for location details and current zoning of the subject parcel and surrounding area.

BACKGROUND: The subject property is the site of the now closed Garfield Elementary School. In late 2015 the Muscatine Community School District sold the property to Muscatine Downtown Investors. The intent of applicant is to lease the former school building to Optima LifeServices, a provider of health care and human services for individuals with disabilities and mental illness, pending approval of this rezoning request. Optima intends to relocate their current Muscatine office from their current location on Harmony Court. The applicant intends to develop the western three acres of the former school site at later date, and is currently investigating the feasibility of constructing storage units on this portion of the subject property.

The subject parcel is currently zoned R-3 Single Family Residential. In addition to allowing for single family homes, this zoning district also permits schools and places of worship as allowed uses. As such the applicant's redevelopment plan requires a rezoning to the S-2 Institutional Office and M-1 Light Industrial Districts, to allow for the proposed uses.

The Institutional Office Zoning District (S-2) permits a mixture of uses. The following are permitted uses in the S-2 District: single family homes, duplexes, offices, medical clinics, schools, government building, places of worship, and rest homes. Any type of retail use would only be allowed with the issuance of a conditional use permit by the Zoning Board of Adjustment after a public hearing is conducted.

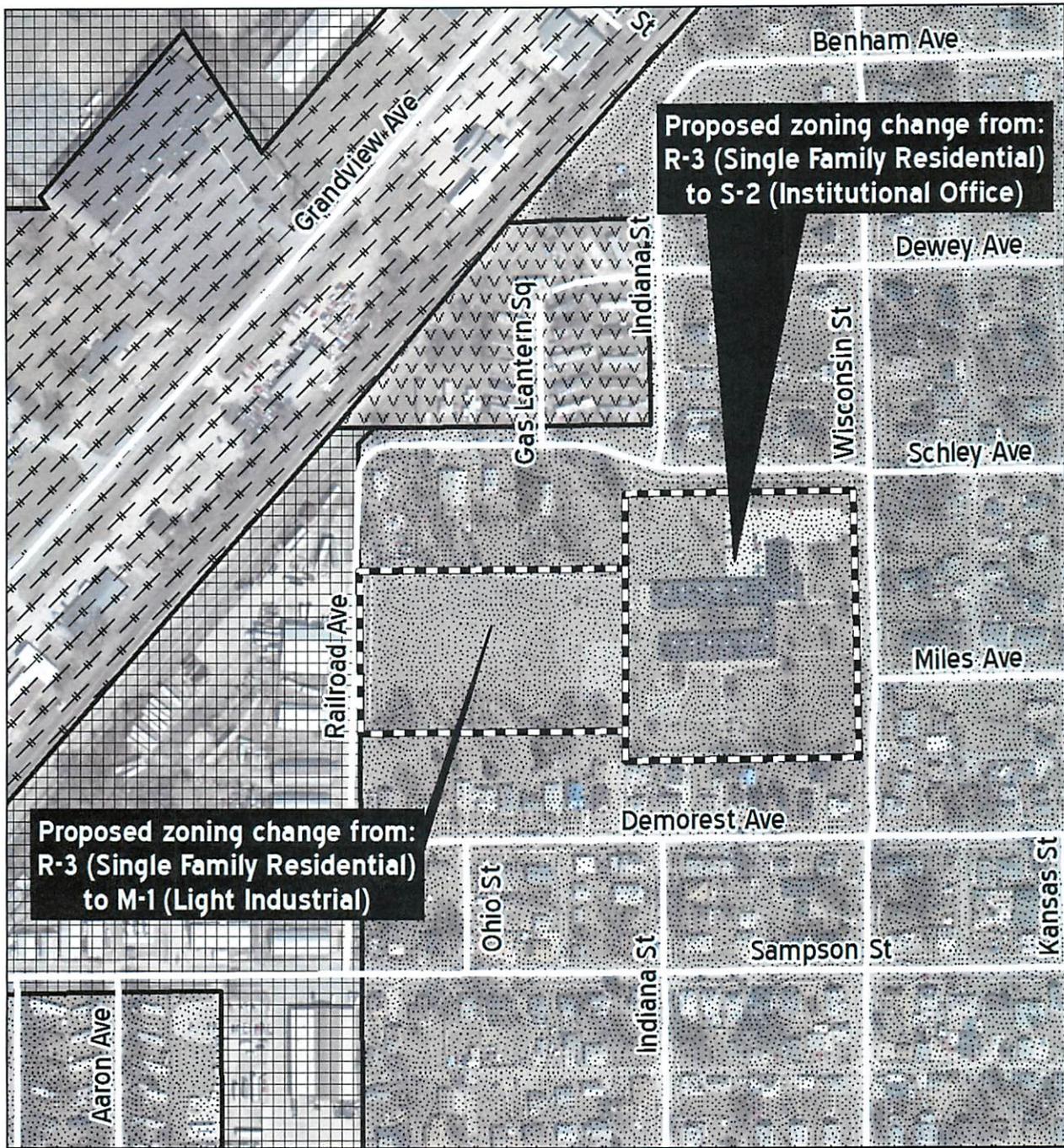
The M-1 Light Industrial District permits a broad range of uses. It allows for nearly all types of commercial use, light manufacturing, and warehousing. It does not allow for uses that have outside impacts on neighboring properties that cannot be effectively mitigated.

"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



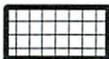
MUSCATINE

Rezoning Case # Z-140-16

Current Zoning District



Light Industrial



General Industrial



Single Family Residential



Two Family Residential



Subject Areas



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: June 1, 2016



RESOLUTION NO. _____

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED ZONING CHANGES, 1409 WISCONSIN STREET (FORMER
GARFIELD 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-2 Institutional Office (the eastern most 4.41 acres) and M-1 Light Industrial (the western most 3 acres). The real estate is further described as:

Oulots 8, 11, 12, & 13 of Abraham Salley's addition to South Muscatine, City of Muscatine, Muscatine County, Iowa.

The area being proposed for a rezoning to the S-2 Institutional Office District is further described as:

Oulot 8, of Abraham Smalley's addition to South Muscatine, City of Muscatine, Muscatine County, Iowa

The area being proposed for a rezoning to the M-1 Light Industrial District is further described as:

Oulots 11, 12, & 13 of Abraham Smalley's addition to South Muscatine, City of Muscatine, Muscatine County, Iowa

WHEREAS, the Planning and Zoning Commission will considered this request its June 14, 2015 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 7th day of July, 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 16th day of June 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
ON PROPOSED ZONING CHANGES, 1409 WISCONSIN STREET (FORMER
GARFIELD ELEMENTARY SCHOOL), CITY OF MUSCATINE, IOWA**

Notice is hereby given that a proposed zoning change has been reviewed and recommended for approval by the Planning & Zoning Commission for the for the City of Muscatine, Iowa, on June 14, 2016. Said zoning would change the property, 1409 Wisconsin Street (former Garfield Elementary School), from R-3 Single Family Residential to S-2 Institutional Office(the eastern most 4.41 acres) and M-1 Light Industrial (the western most 3 acres). The real estate is further described as:

Oulots 8, 11, 12, & 13 of Abraham Smalley's addition to South Muscatine, City of Muscatine, Muscatine County, Iowa.

The area being proposed for a rezoning to the S-2 Institutional Office District is further described as:

Oulot 8, of Abraham Smalley's addition to South Muscatine, City of Muscatine, Muscatine County, Iowa

The area being proposed for a rezoning to the M-1 Light Industrial District is further described as:

Oulots 11, 12, & 13 of Abraham Smalley's addition to South Muscatine, City of Muscatine, Muscatine County, Iowa

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, July 7, 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