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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 22, 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 revised development plan that is being proposed.

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 largely follow the route of an existing sidewalk that run from the school building to 8th Street. 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:

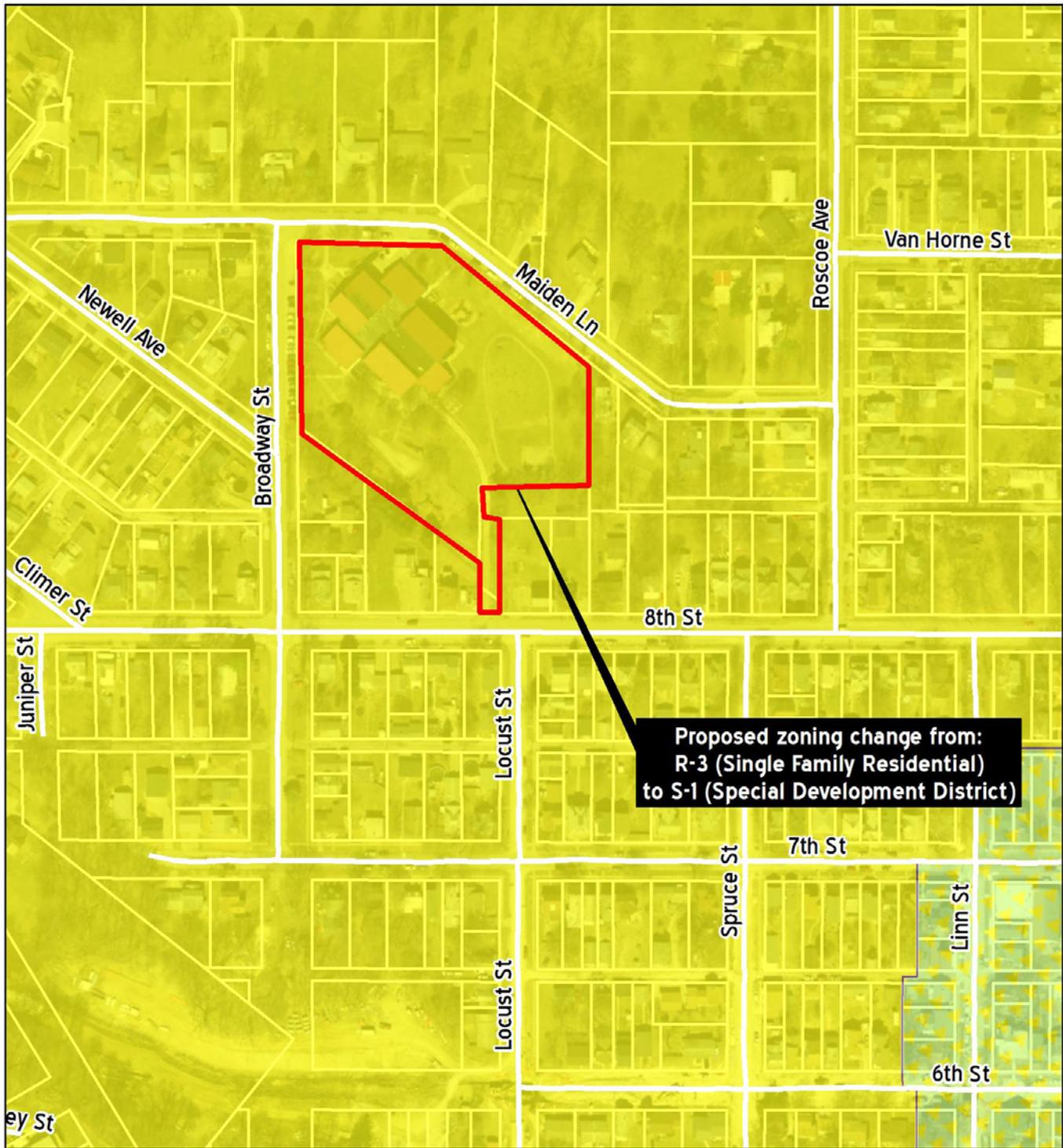
Staff recommends approval of this rezoning request. This recommendation is based on a finding that the request would further the accomplishment of a number of goals within the Comprehensive Plan and would be compatible with surrounding land usage.

It is in the community's best interest for this currently disused property to be returned to use in a manner that does not negatively impact nearby residences. This is in alignment with Goal LU.16 of the Comprehensive Plan which states: *"The revitalization of established neighborhoods, particularly blighted areas by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas"*

The rezoning of the subject parcel is a necessary step in returning the currently disused site back to productive use. Under the current R-3 zoning the only permissible uses of the subject property are as a single family home, place of worship, or school. The current structure is not suitable for use as a single family home, and there is not much demand for new schools or places of worship. There is however a demand for indoor recreational spaces and apartments, reusing the former Washington School would help meet these demands by putting a currently disused structure back to use.

The applicant's intent to make the former school gymnasium available for rental would help with achievement of Goal LU.3, of the Comprehensive Plan, which is to, *Increase new development (housing and commercial) on vacant lots in portions of the City already served by public infrastructure*. The applicant's proposal to construct 19 new housing units in a location within the core of the City clearly furthers the goal of seeing growth occur through infill development. This development requires no new construction or improvements to public infrastructure and maximizes the community benefits of previous public infrastructure investments.

The applicant's intent to make the former school gymnasium available for rental would help with achievement of Goal PR.9, of the Comprehensive Plan, which is to, *To expand cold and all-weather recreational amenities and activities"*. During the public outreach process portion of drafting the Comprehensive Plan the need for more all-weather recreational amenities was apparent, and the applicant's proposal helps meet the community need.

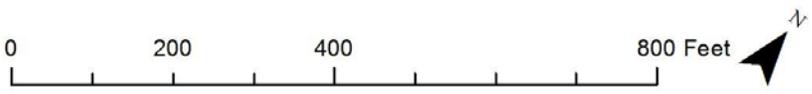


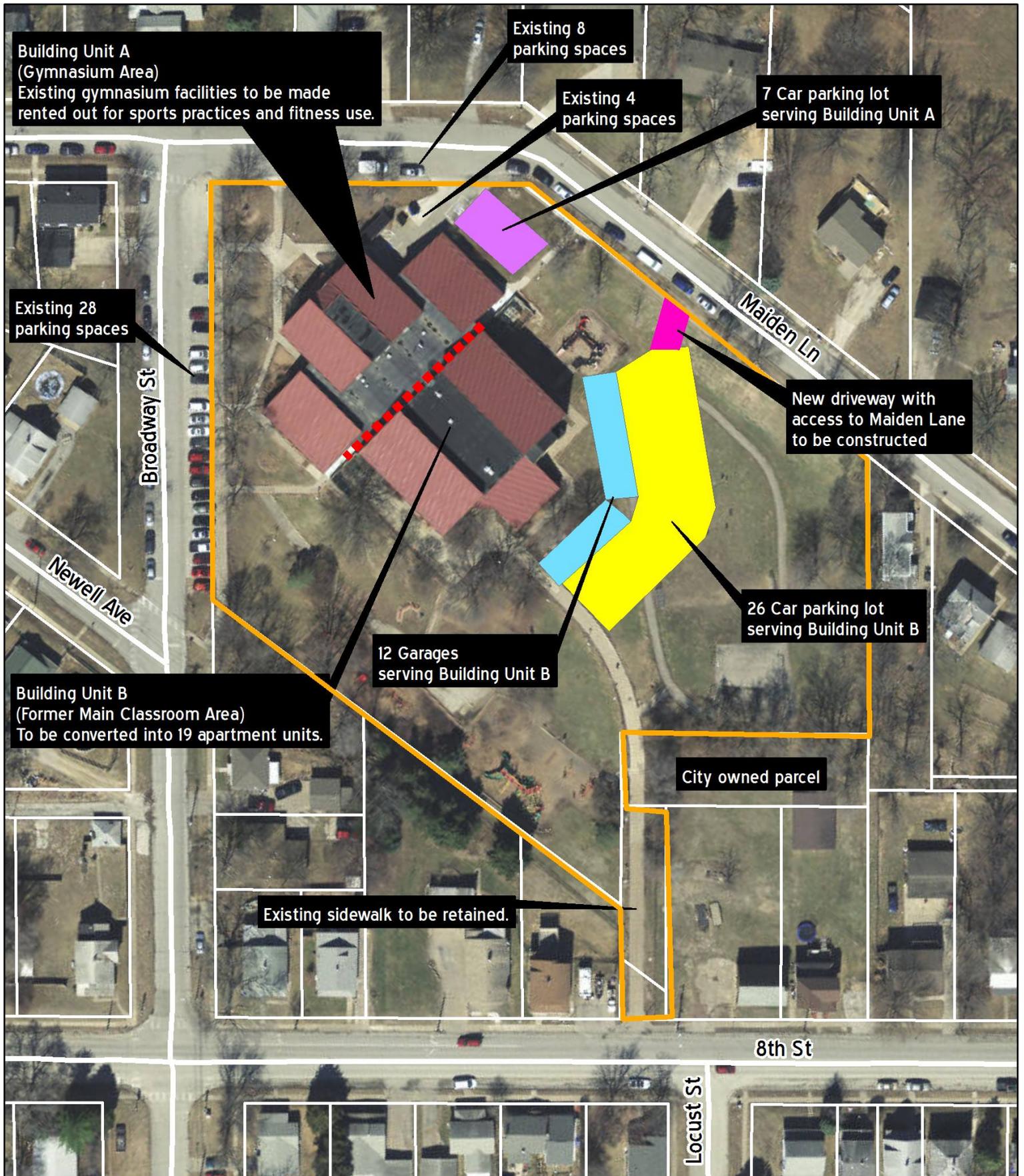
MUSCATINE
Current Zoning District

Rezoning Case # Z-143-16
610 Maiden Lane

- R-3 Single Family Residential
- R-4 Two Family Residential

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: October 31, 2016





**Building Unit A
(Gymnasium Area)**
Existing gymnasium facilities to be made rented out for sports practices and fitness use.

Existing 8 parking spaces

Existing 4 parking spaces

7 Car parking lot serving Building Unit A

Existing 28 parking spaces

Broadway St

Maiden Ln

New driveway with access to Maiden Lane to be constructed

Newell Ave

12 Garages serving Building Unit B

26 Car parking lot serving Building Unit B

**Building Unit B
(Former Main Classroom Area)**
To be converted into 19 apartment units.

City owned parcel

Existing sidewalk to be retained.

8th St

Locust St



MUSCATINE

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.