



COMMUNITY DEVELOPMENT DEPARTMENT

City Hall - 215 Sycamore St
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

Planning • Zoning • Building Safety • Construction Inspection Services • Public Health • Housing Inspections • Code Enforcement

To: Mayor and City Council Members

Cc: Carol Webb, City Administrator
Jodi Royal-Godwin, Community Development Director

From: Andrew Fangman, Assistant Community Development Director

Date: September 17, 2020

Re: Resolution Setting a Public Hearing on Rezoning Case #PZZ-13 • City of Muscatine
• 304 Iowa Avenue (Former Musser Public Library) • R-5 Multi-Family Residence
to C-2 Central Commercial

INTRODUCTION The City of Muscatine has submitted a request to rezone 17,080 square feet located at the 304 Iowa Avenue (former location of the Musser Public Library at the northwest corner of Iowa Avenue and Third Street), from R-5 Multi-Family Residence to C-2 Central Commercial.

BACKGROUND: This summer the Stanley Center for Peace and Security (formerly the Stanley Foundation), an endowed, private operating foundation funded by the long-term investment of its founders, Max and Betty Stanley, and the Stanley family, determined that the former Musser Public Library would make ideal location, after significant renovation, to become the Center's permanent headquarters. The Stanley Center currently operates out of leased spaced at Laurel Building in downtown Muscatine. The Center is anticipating investing more than \$6 million in renovation of the old library, which upon completion of the renovation, be occupied by a staff of 24. The Stanley Center have also set a goal of this renovation creating Iowa's first fully-certified Living Building. Living Building certification is the world's most rigorous proven-performance standard for buildings. To achieve certification, Living Buildings must connect occupants to light, air, food, nature, and community, be self-sufficient and remain within the resource limits of their site, and create a positive impact on the human and natural systems that interact with them. The renovated structure would also include space dedicated to the center's educational programming in Muscatine. Construction is targeted to begin in the spring of 2021, and for the renovation to be completed in the spring of 2022.

City Staff has negotiated with the Stanley Center, the attached purchase agreement for the old library, which sets a purchase price of \$120,000. The proposed sale would close no later than October 22, 2020. Closing is contingent on the successful rezoning of the property from R-5 Multi-Family Residential, to C-2 Downtown Commercial, and completion by the Stanley Center of structural and environmental due diligence on the property.

The City of Muscatine has operated a library on site from 1901 to 2018, when the Musser Public Library moved to its current location on 2nd Street. The existing building at 304 Iowa Avenue, was built in phases in 1965 and 1972, and replaced the original Musser Public Library which was constructed, on the same site at the intersection of Iowa Avenue and 3rd Street, in 1901. When the City of Muscatine adopted its first zoning ordinance, this entire block was zoned as B-2 Business, a zoning district which it equivalent to the existing C-2 zoning district. Under this zoning the library was compliant with all zoning requirements, permitted use, setbacks, required parking, etc. In 1974 the City adopted a comprehensive rewrite of the zoning ordinance. A new zoning district map adopted as part of this rewrite placed this block in the R-

5 District. With this rezoning the library became a legal non-conforming use, as a library is not allowed use within the R-5 district, and the existing structure does not meet required setbacks for the R-5 district, nor is there any off-street parking, something which every permitted use in R-5 district requires.

RECOMMENDATION/RATIONALE:

It is recommended that the City Council take action to approve the resolution setting a public hearing for October 1st on the proposed zoning change for the property. The setting of the public hearing is the next step in rezoning process. This public hearing must be held before council can act on this rezoning request.



PUBLIC NOTICE

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED ZONING CHANGES, CITY OF MUSCATINE, IOWA**

Notice is hereby given that Planning and Zoning Commission of the City of Muscatine, Iowa, has been requested to rezone 17,080 square feet located at the 304 Iowa Avenue (former location of the Musser Public Library at the northwest corner of Iowa Avenue and Third Street), from R-5 Multi-Family Residence to C-2 Central Commercial. Said property more particularly described as:

Lots 4 & 5 of Block 55 of Original Town, 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, October 1, 2020, at 7:00 p.m. in the City Hall Council Chambers, at which time all interested parties are invited to comment.

Carol Webb, City Clerk

RESOLUTION NO. _____

**NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON PROPOSED ZONING CHANGES, CITY OF MUSCATINE, IOWA**

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, Iowa, has been requested to rezone 17,080 square feet located at the 304 Iowa Avenue (former location of the Musser Public Library at the northwest corner of Iowa Avenue and Third Street), from R-5 Multi-Family Residence to C-2 Central Commercial. Said property more particularly described as:

Lots 4 & 5 of Block 55 of Original Town, City of Muscatine, Muscatine County Iowa.

WHEREAS, the Planning and Zoning Commission considered this request its September 15, 2020 meeting, 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 October, 2020, 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 September 2020.

CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA

Attest:

Diana L. Broderson, Mayor

Carol Webb, City Clerk