



## COMMUNITY DEVELOPMENT

Planning,  
Zoning,

Building Safety,  
Construction Inspection  
Services,  
Public Health

**To:** Planning and Zoning Commission

**From:** Andrew Fangman, City Planner

**Date:** October 5, 2016

**Re:** Rezoning Case # Z-141-16 – Local 1009C, International Chemical Workers Union – 922 Hancock Street –R-3 Single Family Residential to S-2 Institutional Office and M-1 Light Industrial

**INTRODUCTION:** Local 1009C, International Chemical Workers Union, have submitted an application to rezone 0.46 acres located on two parcels at 922 Hancock Street, the location of the former Christian Life Church, from R-3 Single Family Residential to S-2 Institutional Office and M-1 Light Industrial. The applicant is proposing to convert the currently vacant church into a union hall. See the enclosed map for location details and current zoning of the subject parcel and surrounding area.

**BACKGROUND:** 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 for the proposed use.

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.

### RECOMMENDATION/RATIONALE:

Staff recommends approval of this rezoning request. 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 and businesses. 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 to currently disused site back to productive use. Under the current R-3 zoning the only permissive use of the subject property are as 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.

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

The prosed conversion of the former church into a union hall, is an ideal redevelopment of the former school building as it makes good use of existing infrastructure and would have a minimal impact on the surrounding area. It would be less impactful on neighboring properties than the former use of the property as a church. The additional types of uses that would permitted by a rezoning to the S-2 District, such as offices and medical clinics, are less intense and less impactful on surrounding properties and as such can be made compatible with the surrounding residences, as is the case on lower Park Avenue, which is the largest area in the City zoned as S-2.



## Current Zoning District

- Light Industrial
- Single Family Residential
- Parcel Lines

0      100      200      400 Feet

## *Rezoning Case # Z-141-16*

Date Source: Muscatine Area Geographic  
Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman, City Planner  
Date: October 4, 2016

N