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## COMMUNITY DEVELOPMENT

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

**To:** Mayor and City Council Members  
**From:** Andrew Fangman, City Planner  
**Cc:** Gregg Mandsager, City Administrator  
Dave Gobin, Community Development Director  
**Date:** December 1, 2016  
**Re:** Rezoning Case # Z-144-16 • Kenneth & Dana LaRue, Non-Emergency Medical Transport • 922 Hancock Street • R-3 Single Family Residential to S-2 Institutional Office

**INTRODUCTION** Kenneth & Dana LaRue, Non-Emergency Medical Transport, have submitted an application to rezone .46 acres located on two parcels acre parcel located at 922 Hancock Street, the location of the former Christian Life Church, from R-3 Single Family Residential to S-2 Institutional Office. The applicant is proposing to occupy the existing building and to construct a building to store vehicles. Non-Emergency Medical Transport transports the elderly and ill, but is not a paramedic service.

**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 proposed use requires a rezoning to the S-2 Institutional Office in order to allow 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

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

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 not much demand for new schools or places of worship.

The prosed conversion of the former church into an office for Non-Medical Transport, 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, as 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 are in the City zoned as S-2.

**BACKUP INFORMATION:**

1. Map
2. Ordinance



**Proposed zoning change from:  
R-3 (Single Family Residential)  
to S-2 (Institutional Office)**

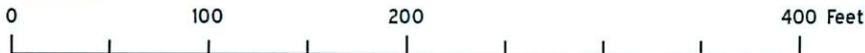


**MUSCATINE**

***Rezoning Case # Z-144-16***

**Current Zoning District**

- Light Industrial
- Single Family Residential
- Parcel Lines



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



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF MUSCATINE, IOWA**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE,  
IOWA AS FOLLOWS:

Section 1. That the boundaries of the District Map, being a part of the Zoning Ordinance, which is Title Ten of the Ordinance of the City of Muscatine, Iowa, be and the same are, hereby amended to rezone the following described real estate, commonly known as 922 Hancock Street, situated in the City and County of Muscatine, and State of Iowa, to-wit:

**Lots 3, 4, 5, and 6 of the Park Place Addition City of Muscatine, Muscatine County, Iowa, and the North 100 feet lying adjacent to Lot 3 of the Park Place Addition City of Muscatine, Muscatine County, Iowa.**

Said real estate shall be rezoned from R-3 Single Family Residential to S-2 Institutional-Office District

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this 1<sup>st</sup> day of December, 2016.

CITY COUNCIL OF THE CITY OF  
MUSCATINE, IOWA

Attest:

By \_\_\_\_\_  
Diana L. Broderson, Mayor

\_\_\_\_\_  
Gregg Mandsager, City Clerk

1<sup>st</sup> Reading \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_  
3<sup>rd</sup> Reading \_\_\_\_\_  
Publication \_\_\_\_\_