



COMMUNITY DEVELOPMENT

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

To: Mayor & City Council
From: Andrew Fangman, City Planner
Cc: Gregg Mandsager, City Administrator
Dave Gobin, Community Development Director
Date: May 18, 2017
Re: Proposed Revision to the Development Plan for 610 Maiden Lane (former Washington Elementary School)

An application to amend the development plan for the former Washington School has been submitted. In December of 2016 the 3.84 acres located at 610 Maiden Lane, was rezoned from R-3 Single Family Residential to S-1 Special Development 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 detail the proposed usage and development for the subject parcel. Along with the rezoning to the S-1 District a development plan was approved in December of 2016. This development plan divided the former school building into two building units. Building Unit A, the former gymnasium area was approved to be made available to be rented out for sports practices and fitness uses. Building Unit B was approved for conversion into 19 apartments.

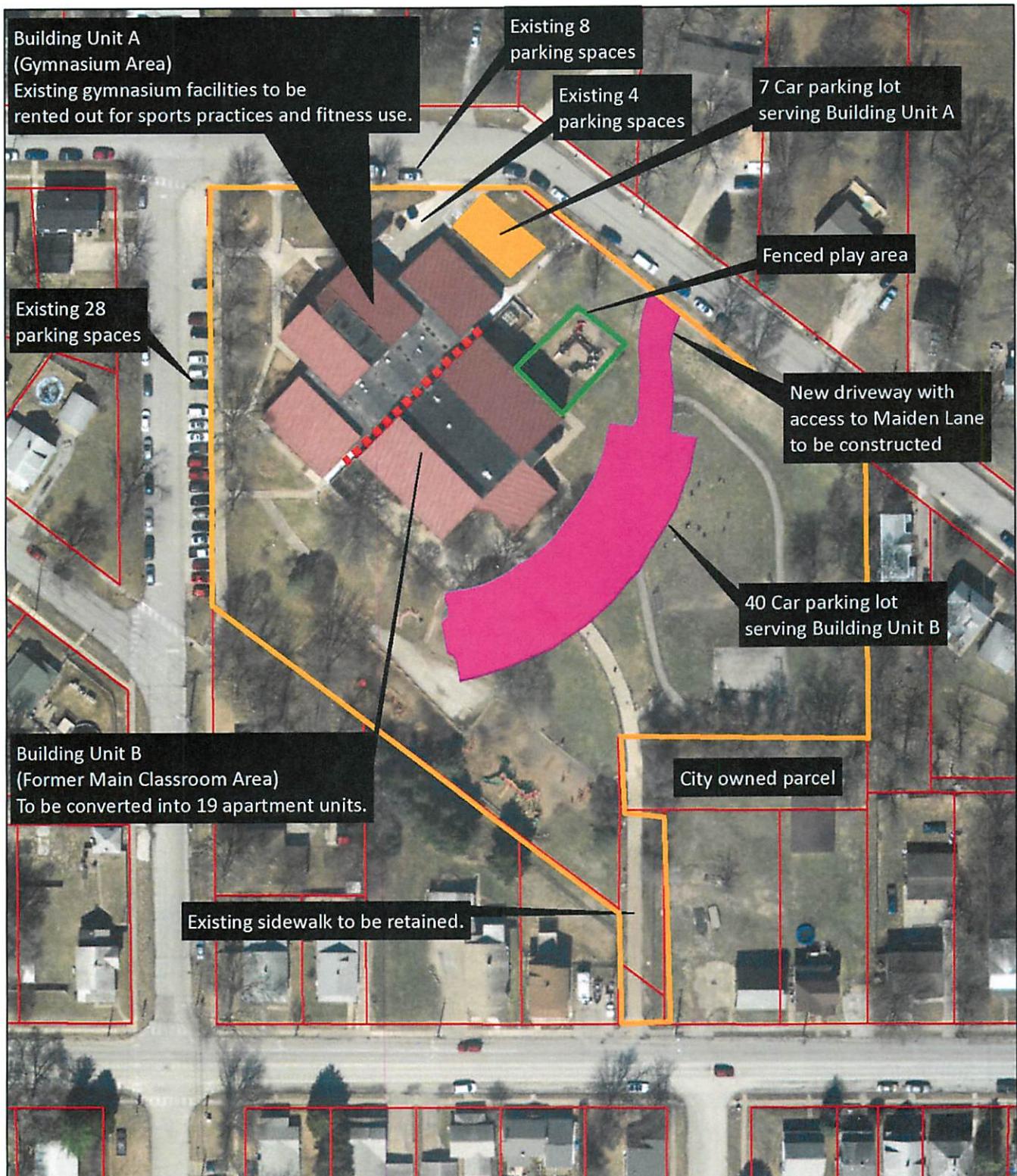
The property owner has submitted an application to amend the development plan for Building Unit B. The use for Building Unit A will remain unchanged. Under the provisions of the S-1 District this amendment to the approved development plan must first be approved by City Council upon recommendation by the Planning and Zoning Commission.

The amended development plan reduces the number of apartments in Building Unit B from 19 units to six three-bedroom, two-bathroom apartments located on the top floor. A day care facility is being proposed for the ground floor. This day care facility could accommodate up to 50 children and would also provide overnight care. As part of the day care facility a fenced outdoor play area being proposed. The play area would be on the north side of the building where the former playground was located. The rest of Building Unit B, about 4,600 square feet, would be made available for rental for office for uses that are complementary to the other uses of the building. One room would be made available for rental as a beauty salon. A 40-car parking lot to accommodate all users of Building Unit B would be constructed, with access to this parking lot coming off of Maiden Lane.

Staff recommends approval of the proposed revision to the development plan for 610 Maiden Lane. This recommendation is based on two factors. The proposed changes in the development plan furthers the growth of the City through the adaptive reuse of existing structures. 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 proposed development requires no new construction or improvements to public infrastructure and maximizes the community benefits of previous public infrastructure investments.

The new land uses that would be allowed by the proposed amendment to the development plan are compatible with the surrounding single family land use. In terms of how it impacts nearby properties there is no difference, aside from hours of operation, of the proposed use as a day care than the sites previous use as an elementary school. The proposed office will have a minimal impact on surrounding properties as all use associated with the proposed office uses will be indoors, will not include retail sales, and will be provided with adequate off-street parking.

The proposed 40 car parking lot is biggest external change contained within the proposed amendment to the development plan for 610 Maiden Lane. The proposed parking lot, which contains the number parking space required by City Code for the proposed uses of Building Unit B, is located in manner that limits its impact on the neighborhood. The shortest distance between the proposed parking lot and an existing home is 140 feet, in addition existing vegetation provides additional screening and buffering between the proposed parking lot and existing homes. One adjoining property owner has expressed concern over the visual impact of the proposed parking lot. In regards to this it should be noted of City Code Section 10-27-12(B) states: *"To ensure that adjacent residents are not unreasonably disturbed, either by day or by night, by vehicle operations, parking areas adjacent to any residentially zoned property shall be screened from view by a solid wall or fence with a minimum height of 6 feet."* The implementation of the section of the new zoning ordinance should address this concern.



MUSCATINE

Proposed revisions to the 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 Revision to the Development Plan for 610 Maiden Lane



4.14.17

Andrew Fangman
City Planner

Andrew:

We made some changes to the plan for Washington school to gain some efficiency and to create enough income to support expenses associated with the property, including property tax and utility expense of \$4000 per month.

Another factor that influenced the changes is there are no incentives to assist with the refurbishing. I've decided to do 6 loft apartments on the top floor bearing all expenses myself rather than borrowing. Each unit will be 3 bedroom/2 bath apartments, for which there is great demand. We turned down 3 such requests over the past two weeks.

We believe the daycare will be a great fit in the neighborhood due to the parking lot we want to add and because it will be close for parents and handy for other businesses.

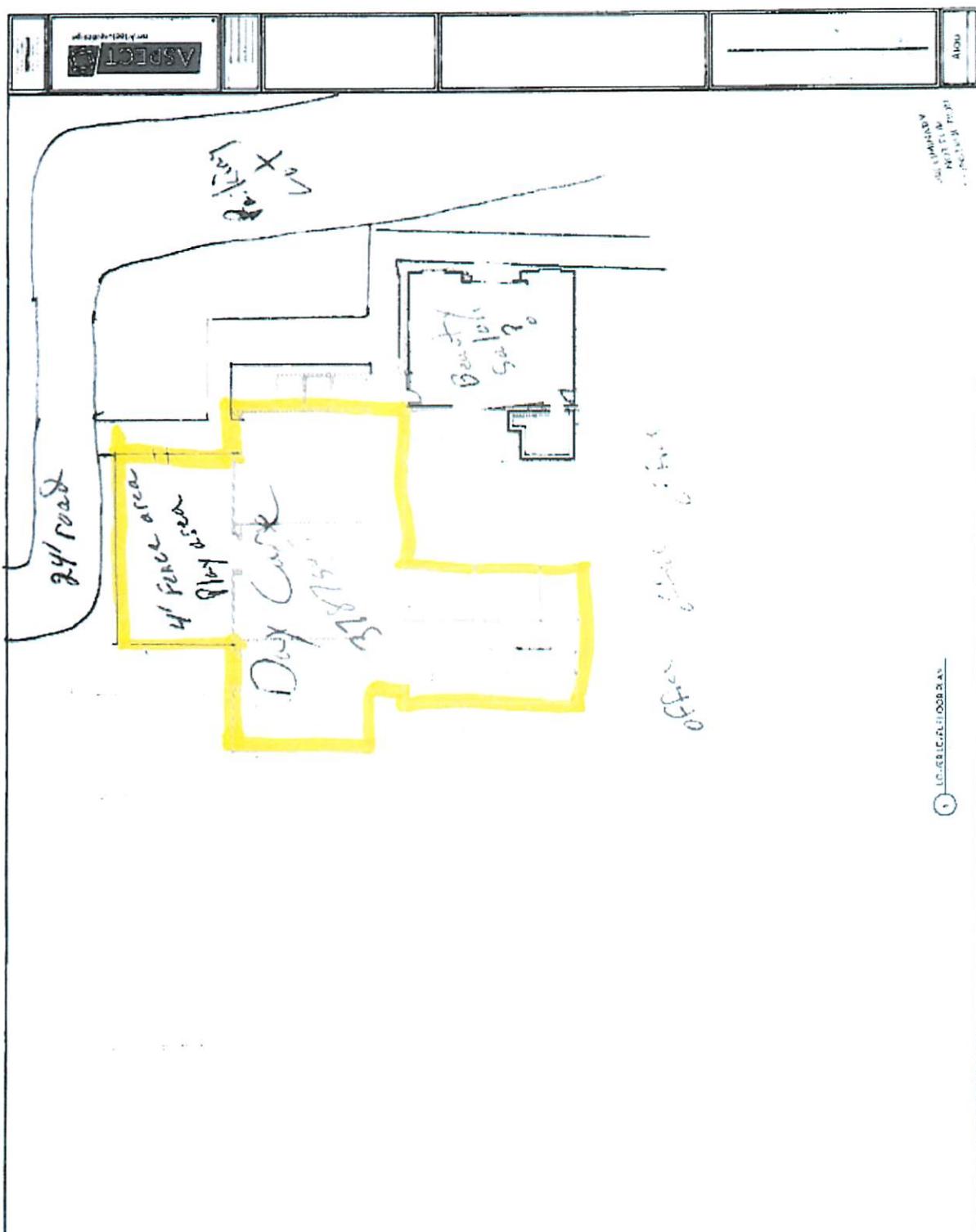
The middle floor will have businesses that are complementary to the activities of the Muscatine Sportsplex.

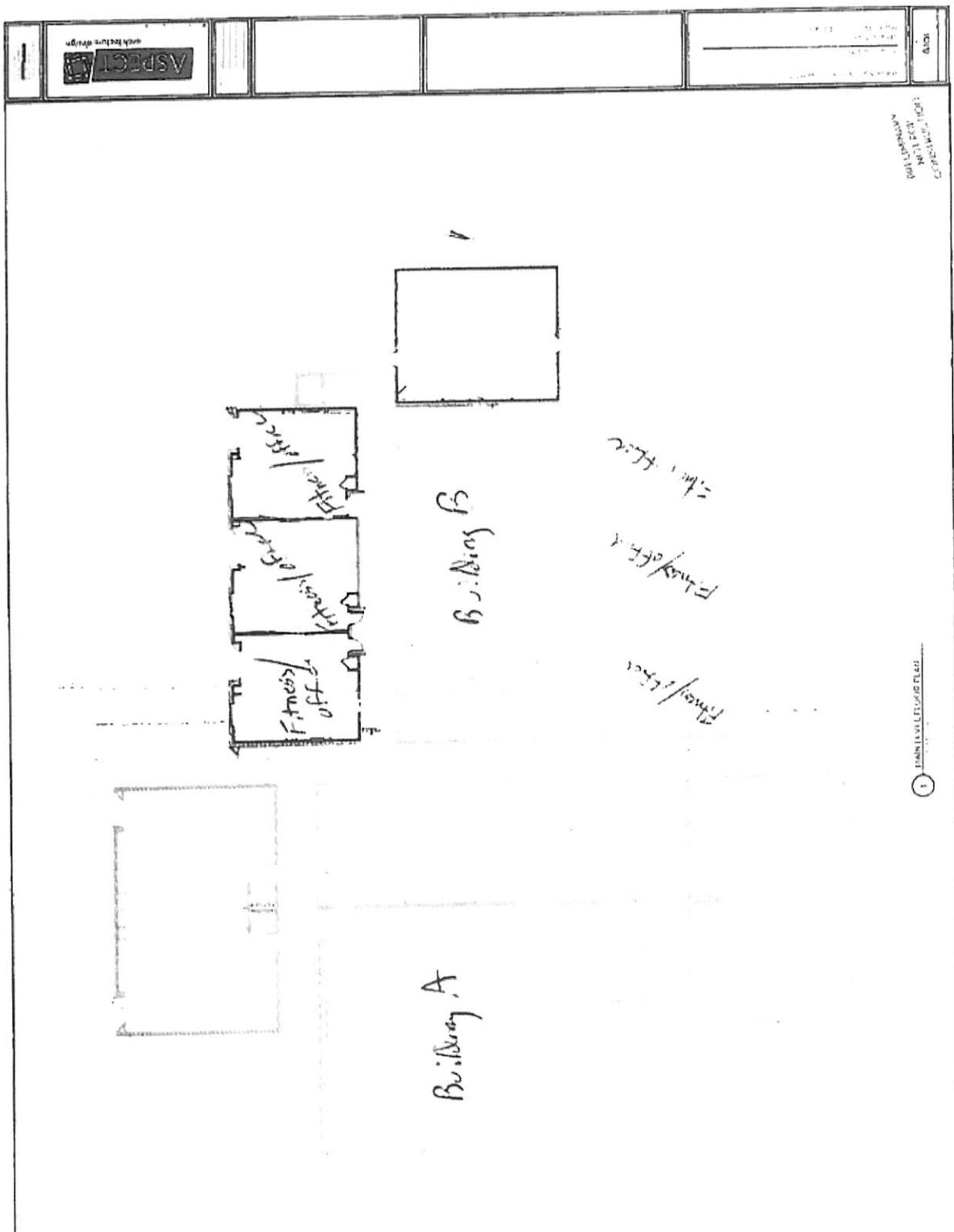
The ground floor is perfect for business, especially those that would support the daycare, as well as offices.

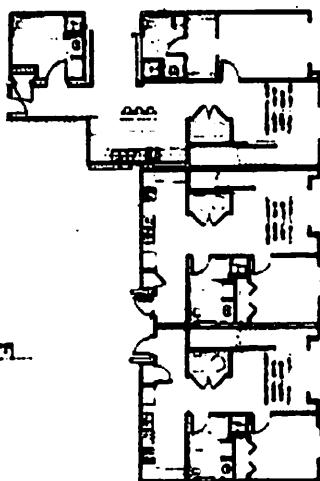
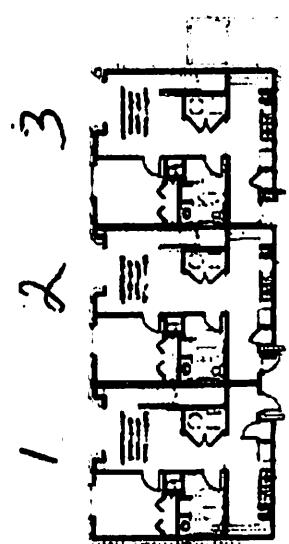
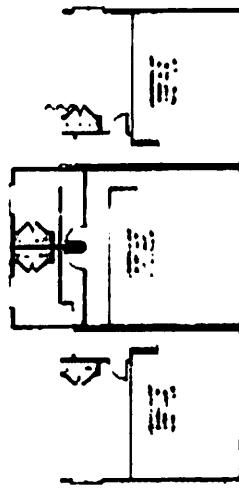
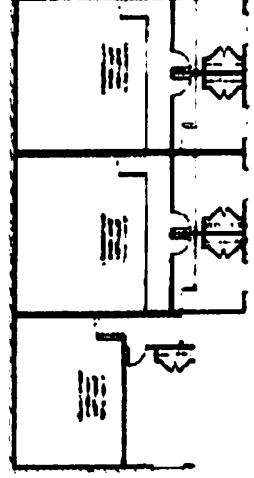
We have an architect and two engineers helping us with structural plans and the parking lot.

Our goal is to have a beautiful complex that provides high end living spaces, new businesses, recreation and services while making a positive contribution to the City.

A handwritten signature in black ink that reads "Tom Muller". The signature is fluid and cursive, with "Tom" on the top line and "Muller" on the bottom line.



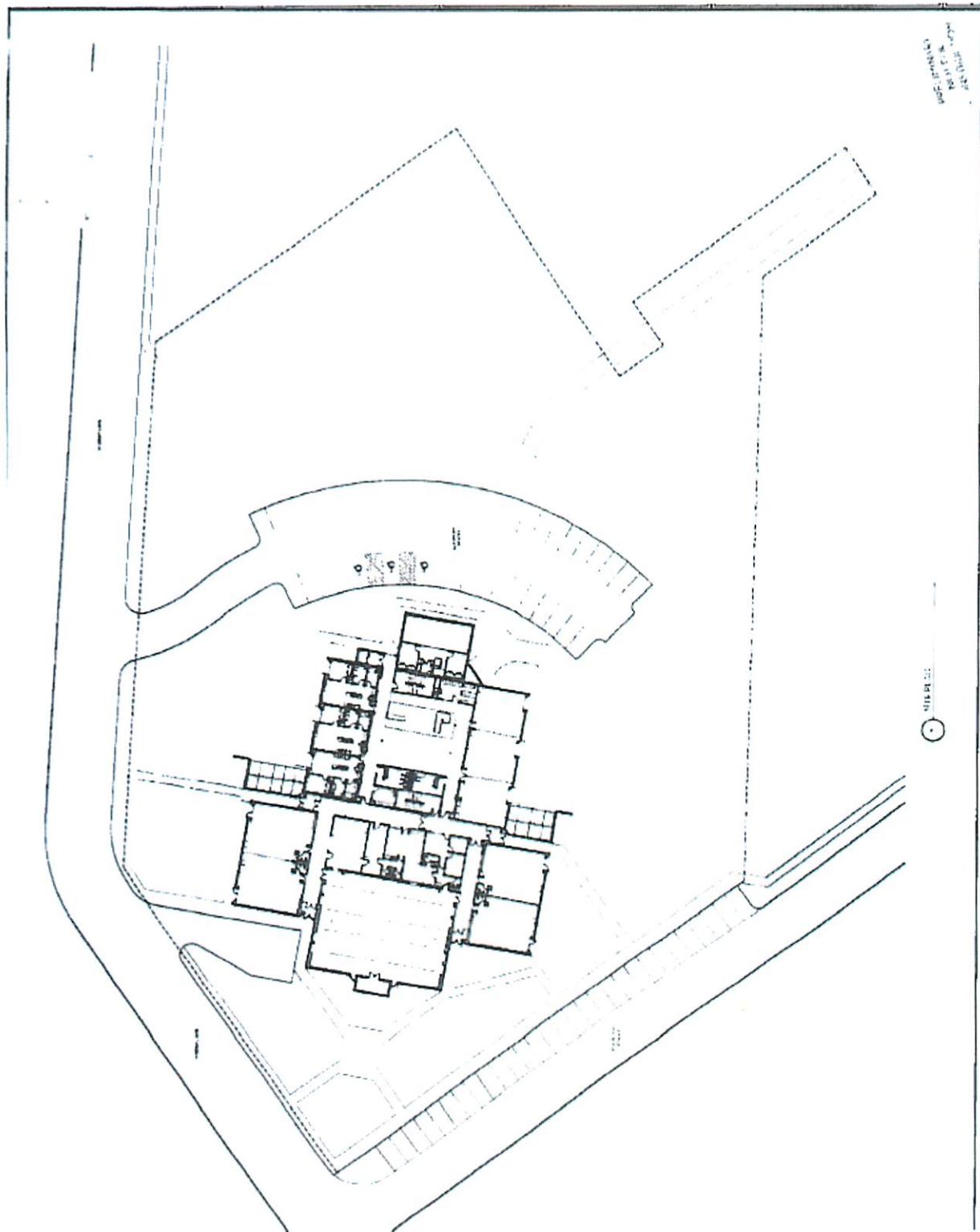


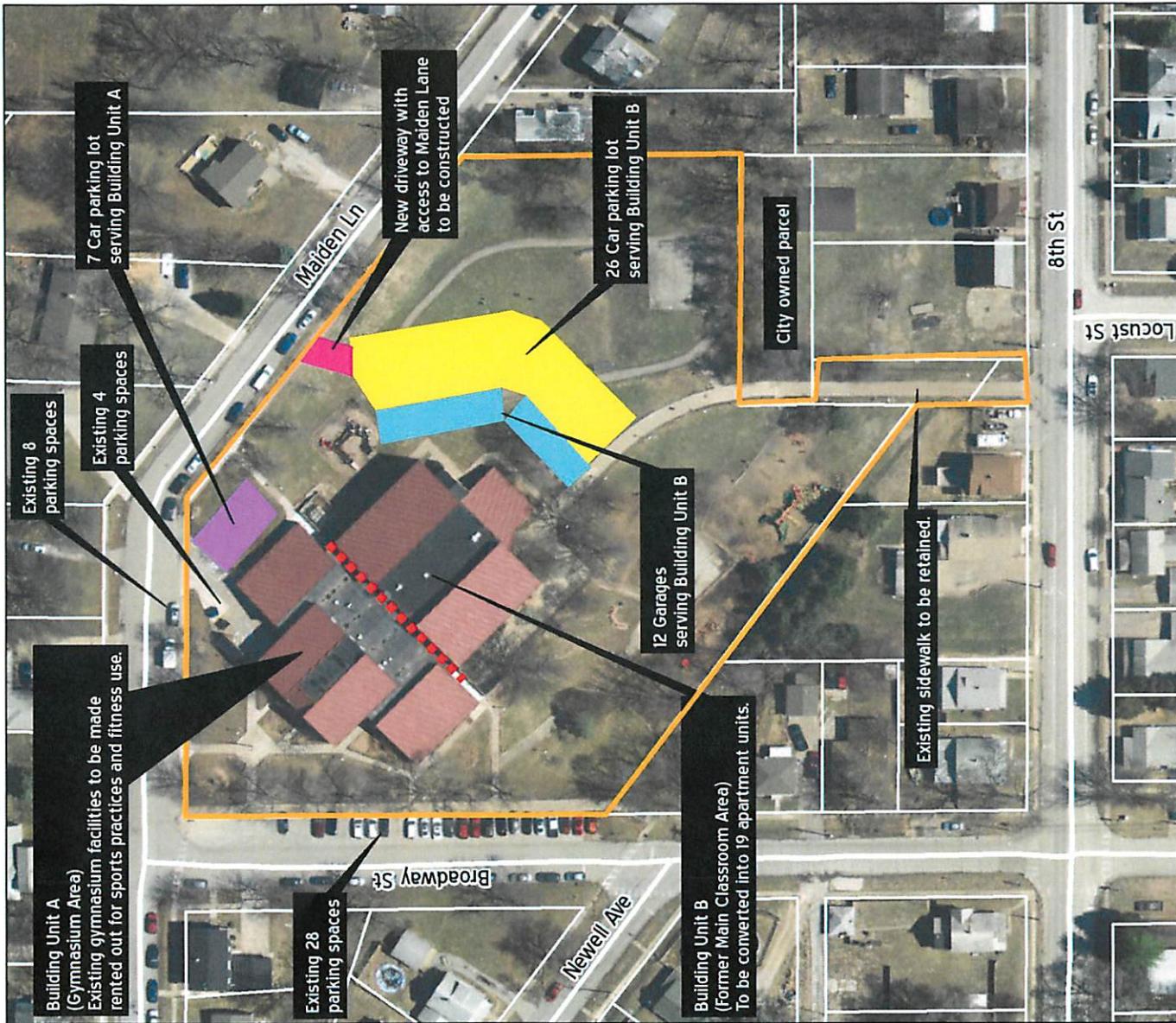


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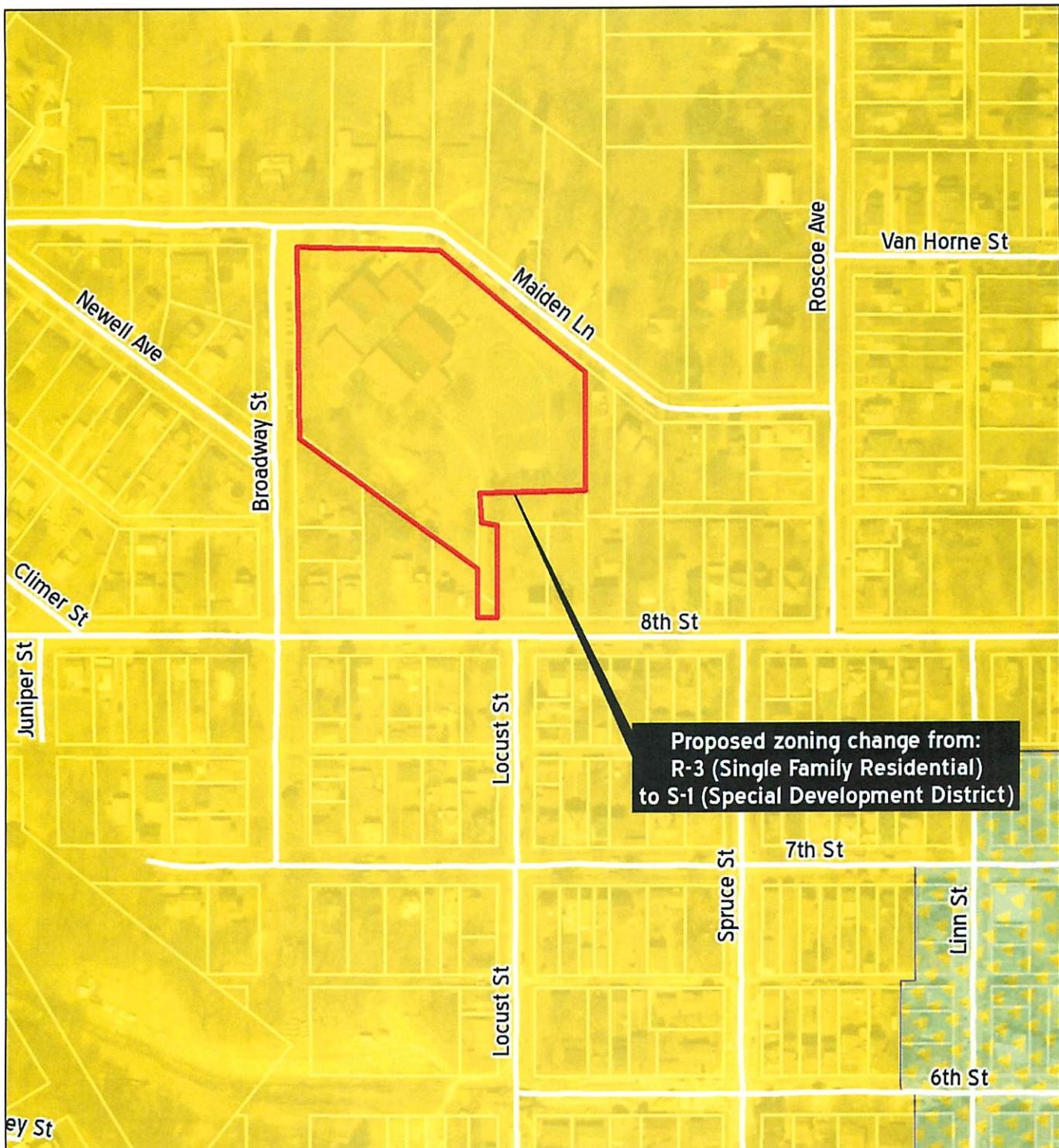
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Proposed Preliminary/Final Development Plan 610 Maiden Lane

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 S1 Zoning District.



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

Rezoning Case # Z-143-16
610 Maiden Lane

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

