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COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: October 13, 2015
Re: Muscatine Pointe Subdivision

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a 1.63 acre, two lot subdivision on the south side of U.S. 61 across the street from Walmart.

BACKGROUND: Jeff Elliot of EEC-131, filed a combined Preliminary/Final Plat for Muscatine Pointe Subdivision for a 1.63 acre, two lot subdivision on the south side of U.S. 61 across the street from Walmart, that is zoned M-1 (Light Industrial). The intent is to develop the existing Taylor Acres Subdivision into a two-lot subdivision. Lot 2 will be developed immediately into a multi-tenant building hosting a restaurant and two commercial entities. Lot 1 will be graded and seeded. Final development is expected to be a restaurant.

Development of this subdivision will require the relocation of existing utility infrastructure located in a utility easement that is being proposed for abandonment. This plat cannot be recorded unless all relevant utilities sign off on this relocation.

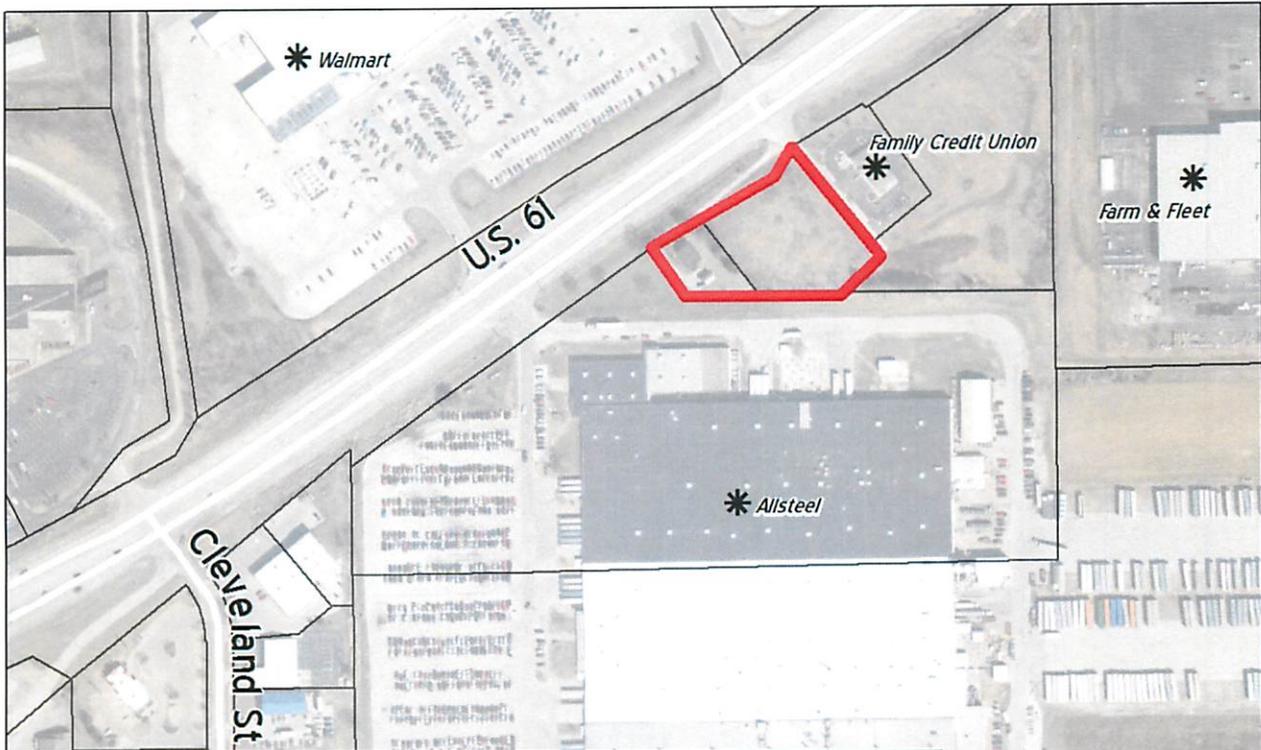
RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Muscatine Pointe Subdivision. The proposed development is supported by the City of Muscatine Comprehensive Plan.

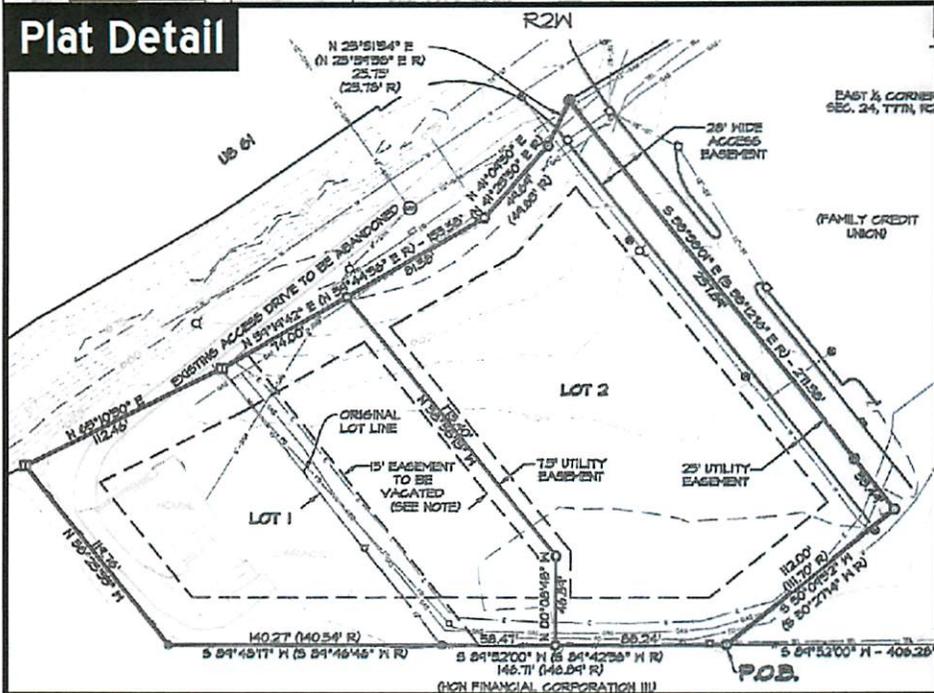
BACKUP INFORMATION:

1. Plat

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



Plat Detail



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Rangman, City Planner
 Date: October 6, 2015



Muscatine Pointe Subdivision

-  Subject Area
-  Parcel Lines

