



City Hall, 215 Sycamore
Muscatine, IA 52761-
(563) 262-4141
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**COMMUNITY DEVELOPMENT
MEMORANDUM**

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

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
Date: November 19, 2015
Re: Muscatine Pointe Subdivision

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a 5.00 acre, three lot subdivision on the south side of U.S. 61 across the street from Walmart.

BACKGROUND: Jeff Elliot of EEC-131 LLC, has filed a combined Preliminary/Final Plat for Muscatine Pointe Subdivision for a five acre, three 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. Lot 3 is for future development.

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.

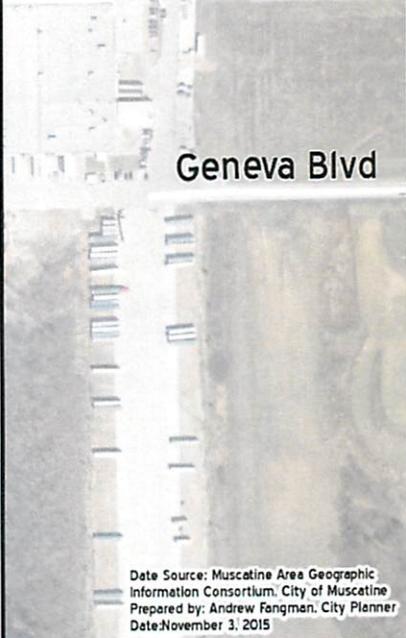
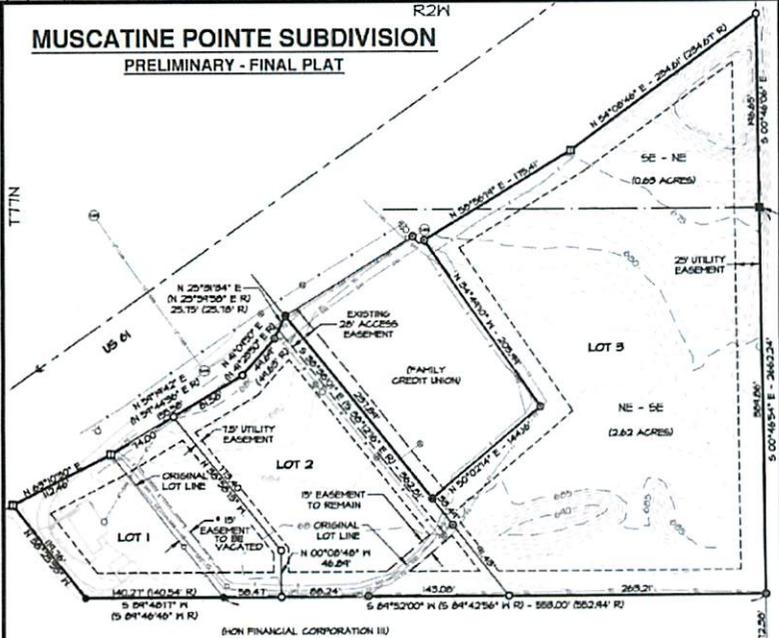
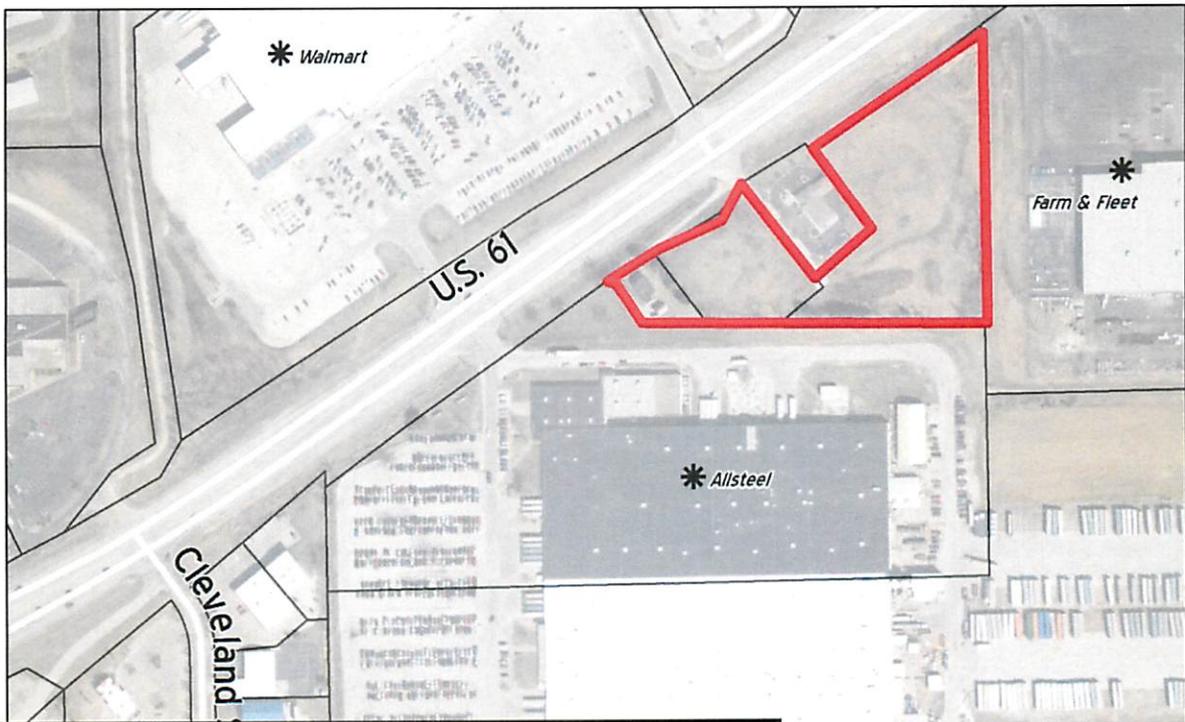
RECOMMENDATION/RATIONALE:

The Planning & Zoning Commission and Staff recommend approval of the proposed Muscatine Pointe Subdivision. The proposed development is supported by the City of Muscatine Comprehensive Plan.

BACKUP INFORMATION:

1. Resolution Approving the Final Plat
2. Certificated of Acceptance of the Final Plat
3. Certificated of the Planning Commission
4. Certificated of True Copy
5. Plat

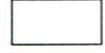
"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: November 3, 2015



Muscatine Pointe Subdivision

-  Subject Area
-  Parcel Lines

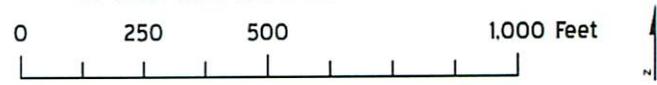


EXHIBIT A

Prepared by Andrew Fangman , 215 Sycamore Street, Muscatine, IA 52761 (563) 262-4141

RESOLUTION NO.

**A RESOLUTION APPROVING THE FINAL PLAT
OF MUSCATINE POINTESUBDIVISION**

WHEREAS, there has been filed with the Planning and Zoning Commission of the City of Muscatine, Iowa, and there is now submitted to the City Council of said City, a final plat of the real estate situated within the Corporate Limits of the City of Muscatine, State of Iowa, which plat lays out three(3) lots; to wit:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 00°46'54" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, 389.86 FEET; THENCE SOUTH 89°52'00" WEST 553.00 FEET; THENCE SOUTH 89°48'17" WEST 140.27 FEET; THENCE NORTH 38°25'35" WEST 119.78 FEET TO THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY #61; THENCE NORTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES: NORTH 6310'30" EAST 112.48 FEET; THENCE NORTH 59°19'42" EAST 155.58 FEET; THENCE NORTH 41°09'50" EAST 49.69 FEET; THENCE NORTH 25°31'34" EAST 25.75 FEET TO THE NORTHWEST CORNER OF LOT 2 OF TAYLOR LAND DEVELOPMENT; THENCE SOUTH 38°18'01" EAST 237.89 FEET ALONG THE WESTERLY LINE OF LOT 2 OF TAYLOR LAND DEVELOPMENT; THENCE NORTH 50°02'14" EAST 144.16 FEET; THENCE NORTH 34°49'10" WEST 205.99 FEET TO THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY #61; THENCE NORTH 58°56'19" EAST 175.41 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 54°08'46" EAST 234. 61 FEET ALONG SAID RIGHT OF WAY TO THE EAST LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 00°46'06"* EAST 196.65 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

WHEREAS, said plat has been approved by the Planning and Zoning Commission of the City of Muscatine, Iowa, and has been examined by the City Council of the City of Muscatine, Iowa; and

WHEREAS, the Final Plat fully conforms with ordinances of the City applicable thereto; and

WHEREAS, the City Council of the City of Muscatine, Iowa, finds the final plat Muscatine Pointe Subdivision should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named Muscatine Pointe Subdivision is hereby approved and accepted by the City Council of the City of Muscatine, Iowa, and that the Mayor and City Clerk of the City of Muscatine are hereby authorized and directed to certify upon said plat the examination, consent, approval, and acceptance of the same by the City Council of the City of Muscatine, Iowa, in order that said plat may be recorded in the office of the County Recorder among the real estate records of Muscatine County, Iowa.

PASSED, APPROVED, AND ADOPTED this 19th of November 2015.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

MUSCATINE POINTE SUBDIVISION

CERTIFICATE OF ACCEPTANCE OF FINAL PLAT

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, DeWayne M. Hopkins, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated Muscatine Pointe Subdivision, in the City of Muscatine, Muscatine County, Iowa, was on November 19, 2015, filed in the office of the City Clerk and presented to the City Council of the City of Muscatine, Iowa, by resolution, a true copy of which is hereto attached, marked Exhibit A, and by this reference made a part hereof; and we, the undersigned, as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa, were by said Resolution duly directed to certify such examination, consent, and approval in order to entitle said plat to be recorded in the office of the County Recorder of Muscatine County, Iowa, among the real estate records of Muscatine County, Iowa.

Dated at Muscatine, Iowa, this 19th day of November 2015.

DeWayne M. Hopkins, Mayor

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 19th day of November 2015, before me, a Notary Public in and for the State of Iowa, personally appeared DeWayne M. Hopkins and Gregg Mandsager, to me personally known, who being by me each duly sworn, did say that they are Mayor and City Clerk of the City of Muscatine, Iowa, respectively, and that the seal affixed to the foregoing instrument is the seal of the City of Muscatine, Iowa; that said instrument was signed and sealed on behalf of the City of Muscatine, Iowa, in accordance with a Resolution passed by the City Council held on 19th day of November 2015; that DeWayne M. Hopkins and Gregg Mandsager, as Mayor and City Clerk of the City of Muscatine, Iowa, respectively, severally acknowledged the execution of said instrument to be the voluntary act and deed of the City of Muscatine, Iowa, by its and them voluntarily executed.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public in and for the State of Iowa

