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**COMMUNITY DEVELOPMENT  
MEMORANDUM**

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

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** September 11, 2018  
**Re:** Taylor Cove Subdivision (County)

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County at 2323 Box Car Road. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

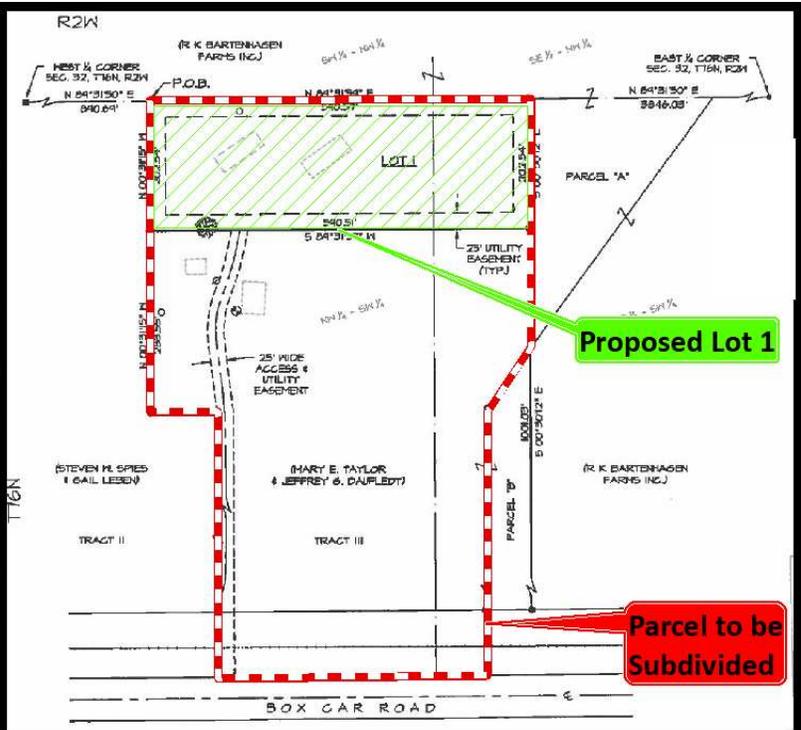
**BACKGROUND:** Mary E. Taylor Daufledt has filed a combined preliminary/final plat for Taylor Cove Subdivision a 2.75-acre one lot subdivision 2323 Box Car Road. The subject area is zoned I-1 (Industrial) within unincorporated Muscatine County. The proposed subdivision would allow for the existing homes to be split from the adjoining agricultural ground.

**RECOMMENDATION/RATIONALE:**

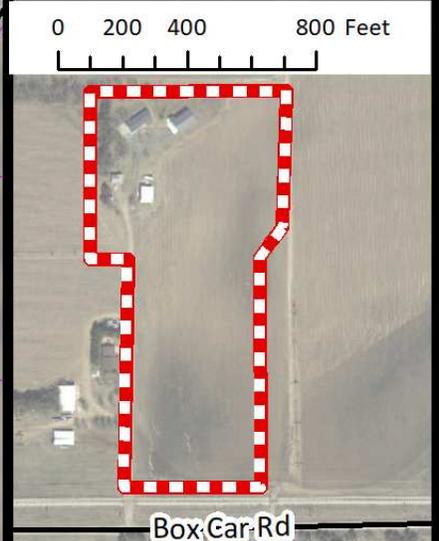
Staff recommends approval of the proposed Taylor Cove Subdivision. The proposed subdivision would not interfere with the orderly development of the City of Muscatine and is consistent with adopted Comprehensive Plan

**BACKUP INFORMATION:**

1. Plat

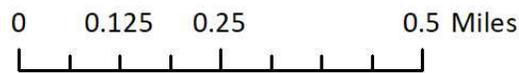


**Proposed Plat**



**Subject Area Detail**

-  Parcel to be Subdivided
-  City Limits
-  Parcels



**Taylor Cove Subdivision**  
**PZS #9**



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman, City Planner  
Date: September 5, 2018

