



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
(563) 262-4141  
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

MEMORANDUM

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

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** November 13, 2018  
**Re:** Peters Subdivision– Preliminary/Final Plat

**INTRODUCTION:** A request has been filed for a combined preliminary/final plat for Peters Subdivision.

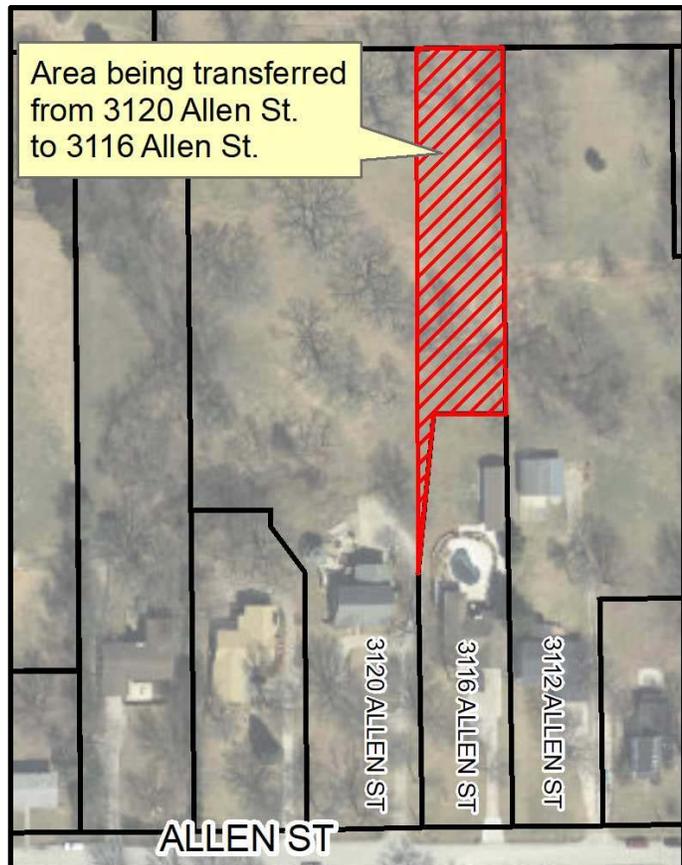
**BACKGROUND:** A preliminary/final plat for a 1 subdivision, located at 3120 Allen Street was filled. If approved this subdivision will transfer approximately 26,500 square feet of land from the parcel located at 3120 Allen Street to the parcel 3116 Allen Street. No new parcels will be created as result of this subdivision, nor is it likely to result in any new construction. An ingress-egress easement is included on the for the portion of the existing driveway to 3120 Allen Street that extends onto the parcel containing 3116 Allen Street.

**RECOMMENDATION/RATIONALE**

Staff recommends approval of the proposed subdivision, as it brings parcel lines into line with the way the land is being uses. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan

**BACKUP INFORMATION:**

1. Plat Map



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

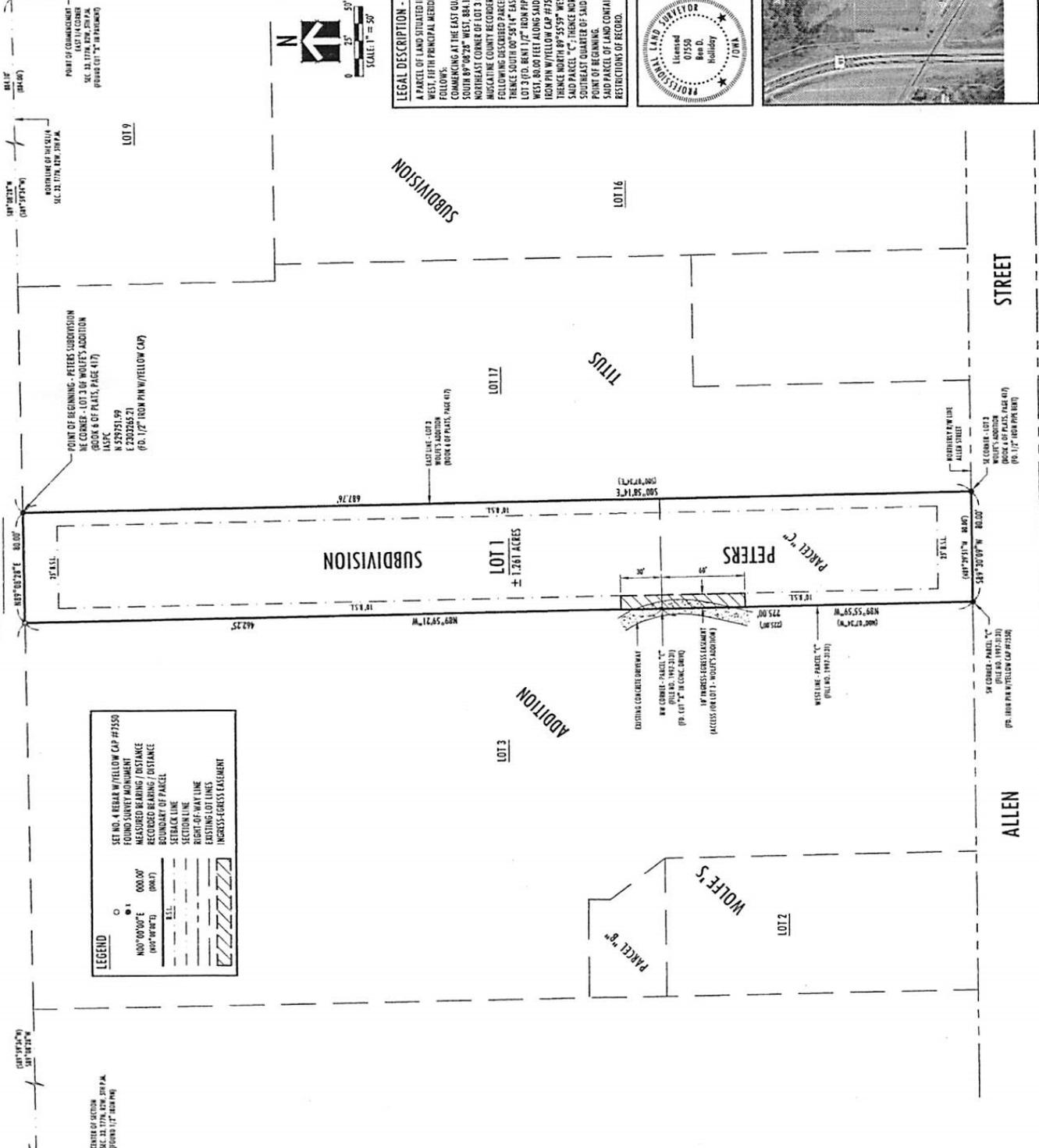
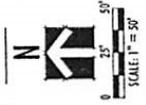
**PRELIMINARY / FINAL PLAT - PETERS SUBDIVISION**  
PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST, 5TH PRINCIPAL MERIDIAN - CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA  
**± 1.261 ACRES**

**SURVEY INFORMATION:**  
OWNER OF RECORD:  
3116 ALLEN STREET  
MUSCATINE, IA 52761  
PROPERTY ADDRESS:  
3118 ALLEN STREET  
MUSCATINE, IA 52761  
SUBJECT: PETERS (559 213 5132)  
COMBINATION FACTOR:  
0.99994  
DATE OF SURVEY:  
DECEMBER 1, 2017

**ZONING INFORMATION:**  
ZONING DESIGNATION:  
R-2 (RESIDENTIAL DISTRICT)  
LOT WIDTH = 66 FT. MIN.  
BUILDING HEIGHT = 25 FT. MAX.  
25' FRONT YARD SETBACK  
15' SIDE YARD SETBACK  
25' REAR YARD SETBACK

**UTILITY NOTE:**  
NO NEW OR ADDITIONAL UTILITY EASEMENTS ARE REQUIRED FOR THIS PLAT OF SUBDIVISION.

**CITY OF MUSCATINE PLANNING & ZONING**  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF MUSCATINE MUNICIPAL  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

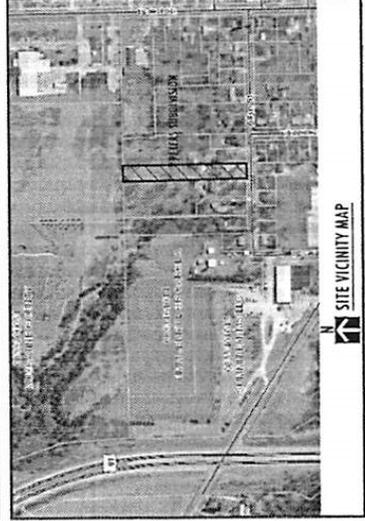


**LEGEND**

○	SET NO. 4 IRREGULAR W/ YELLOW CAP #1350
●	15' FRONT YARD EASEMENT
—	RECORDED BEARINGS / DISTANCE
—	RECORDED BEARINGS / DISTANCE
—	BOUNDARY OF PARCEL
—	SETBACK LINE
—	SECTION LINE
—	RIGHT-OF-WAY LINE
—	EXISTING LOT LINES
—	INGRESS-EGRESS EASEMENT

**LEGAL DESCRIPTION - PETERS SUBDIVISION**

A PARCEL OF LAND SITUATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 33 (ROUND CORNER "C" IN CONCRETE PARAPET); THENCE SOUTH 89°08'28" WEST, 884.10 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE NORTHEAST CORNER OF LOT 3 OF WOLFE'S ADDITION (P.O. 117' FROM PIN W/ YELLOW CAP) AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE IN BOOK 6 OF PLATS, PAGE 417 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, EAST, 49.74 FEET ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3 TO BEIN 17' FROM 89°08'28" WEST, 884.10 FEET ALONG THE NORTH LINE OF ALLEN STREET; THENCE SOUTH 89°20'07" WEST, 80.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF PARCEL "C", P.O. 117' FROM PIN W/ YELLOW CAP #1350 AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE AS FILE NO. 19913101; THENCE NORTH 89°55'59" WEST, 225.00 FEET ALONG THE WEST LINE OF SAID PARCEL "C" TO THE NORTHEAST CORNER OF SAID PARCEL "C"; THENCE NORTH 89°59'21" WEST, 462.25 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH 89°08'28" EAST, 80.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.  
SAID PARCEL OF LAND CONTAINING 1.261 ACRES MORE OR LESS, AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.



I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
*Ben D. Holliday*  
BEN D. HOLLIDAY, P.L.S. SHEETS COVERED BY THIS SEAL: 1  
IOWA LICENSE NUMBER 01590 DATE: 12/1/2017  
MY LICENSE RENEWAL DATE IS: 12/1/2021