



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

MEMORANDUM

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

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: October 8, 2019
Re: Wilson Subdivision– Preliminary/Final Plat

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

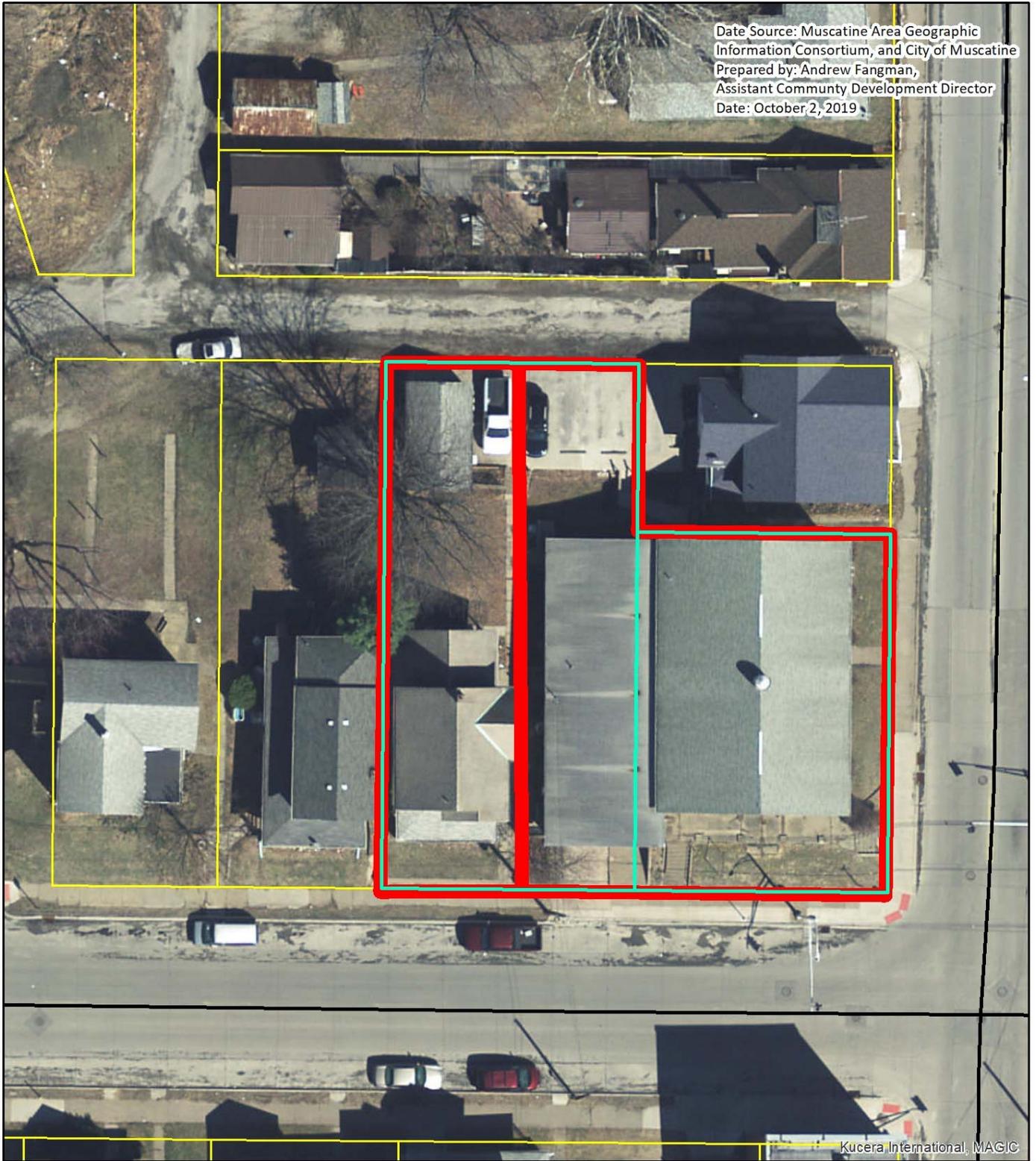
BACKGROUND: A preliminary/final plat for a two-lot subdivision, located at 1403 and 1405 Hershey Avenue has been filed.

RECOMMENDATION/RATIONALE:

Currently these two parcels are under common ownership, and the structure located on 1403 Hershey Avenue extends on the parcel containing 1405 Hershey Avenue. The purpose of the proposed subdivision is to create two individual lots, one for each building. The net effect of this subdivision if approved is to relocate the property line separating 1403 and 1405 Hershey Avenue approximately 26 feet to the west, placing it between the two existing structures, as opposed to running through the structure addressed as 1403 Hershey Avenue.

It should be noted that the even after the creating of the proposed subdivision, the structures located at 1403 and 1405 Hershey Avenue will still be legal nonconforming structure, as they will not be able to meet the required 6' side yard setback required in the C-1 zoning district, in which the proposed subdivision is located in. The two buildings, both of which predate the adoption of required side yard setbacks, are located less than 12' apart making in physically impossible for them to conform to this requirement in City Code. However, the proposed new location of the property line between 1403 and 1405 Hershey is in optimal location, see diagram on last page, in terms of creating the best possible side yard setbacks. As such staff recommends approval of the proposed subdivision.

Date Source: Muscatine Area Geographic Information Consortium, and City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: October 2, 2019

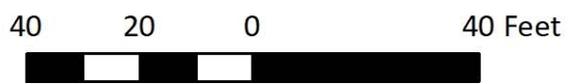


Kucera International, MAGIC

Wilson Subdivision (PZS-17)



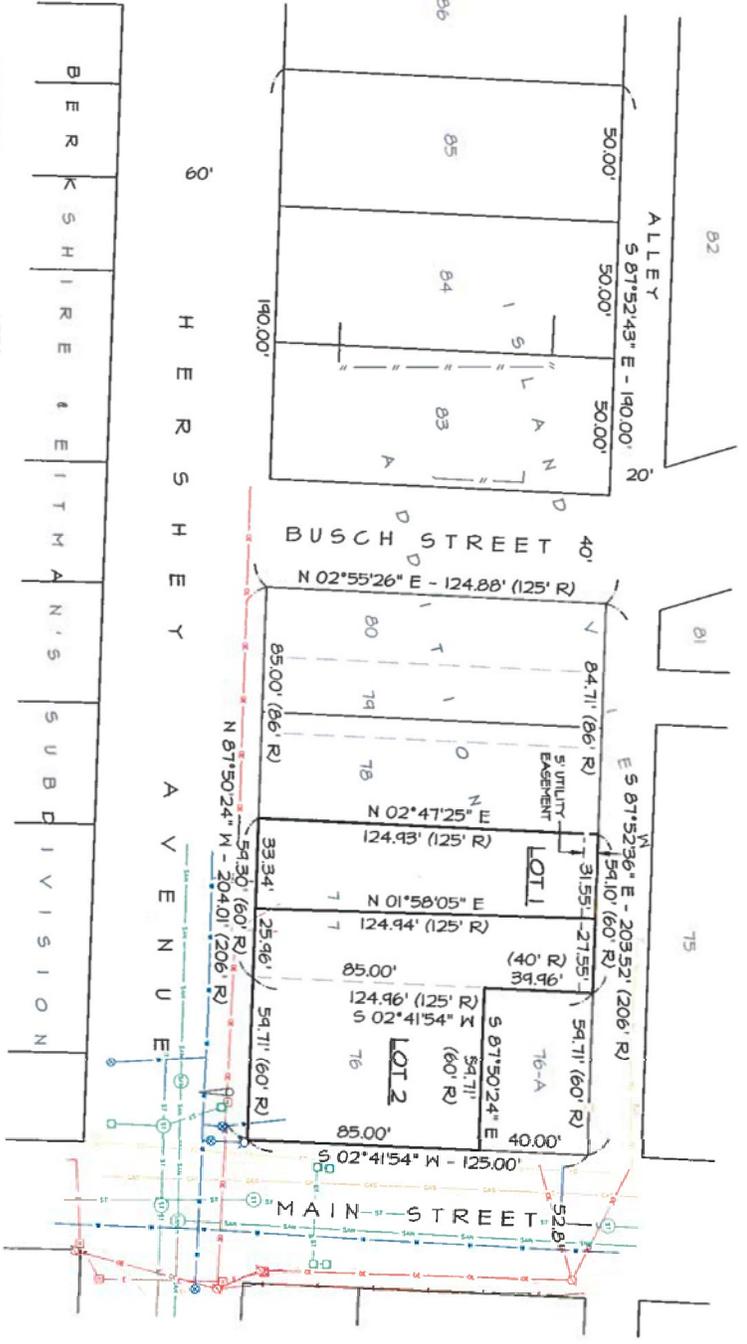
-  Lots Proposed for Resubdivision
-  Proposed New Lots
-  Parcel Lines

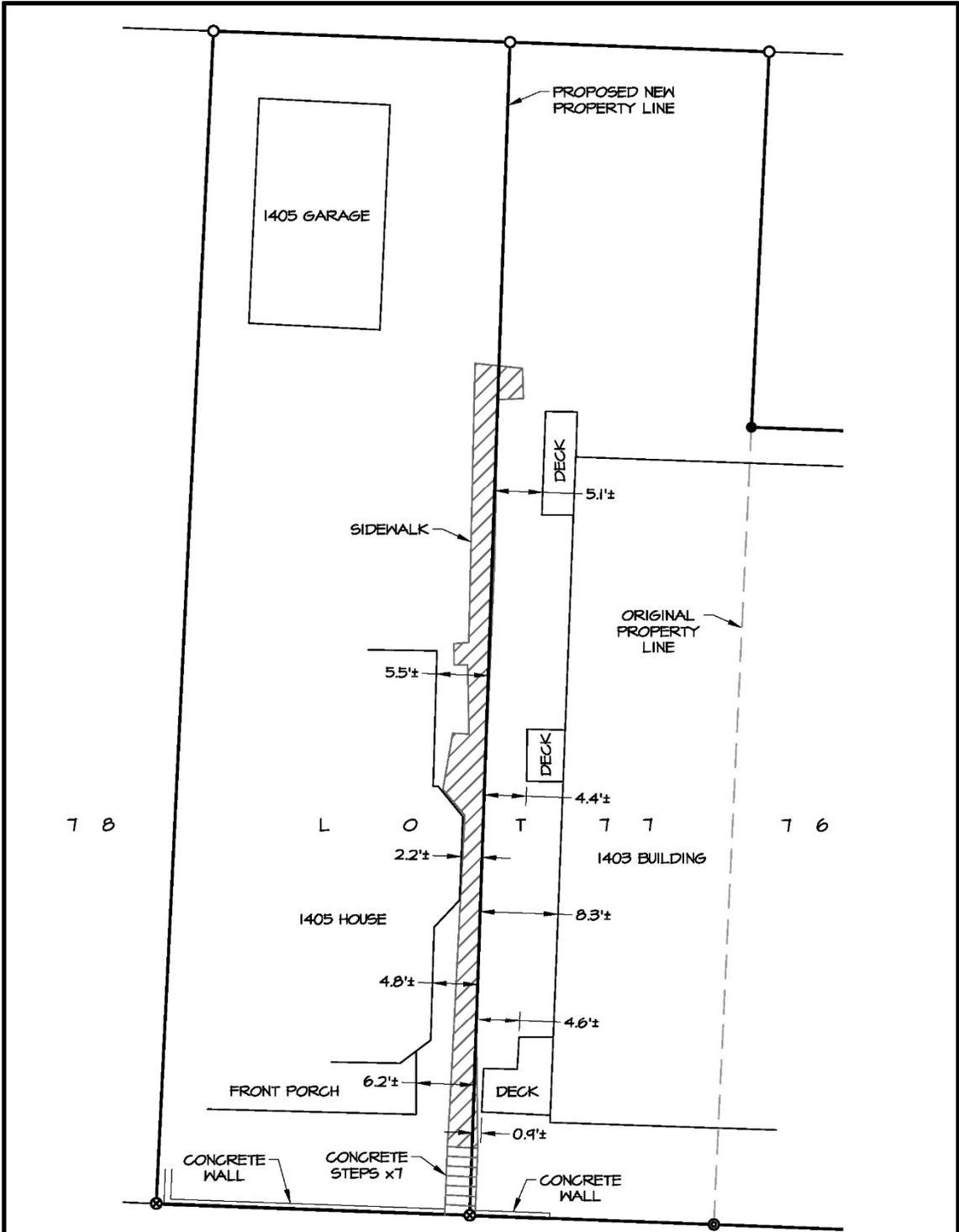


WILSON SUBDIVISION
PRELIMINARY / FINAL PLAT



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14





SURVEY COMPANY / RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
 P.O. BOX 413 MUSCATINE, IOWA 52761
 INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: GARY W. WHITACRE
 REQUESTOR: DIANA WILSON
 LOCATION: LOT 76 & PART OF LOT 77 OF ISLAND VIEW ADDITION, IN THE CITY OF MUSCATINE, IOWA
 SURVEY TYPE: EXHIBIT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SUBD.	ISLAND VIEW ADD.	1"=10'	JRM	GWW	09/11/19	8416.19
REV.	0				8416 SURVEY.DWG	SHEET 1 OF 1