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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: November 12, 2019
Re: Ripley Addition Part One– Preliminary/Final Plat

INTRODUCTION: A request has been filed for a combined preliminary/final plat for Ripley Addition Part One.

BACKGROUND:

David Ripley, owner of Ripley, Inc., has submitted a combine preliminary/final plat for a six-lot subdivision, on the eastern edge of the existing Ripley Mobile Home Park, which is located along the east side of U.S. 61 and the south side of 180th Street. This area is currently zoned C-1 General and Neighborhood Commercial, and was voluntarily annexed into the City of Muscatine on January 3, 2013.

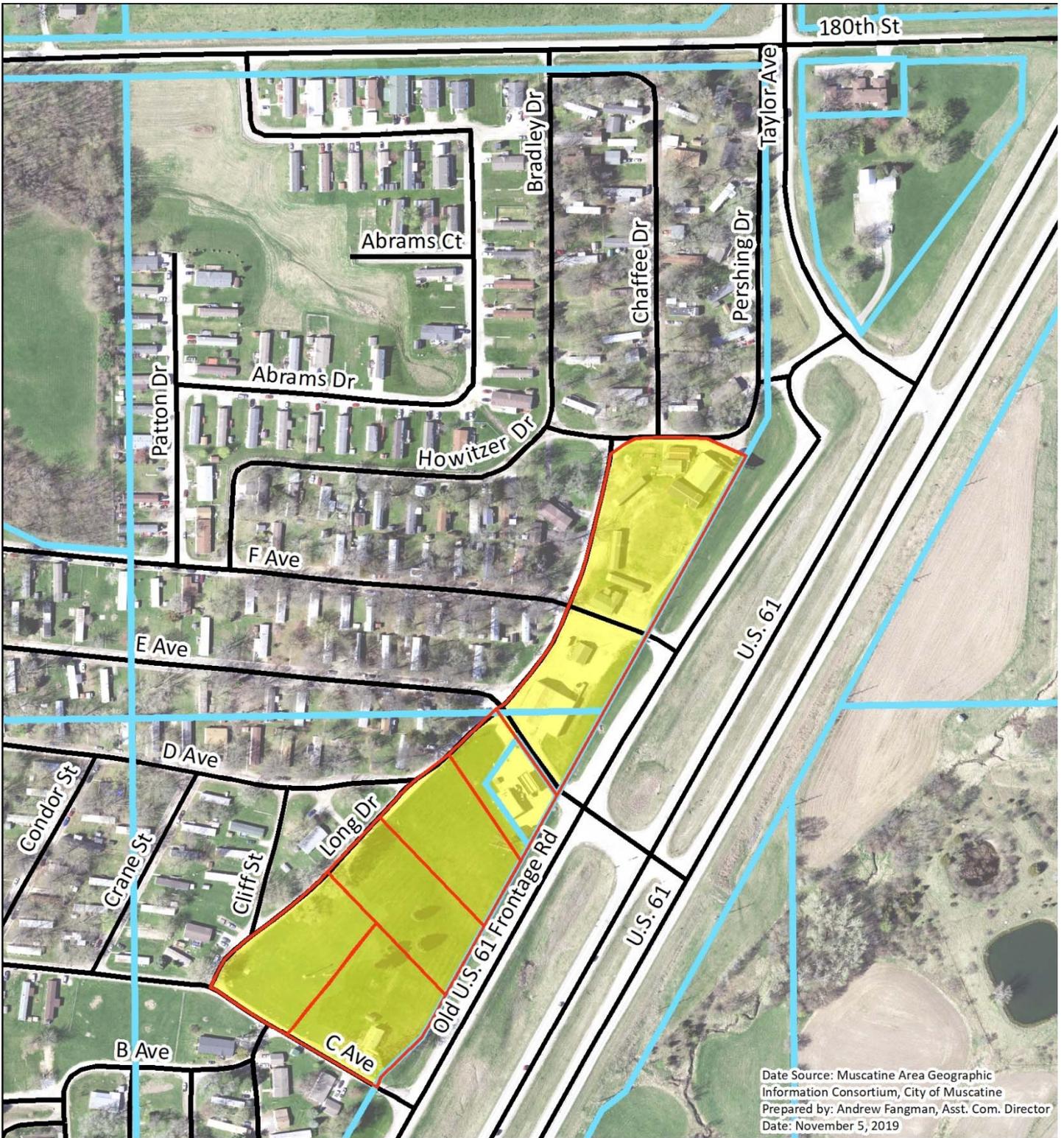
The proposed uses of Ripley Addition Part One of the are the continuation of existing mobile home park operations and sales on the northern portion of the proposed subdivision, continued operation of the existing convenience store, and the creation of additional lots for sale or lease. No improvements to public infrastructure are proposed as part of this subdivision.

In 2013 an identical subdivision plat was filed by the current applicant and approved by the City of Muscatine City Council, however because this approved plat was not recorded with the County Recorder's Office within the required timeframe of one year this approval became null and void, and as such the applicant has resubmitted this preliminary/final plat for approval.

RECOMMENDATION/RATIONALE: Staff recommends approval of this preliminary/final plat. The location is a logical commercial node to serve the approximately 856 residents of Ripley's Mobile Home Park, most of the proposed commercial activity on this subject area, the convenience store and mobile home park operations and sales, are existing uses.

BACKUP INFORMATION:

1. Area Map
2. Plat Map



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, Asst. Com. Director
 Date: November 5, 2019



Ripley Addition Part One (PZS-18)

- Lots Created by Proposed Subdivision
- Extent of Proposed Subdivision
- Existing Parcel Lines

