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Muscatine, IA 52761-3840
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COMMUNITY DEVELOPMENT

MEMORANDUM

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

To: Mayor and City Council Members
From: Andrew Fangman, Assistant Community Development Director
Date: November 21, 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.

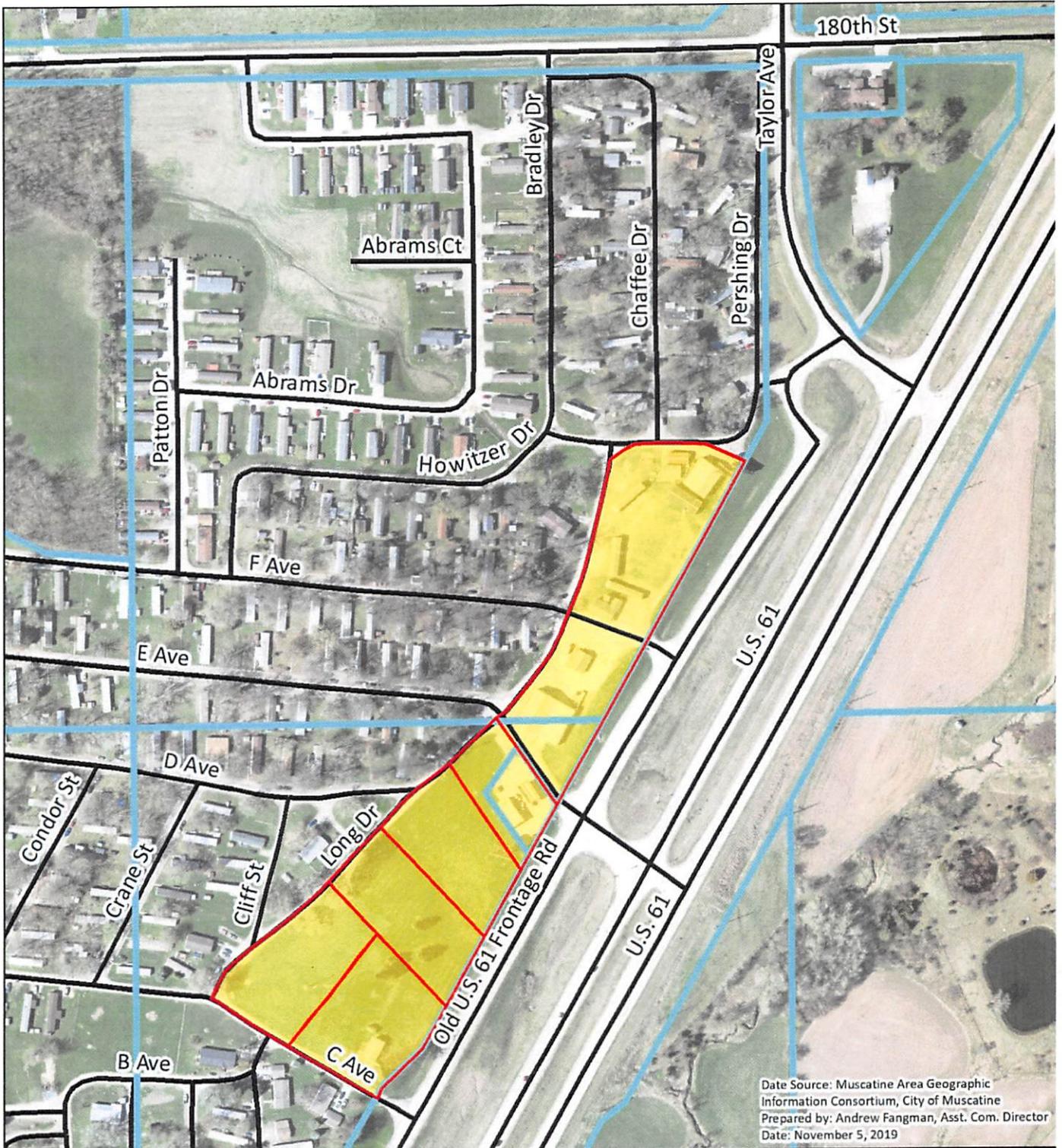
The proposed uses of Ripley Addition Part One of the are the continuation of existing mobile home park operations and sales on the northern portion of the proposed subdivision, continued operation of the existing convenience store, and the creation of additional lots for sale or lease. No improvements 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: The Planning and Zoning Commission recommends on a 6 to 0 vote approval of this plat. 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. 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

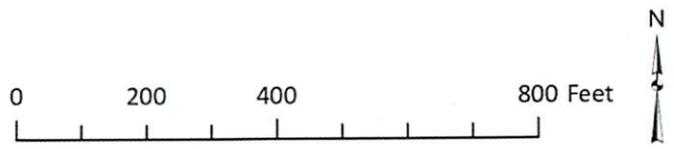


Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, Asst. Com. Director
 Date: November 5, 2019



Ripley Addition Part One (PZS-18)

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



Ripley Addition Part One

CERTIFICATE OF ACCEPTANCE OF FINAL PLAT

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Diana L. Broderson, and Jerry Ewers, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated Ripley Addition Part One, in the City of Muscatine, Muscatine County, Iowa, was on November 21, 2019, 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 21st day of November 2019.

Diana L. Broderson, Mayor

Attest:

Jerry Ewers, Acting City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 21st day of November 2019, before me, a Notary Public in and for the State of Iowa, personally appeared Diana L. Broderson and Jerry Ewers, to me personally known, who being by me each duly sworn, did say that they are Mayor and Acting 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 the 21st day of November 2019; that Diana L. Broderson and Jerry Ewers, 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

EXHIBIT A

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

RESOLUTION NO. 2019-0385

**A RESOLUTION APPROVING THE FINAL PLAT
OF RIPLEY ADDITION PART ONE**

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 and subdivides a tract of real estate into six (6) lots; to wit:

LAND DESCRIPTION —

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10. TOWNSHIP 77 NORTH. RANGE 1 WEST OF THE 5TH P.M. IN THE CITY OF MUSCATINE, MUSCATINE COUNTY. IOWA. COMMENCING AT THE EAST QUARTER CORNER OF SECTION 18; THENCE SOUTH 89°10'55" WEST 1178.13 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 18 TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 61; THENCE NORTH 29°18'02" EAST 677.79 FEET ALONG THE WESTERLY RIGHT OF WAY OF U.S HIGHWAY 61 TO THE POINT OF BEGINNING; THENCE NORTH 59°56'58" WEST 325.14 FEET TO THE BEGINNING OF A 52.86 FOOT RADIUS CURVE CONCAVE EASTERLY WHOSE 81.10 FOOT CHORD BEARS NORTH 09°55'12" WEST; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 92.44 FEET; THENCE NORTH 49°43'23" EAST 192.21 FEET TO THE BEGINNING OF A 1037.42 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WHOSE 70.79 FOOT CHORD BEARS NORTH 47°56'14" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 70.80 FEET; THENCE NORTH 45°50'54" EAST 563.25 FEET TO THE BEGINNING OF A 248.38 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WHOSE 107.82 FOOT CHORD BEARS NORTH 34°15'37" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 108.60 FEET; 0 THENCE NORTH 21°51'22" EAST 128.50 FEET TO THE BEGINNING OF A 841.43 FOOT RADIUS CURVE CONCAVE WESTERLY WHOSE 178.14 FOOT CHORD BEARS NORTH 15°45'50" EAST; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 178.47 FEET THENCE NORTH 09°37'09" EAST 53.54 FEET TO THE BEGINNING OF A 74.71 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY WHOSE 95.57 FOOT CHORD BEARS NORTH 50°33'09' EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 103.70 FEET; THENCE SOUTH 89°43'31" EAST 209.08 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 61; THENCE SOUTH 15°58'13' WEST 51.08 FEET ALONG SAID RIGHT OF WAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES: THENCE SOUTH 29°01'08" WEST 771.14 FEET TO THE BEGINNING OF A 8657.37 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY WHOSE 20.46 FOOT CHORD BEARS SOUTH 29°21'14" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 20.46 FEET; THENCE SOUTH 29°21'24" WEST 99.65 FEET; THENCE SOUTH 29°18'02" WEST 429.75 FEET; THENCE SOUTH 48°42'05" WEST 120.47 FEET; THENCE SOUTH 29°18'02" WEST 16.12 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 8.257 ACRES AND IS 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 of Ripley Addition Part One should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named and Ripley Addition Part One 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 21st of November 2019.

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

Attest:

Diana L. Broderson, Mayor

Jerry Ewers, Acting City Clerk

**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSCATINE, IOWA**

I, the undersigned, Andrew Fangman, do hereby certify that I am the Secretary of the Planning and Zoning Commission of the City of Muscatine, Muscatine County, Iowa, and that the attached Final Plat of Ripley Addition Part One, a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on the 21st day of November, 2019, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 21st day of November 2019.

Andrew Fangman, Secretary
Planning and Zoning Commission
City of Muscatine, Iowa

CERTIFICATE OF TRUE COPY

I, Nancy Lueck, Director of Finance of the City of Muscatine, Iowa, certify that attached hereto are true copies of the following:

1. Certificate of Acceptance of Final Plat (original).
2. Resolution No. _____ - _____ approving the Final Plat of Ripley Addition Part One, a subdivision in the City of Muscatine, Iowa.
3. Certificate of the Planning & Zoning Commission.

All related to the subdivision of real estate described in those documents, and that all were duly adopted and approved by the City Council and Mayor of the City of Muscatine, Iowa, and the originals are on file in the official records at City Hall for the City of Muscatine, Iowa.

Nancy Lueck, Director of Finance