



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

COMMUNITY DEVELOPMENT

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: January 13, 2015
Re: GSTC Industrial Park– Final Plat

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

INTRODUCTION: A request has been filed for a Final plat for GSTC Industrial Park.

BACKGROUND: Wal-View Developments LLC has submitted a final plat for a 3 lot subdivision, located at the northeast corner of the 49th Street South/55th Avenue West intersection. The intent of this subdivision is further facilitate the development of the subject area as an industrial park.

The proposed Lot 1 contains a 550,000 warehouse and distribution center recently constructed and operated by the applicant. The applicant is currently construction a 300,000 square foot warehouse on the proposed Lot 2. Lot 3 is intended to provide a location for future development of warehousing space. Creation of this subdivision will provide the applicant greater flexibility in the development and future use of the subject area.

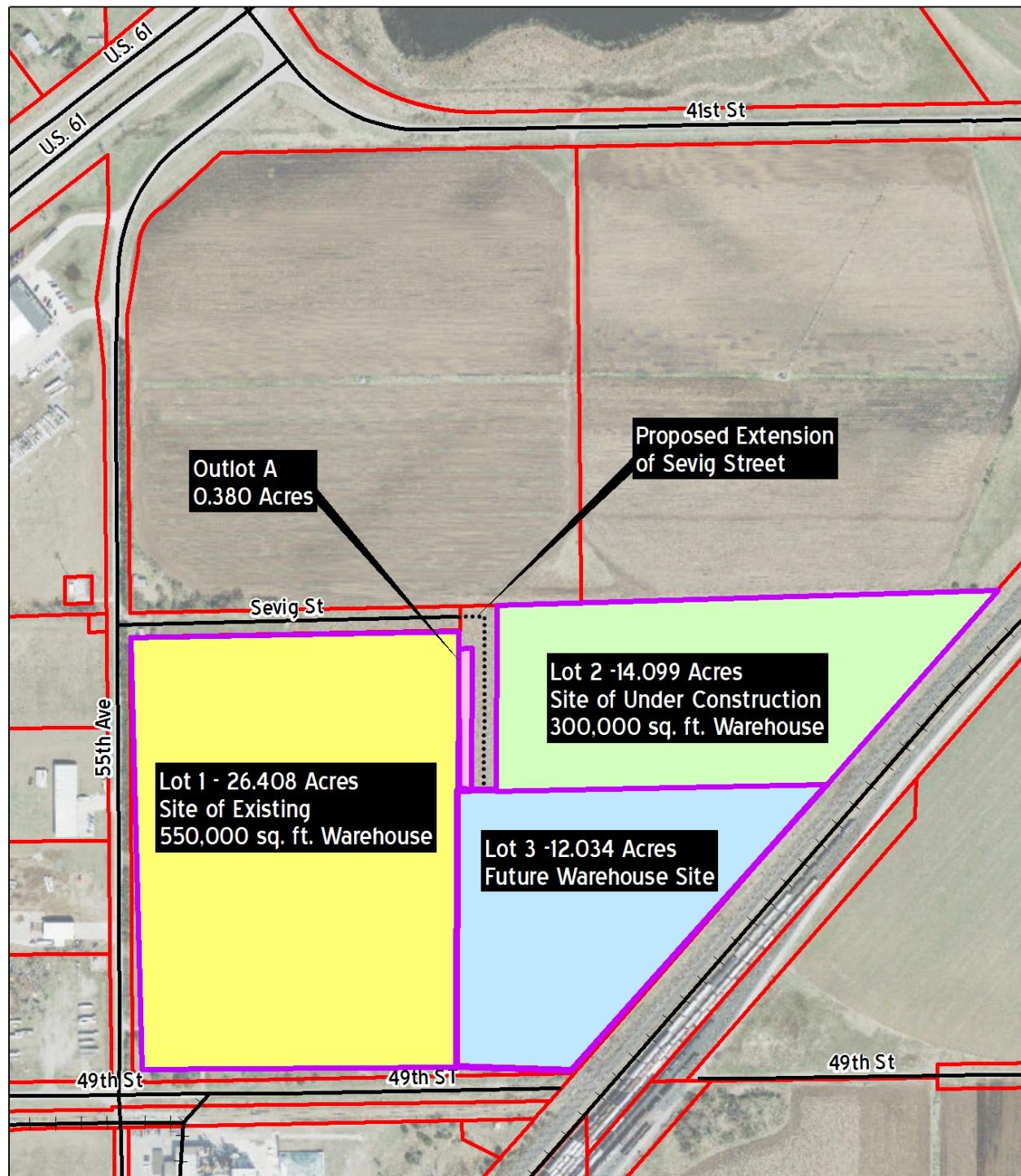
Sevig Street was constructed as part of the development of the existing warehouse on Lot 1. In 2014 Sevig Street was accepted by the City of Muscatine as a public street. The proposed subdivision would extend Sevig Street 350 feet to the south and dedicate it as a public street in order to provide legal access to Lot 2 and Lot 3.

RECOMMENDATION/RATIONALE

Staff recommends approval of the proposed subdivision. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan and would be beneficial to the community.

BACKUP INFORMATION:

1. Plat Map



GSTC Industrial Park (S-221-14)

0

400

800

1,600 Feet

Date Source: Muscatine Area Geographic
Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: October 31, 2014



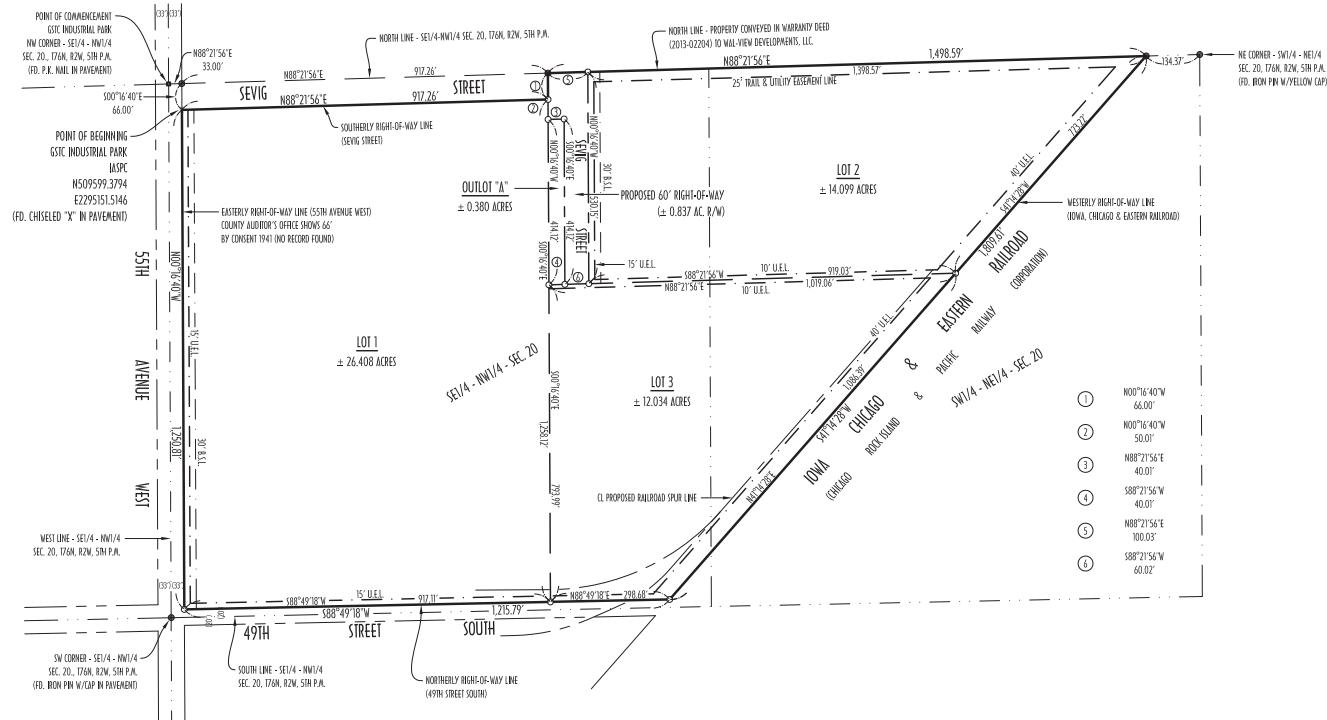
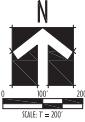


Surveyed By: Ben D. Holliday, VSP Engineering - 303 Cleveland Street, Muscatine, IA 52761 (563) 288-6427

FINAL PLAT - GSTC INDUSTRIAL PARK

A PART OF THE SE1/4 OF THE NW1/4 AND A PART OF THE SW1/4 OF THE NE1/4 - SECTION 20, TOWNSHIP 76 NORTH, RANGE 2 WEST, 5TH PRINCIPAL MERIDIAN
CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA 52761

\pm 53.758 ACRES



LEGAL DESCRIPTION

A PARCEL OF LAND AS CONVEYED IN MURRAY DEED 203-0204 to MUL-ENV DEVELOPMENTS, LLC, BEING PARCEL #1320704002 and situated in A PART OF THE SOUTHEAST QUADRANT OF THE NORTHWEST QUADRANT AND THE SOUTHEAST QUADRANT OF THE NORTHWEST QUADRANT OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 21 WEST of the 5TH PRINCIPAL MERIDIAN OF MUSCINE, COUNTY OF MUSCINE, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUADRANT OF THE NORTHWEST QUADRANT OF SECTION 20 (PD. PK. MIL. IN PAVEMENT), THENCE NORTH 88°21'56" EAST, 33.00 FEET ALONG THE NORTHEAST LINE OF THE SOUTHEAST QUADRANT OF THE NORTHWEST QUADRANT OF SECTION 20 TO A POINT LYING ON THE EASTERN RIGHT-OF-WAY LINE OF 55TH STREET WEST (PD. NO. 4 REBAR W/ YELLOW CAP #7550); THENCE SOUTH 80°47'45" EAST, 66.00 FEET ALONG SAME EASTERN RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTIVE PARCEL;

THENCE NORTH 88°21'56" EAST, 72.00 FEET ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF 55TH STREET (PD. NO. 4 REBAR W/ YELLOW CAP #7550); THENCE NORTH 04°16'45" WEST, 10.00 FEET ALONG THE WESTERN RIGHT-OF-WAY LINE OF 55TH STREET (PD. NO. 4 REBAR W/ YELLOW CAP #7550); THENCE NORTH 88°21'56" EAST, 45.99 FEET ALONG NORTHEAST LINE AND NORTH LINE TO A POINT LYING ON THE WESTERLY 045°01'45" LINE OF THE PD. 4 REBAR W/ YELLOW CAP #7550; THENCE NORTH 88°21'56" EAST, 45.99 FEET ALONG NORTHEAST LINE AND NORTH LINE TO A POINT LYING ON THE NORTHELY 045°01'45" LINE OF 49TH STREET (PD. NO. 4 REBAR W/ YELLOW CAP #7550); THENCE SOUTH 88°47'28" WEST, 120.00 FEET ALONG SAME WESTERNLY LINE TO A POINT LYING ON THE EASTERN RIGHT-OF-WAY LINE OF 55TH STREET WEST (PD. NO. 4 REBAR W/ YELLOW CAP #7550); THENCE NORTH 88°47'28" WEST, 125.79 FEET ALONG SAME NORTHELY RIGHT-OF-WAY LINE TO A POINT LYING ON THE EASTERN RIGHT-OF-WAY LINE OF 55TH STREET WEST (PD. NO. 4 REBAR W/ YELLOW CAP #7550); THENCE NORTH 04°16'45" WEST, 125.80 FEET ALONG SAME EASTERN RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

SARD PARCEL OF LAND CONVEYED 5.75 ACRES NORTH OF LINES AND TO SUBJECT TO ALL Covenants, Easements and Restrictions of Record.

MUSCATINE POWER & WATER

BY:

NOTES:
ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS.
COMBINATION FACTOR - 0.999934

MANUFACTURED BY: S. L. M. LTD.

1

BY: TRANSMISSION & DISTRIBUTION DATE: 04/01/2014 BY: CENTURY LINK COMMUNICATIONS DATE: 04/01/2014

MUSCATINE POWER & WATER

By:

LEGEND

LEGEND

- SET NO. 4 REBAR W/ YELLOW CAP "VSP" #7550
- ■ FD. SURVEY MONUMENT
- SUBDIVISION BOUNDARY
- — — — — LOT LINES
- · · · · — EASEMENT LINE
- - - - - BUILDING SETBACK LINE
- — — — — SECTION LINE

PRINT OF SURVEY LINE

APPLICANT/OWNER/DEVELOPER

ZONING CLASSIFICATION

APPLICANT/OWNER/DEVELOPER
VAL-VIEW DEVELOPMENTS, LLC.
400 HWY. 151 EAST

www.elsevier.com

ATTORNEY FOR APPLICANT
LYNCH DALLAS P.C. - ATTORNEYS-AT-LAW
526 SECOND AVENUE SE
CEDAR RAPIDS, IA 52406
(202) 345-2001



BY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME.
THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT
OVERSIGHT AND THAT I AM A DULY LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

D. HOLLOWAY _____ DATE _____
E NUMBER 7550
LICENSE RENEWAL DATE IS: _____



SITE VICINITY MAP