



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: February 10, 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 preliminary 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 square foot 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.

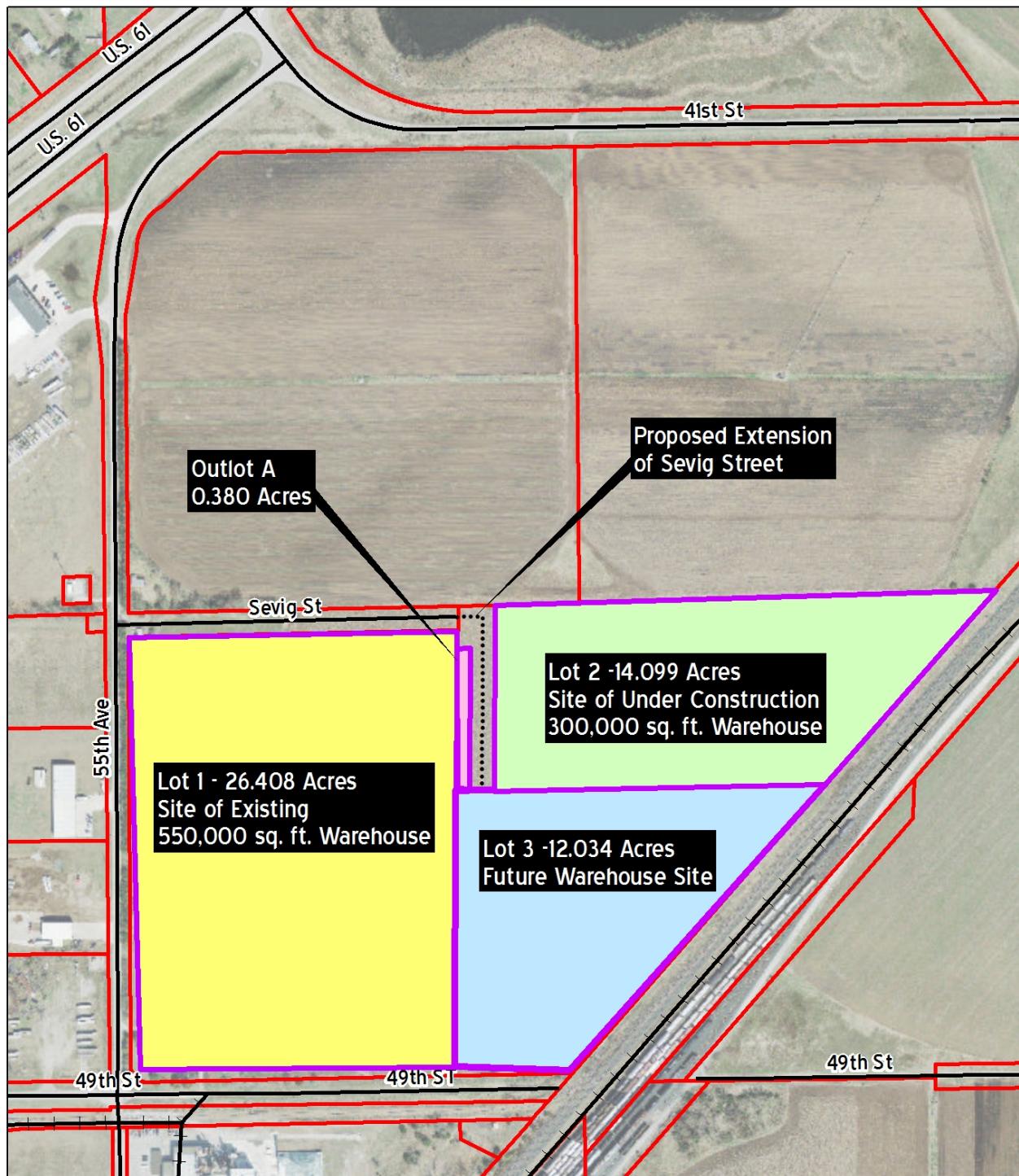
Sevig Street was constructed as part of the development of the existing warehouse on Lot 1. In 2014, Sevig Street was accepted by the City of Muscatine as a public street. The proposed subdivision would extend Sevig Street 350 feet to the south and dedicate it as a public street in order to provide legal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

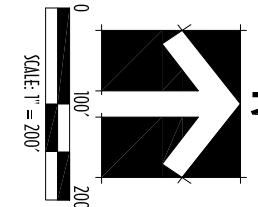
Date Source: Muscatine Area Geographic
Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: October 31, 2014



CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA 52761

± 53.758 ACRES

Surveyed By: Ben D. Holliday, V.P. Engineering - 303 1/2 Cleveland Street, Muscatine, Ia. 52761 (653) 288-6427



POINT OF COMMENCEMENT

GSC INDUSTRIAL PARK

NW CORNER - SE1/4, NW1/4

SEC. 20, T76N, R2W, 5TH P.M.

(FD. P.K. NAIL IN PAVEMENT)

500°16'40"E

66.00'

POINT OF BEGINNING

GSC INDUSTRIAL PARK

NE CORNER - SW1/4, NE1/4

SEC. 20, T76N, R2W, 5TH P.M.

(FD. IRON PIN W/YELLOW CAP)

500°16'40"E

33.00'

N88°21'56"E

917.26'

STREET

1. ①

15' U.E.L.

25' TRACT & UTILITY EASEMENT LINE

1,398.57'

1,498.59'

NORTH LINE - SE1/4, NW1/4 SEC. 20, T76N, R2W, 5TH P.M.

N88°21'56"E

917.26'

STREET

1. ②

15' U.E.L.

25' TRACT & UTILITY EASEMENT LINE

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NORTH LINE - PROPERTY CONVEYED IN WARRANTY DEED

(2013-02204) TO WAL-NEW DEVELOPMENTS, LLC.

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