



COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: August 6, 2015
Re: Finley's Subdivision

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a three lot subdivision in unincorporated Muscatine County at the northwest corner of the intersection 49th Street and Stewart Road, but within two miles of the City of Muscatine.

BACKGROUND: On August 3, 2015, Michael Riggan filed a combined Preliminary/Final Plat for the Riggan Subdivision, a 27.74 acre 3 lot subdivision located within unincorporated Muscatine County, at the northwest corner of the intersection 49th Street and Stewart Road. The intent is to bring the real estate into compliance with the Muscatine County Zoning Ordinance. The usage of the property will be unchanged. This subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

Michael Riggan purchased this property from long-time owners Mernon and Blanche Peck on September 30, 2014. The Pecks built a house on the property in 1958. In 1980, the Pecks put a double wide manufactured home on another part of the property. The manufactured home was placed on the county tax rolls in 1980 and has been taxed as a residence ever since. It has a separate well, septic system, garage and is surrounded by a fence. The majority of the property has always been used for agricultural purposes.

Approval of this subdivision will allow the existing uses to continue. Lot 1 is the location of the manufactured home, Lot 2 is the location of the original house and Lot 3 is the farm land.

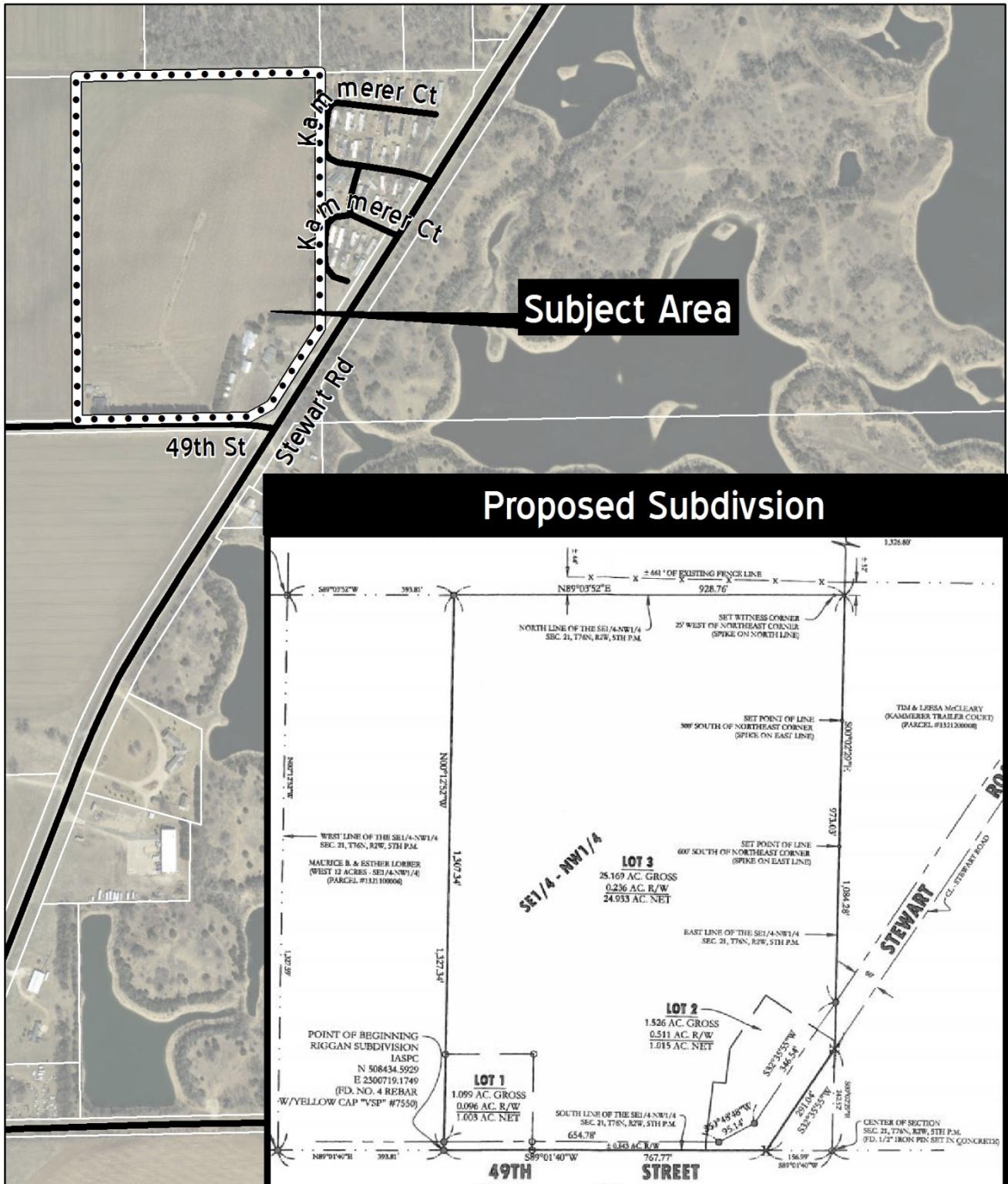
RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Riggan Subdivision, as it does not negatively impact the City of Muscatine.

BACKUP INFORMATION:

1. Application
2. Plat

"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain



Riggen Subdivision

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Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: August 6, 2015



