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**COMMUNITY DEVELOPMENT**  
**MEMORANDUM**

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

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** October 5, 2016  
**Re:** Shoultz Acres Subdivision (County)

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County at 2620 Stewart Road. The proposed subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

**BACKGROUND:** Kenneth John and Providence Shoultz have filed a combined Preliminary/Final Plat for Shoultz Acres, a 4.53 acre one lot subdivision, in unincorporated Muscatine County at 2620 Stewart Road. The subject area is zoned R-1 (Residential) within unincorporated Muscatine County. The proposed subdivision would create a new 4.53 acre lot with the purpose providing a new home site for a relative.

**RECOMMENDATION/RATIONALE:**

Staff recommends approval of the proposed Shoultz Acres Subdivision. The proposed subdivision would not interfere with the orderly development of the City of Muscatine and is consistent with adopted Comprehensive Plan

**BACKUP INFORMATION:**

1. Plat

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





