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**COMMUNITY DEVELOPMENT**

**MEMORANDUM**

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

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** June 10, 2014  
**Re:** North Port Avenue Investors Addition– Preliminary/Final Plat

**INTRODUCTION:** A request has been filed for a combined preliminary/final plat for North Port Avenue Investors Addition

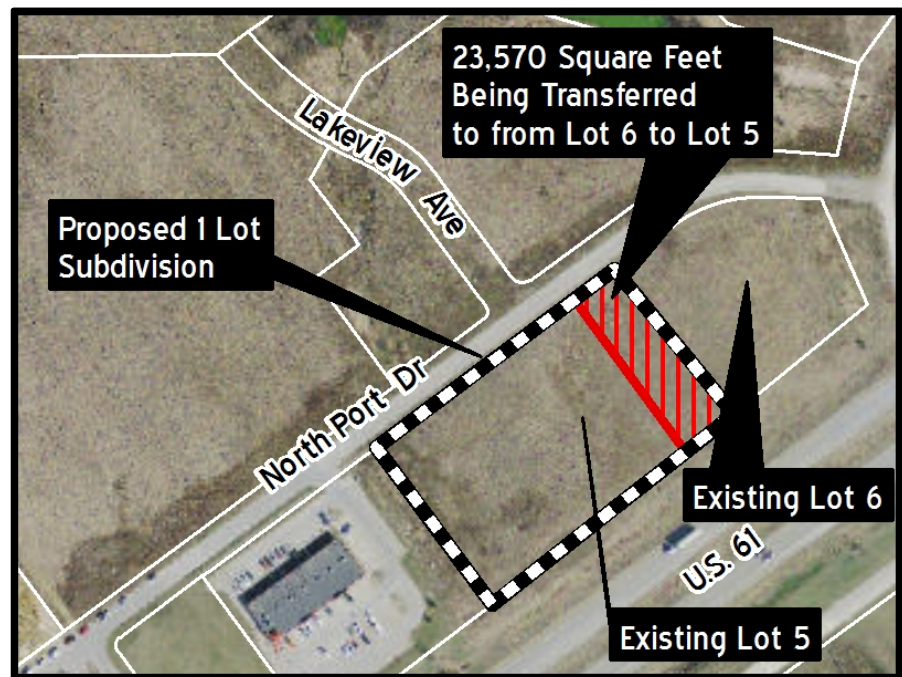
**BACKGROUND:** Kevin Koellner/North Port Avenue Investors has submitted a preliminary/final plat for a 1 subdivision, located on North Port Drive. This proposal subdivides Lot 5 and 6 of the North Port Commons Addition, transferring approximately 23,570 square feet of land from Lot 6 to Lot 5. The applicant's intent is to construct a medical office building on the expanded parcel that constitutes this one lot subdivision.

**RECOMMENDATION/RATIONALE**

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

**BACKUP INFORMATION:**

1. Plat Map



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

