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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: November 12, 2014
Re: GSTC Industrial Park– Preliminary Plat

INTRODUCTION: A request has been filed for a preliminary 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 warehouse and distribution center recently constructed and operated by the applicant. The applicant is currently constructing 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.

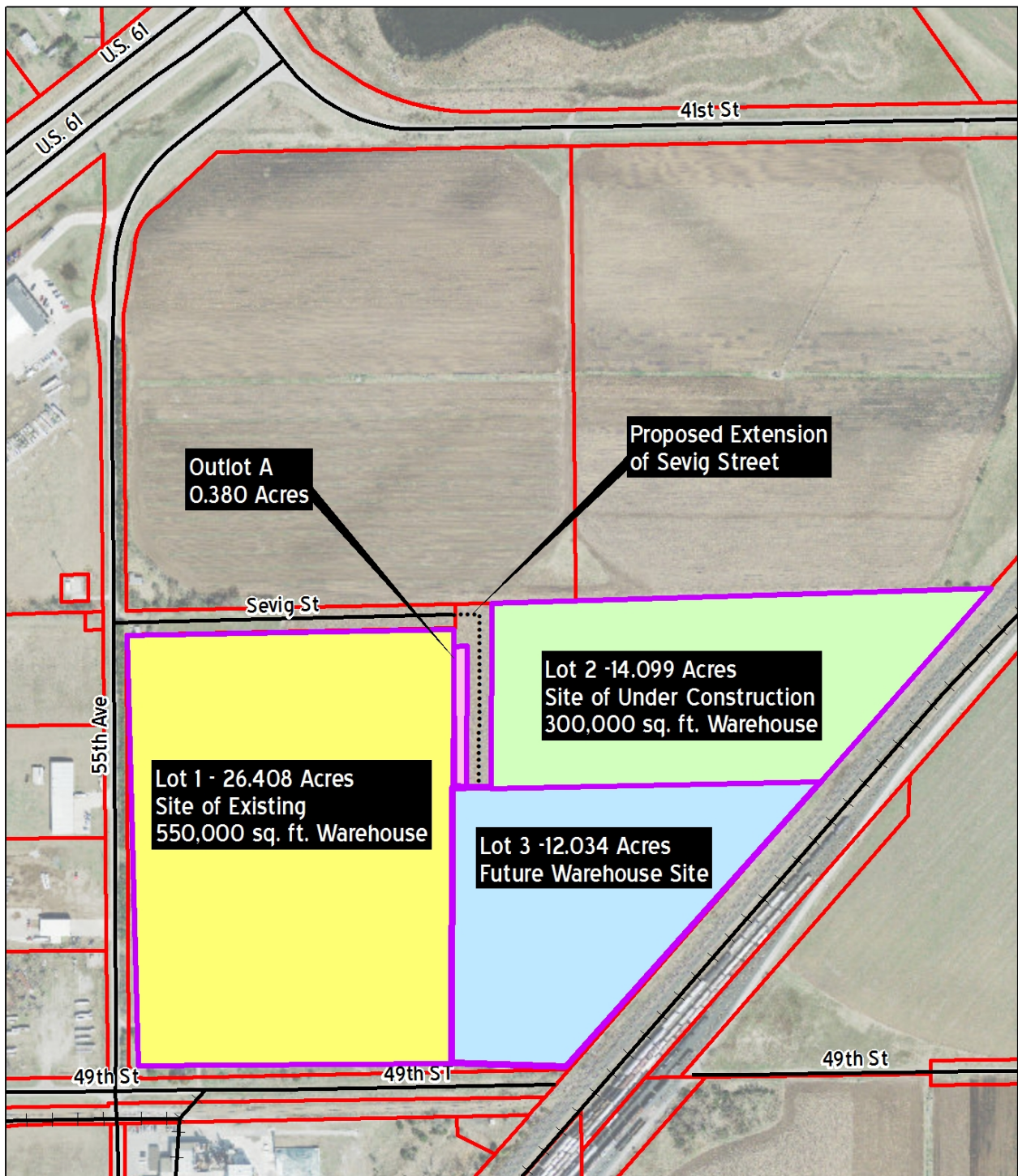
Sevig Street was constructed as part of the development of the existing warehouse on Lot 1. In 2014 Sevig Street was accepted by the City of Muscatine as a public street. The proposed subdivision would extend Sevig Street 350 feet to the south and dedicate it as a public street in order to provide legal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



