



MUSCATINE

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COMMUNITY DEVELOPMENT

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

MEMORANDUM

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

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County on 41st Street South, but within two miles of the City of Muscatine.

BACKGROUND: Terry T. and Carmen D. Martin have filed a combined Preliminary/Final Plat for the Martin's Subdivision, a 20.122 acre two lot subdivision that is zoned A-1 (Agriculture) within unincorporated Muscatine County. The intent is to allow for the house and buildings located within the proposed subdivision to be split from the adjoining farm ground and sold. This subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Martins' Subdivision

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

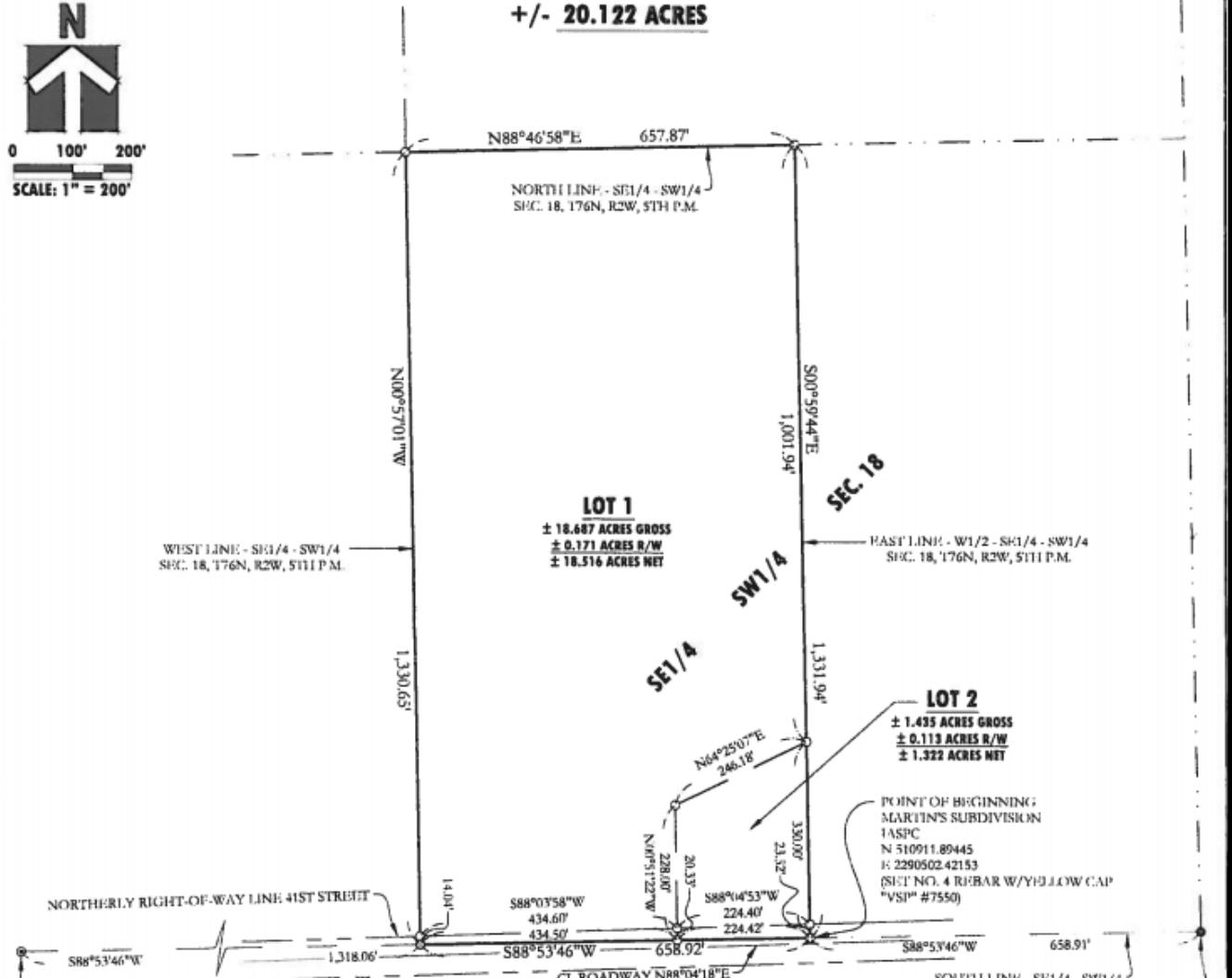
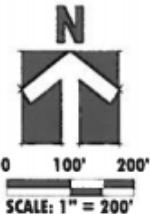
Surveyed By: Ben D. Holliday - VSP Engineering, 3031 Cleveland Street, Muscatine, IA. 52761 (563) 288-6427

VSP
ENGINEERING

PRELIMINARY / FINAL PLAT - MARTIN'S SUBDIVISION

PART OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
SECTION 18, TOWNSHIP 76 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA
+/- 20.122 ACRES

+/- 20.122 ACRES



NOTES.

ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS. COMBINATION FACTOR - 0.999933

LEGEND

○	SET NO. 4 REBAR W/YELLOW CAP "500" #500
●	FOUND SURVEY MONUMENT
N90°00'00" E	000.00 MEASURED BRG/DIST
N90°00'00" E	000.00 EXCEEDED BRG/DIST
BOUNDARY OF SUBDIVISION	
—	NEW LOT LINES
—	SECTION LINE
—	RIGHT OF WAY LINE

APPLICANT

ATTORNEY
TERRY T. & CARMEN D. MARTIN
2331 BURLINGTON ROAD
MUSCATINE, IA. 52761
(563) 299-5624

APPLICANT'S ATTORNEY

JOHN MICHAEL BURGER
2206 LUCAS STREET
MUSCATINE, IA. 52761
(563) 263-6900

ZONING CLASSIFICATION

A-1 AGRICULTURAL DISTRICT

