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**COMMUNITY DEVELOPMENT**

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

**MEMORANDUM**

**To:** Planning & Zoning Commission Members

**From:** Andrew Fangman, City Planner

**Date:** September 1, 2016

**Re:** County Park Subdivision

**INTRODUCTION:** Muscatine County has submitted a combined Preliminary/Final Plat for a 5.24 acre, one-lot subdivision at 3500 Harmony Court.

**BACKGROUND:** As part of ongoing long term planning discussions, the Muscatine County Board of Supervisors recently took action to dispose of some County-owned real estate and buildings. The Board has recently accepted a purchase offer from a local developer for the building and approximately 5.24 acres of land located at 3500 Harmony Court in the City of Muscatine. The proposed one-lot County Park Subdivision is necessary to facilitate this sale.

This subdivision consists of approximately 5.06 acres of a 10.85 acre parent parcel of land, as well as approximately 0.18 acres of what is now Lot 33 of the Reuben and Sarah Baker addition. Muscatine County negotiated the purchase of Lot 33 from the Muscatine Welfare Associate to sell with the other county-owned land, to be used by the purchaser for access to the property from Duncan Drive. Following the acceptance of the subdivision and the construction of a City approved entrance by the developer, the current private access road, Harmony Court, will be closed. The remaining real estate will be retained by Muscatine County and likely become part of Discovery Park.

**RECOMMENDATION/RATIONALE:** Staff recommends approval of the proposed County Park 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. Map**



MUSCATINE

## County Park Subdivision



Proposed County Park Subdivision

0 100 200 400 Feet

