



## COMMUNITY DEVELOPMENT MEMORANDUM

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

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** May 4, 2017  
**Re:** Norma Jean Acres Subdivision (County)

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County on 170<sup>th</sup> Street. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

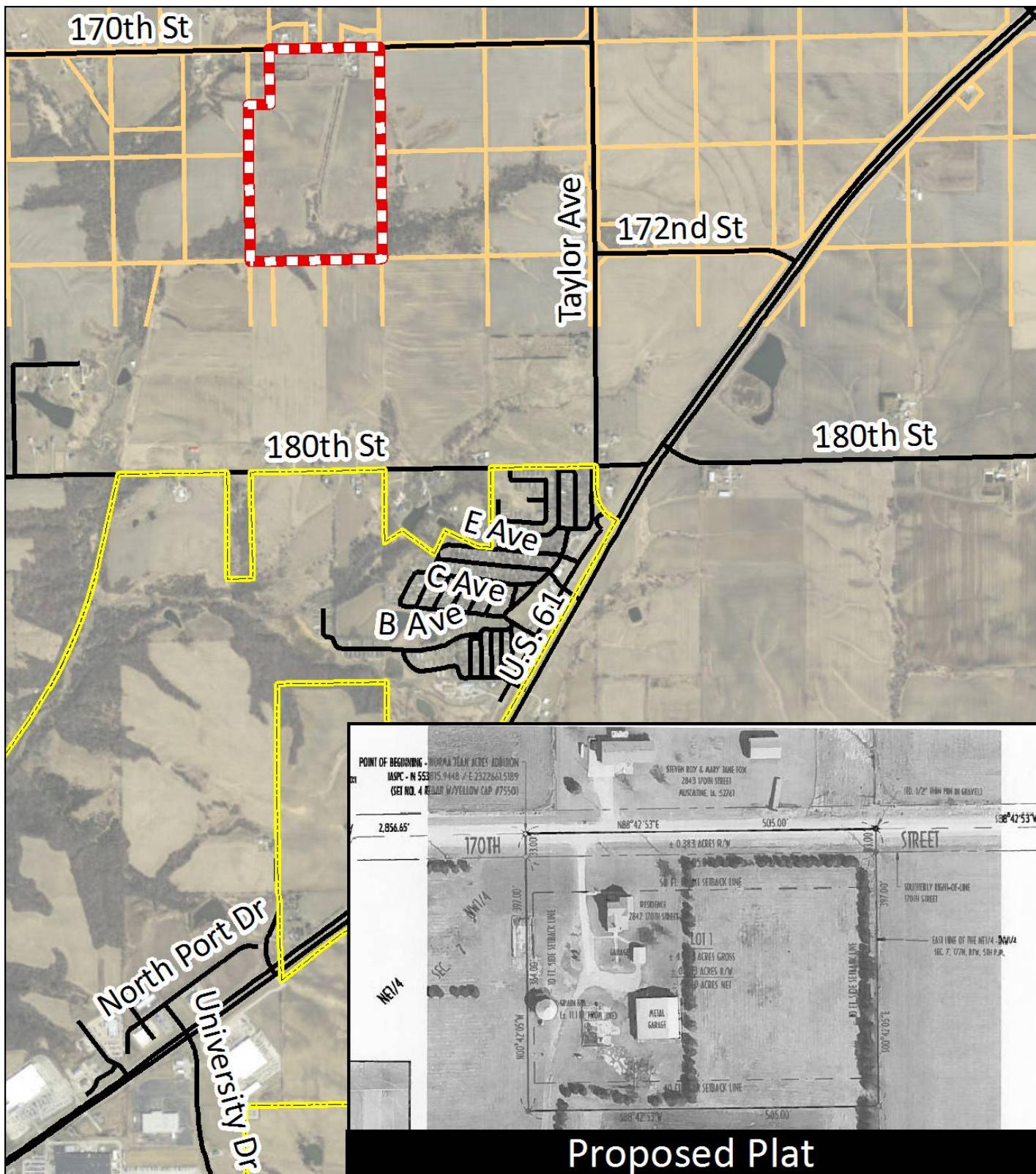
**BACKGROUND:** Albert Meyer has filed a combined Preliminary/Final Plat for Norma Jean Acres a 4.603 acre one-lot subdivision, in unincorporated Muscatine County at 2620 Stewart Road. The subject area is zoned A-1 (Agriculture) within unincorporated Muscatine County. The proposed subdivision would create a new 4.603 acre lot with the purpose providing of splitting off the farm house from the farm land.

### RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Norma Jean 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



# MUSCATINE

## Parcel to be Subdivided

A yellow dashed rectangular box with a red border at the top, intended for a child to draw a picture.

## City Limits

A horizontal number line representing distance in miles. The line starts at 0 and ends at 1 Miles. There are 8 tick marks on the line, including the endpoints. The first tick mark is at 0.25, the second at 0.5, and the third at 0.75. The distance between each tick mark is 0.125 miles.

# ***Norma Jean Acres Subdivision***

## **PZS 2-050117**

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Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman, City Planner  
Date: May 1, 2017

