



City Hall, 215 Sycamore  
Muscatine, IA 52761-3840  
(563) 262-4141  
Fax (563) 262-4142

**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

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

