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**COMMUNITY DEVELOPMENT
MEMORANDUM**

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

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: November 14, 2017
Re: Replat of Lot 3 of Goddard's Rolling Oak Hills Subdivision – Phase Two (County)

INTRODUCTION: A request has been filed for a Replat of Lot 3 of Goddard's Rolling Oak Hills Subdivision – Phase Two, a replat which will expand Lot 3, 1828 N. Isett Avenue, by an acre. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

BACKGROUND: Mandi Newcomb has filed a combined Preliminary/Final Plat for a Replat of Lot 3 of Goddard's Rolling Oak Hills Subdivision – Phase Two, a replat which will expand Lot 3, 1828 N. Isett Avenue, by an acre. The subject area is zoned R-1 (Residential) within unincorporated Muscatine County.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed replat of Lot 3 of Goddard's Rolling Oak Hills Subdivision – Phase Two. The proposed subdivision would not interfere with the orderly development of the City of Muscatine and is consistent with adopted Comprehensive Plan

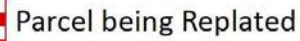
BACKUP INFORMATION:

1. Plat
2. Application

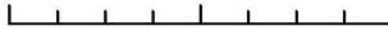
"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain



***Replat of Lot 3 of
Goddard's Rolling Oak Hills
Subdivision - Phase Two***



0 300 600 1,200 Feet



**Area being
added to Lot 3**

Current
Lot 3

PARCEL G
(RONALD D. KNOPK &
REBECCA A.

PROJECT LOCATION

Proposed Plat

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: December 5, 2017

**CITY OF MUSCATINE, IOWA
APPLICATION FOR SUBDIVISION OF REAL ESTATE**

Date Filed _____

Fee Paid _____

TO: Muscatine Planning and Zoning Commission

Dear Commissioners:

Pursuant to Section 11-1-2 of the City Code of the City of Muscatine, Iowa, the undersigned hereby requests that the following described real estate in the City of Muscatine, Iowa, to- wit:

Legal Description: See attached plat

be subdivided into 1 lots. The real estate is presently zoned R-1
District.

The purpose of the subdivision request is to expand Lot 3 by purchasing an
additional one acre.

Respectfully submitted,

Mandi Newcomb

Name

1828 N. Isett Ave., Muscatine

Address

563-571-0043

Phone

NOTE:

The following must be attached with this application, processing will not be initiated until received:

1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00 plus \$25.00 per lot.

REPLAT OF LOT 3, ROLLING OAK HILLS – PHASE TWO
PRELIMINARY/FINAL PLAT
NARRATIVE

Mandi Newcomb is purchasing 1 acre from her neighbor located in the Northwest Quarter of Section 14, in T77N, R2W of the 5th P.M., in Muscatine County, Iowa. The property is located at 1828 N. Isett Avenue.

The purpose of this subdivision is to expand Lot 3 by purchasing an additional one acre.

