



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

COMMUNITY DEVELOPMENT

MEMORANDUM

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

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: August 13, 2019
Re: Tulip Subdivision– Preliminary/Final Plat

INTRODUCTION: A request has been filed for a combined preliminary/final plat for the Tulip Subdivision.

BACKGROUND: A preliminary/final plat for a two-lot subdivision, located at 2300 Park Avenue was filled.

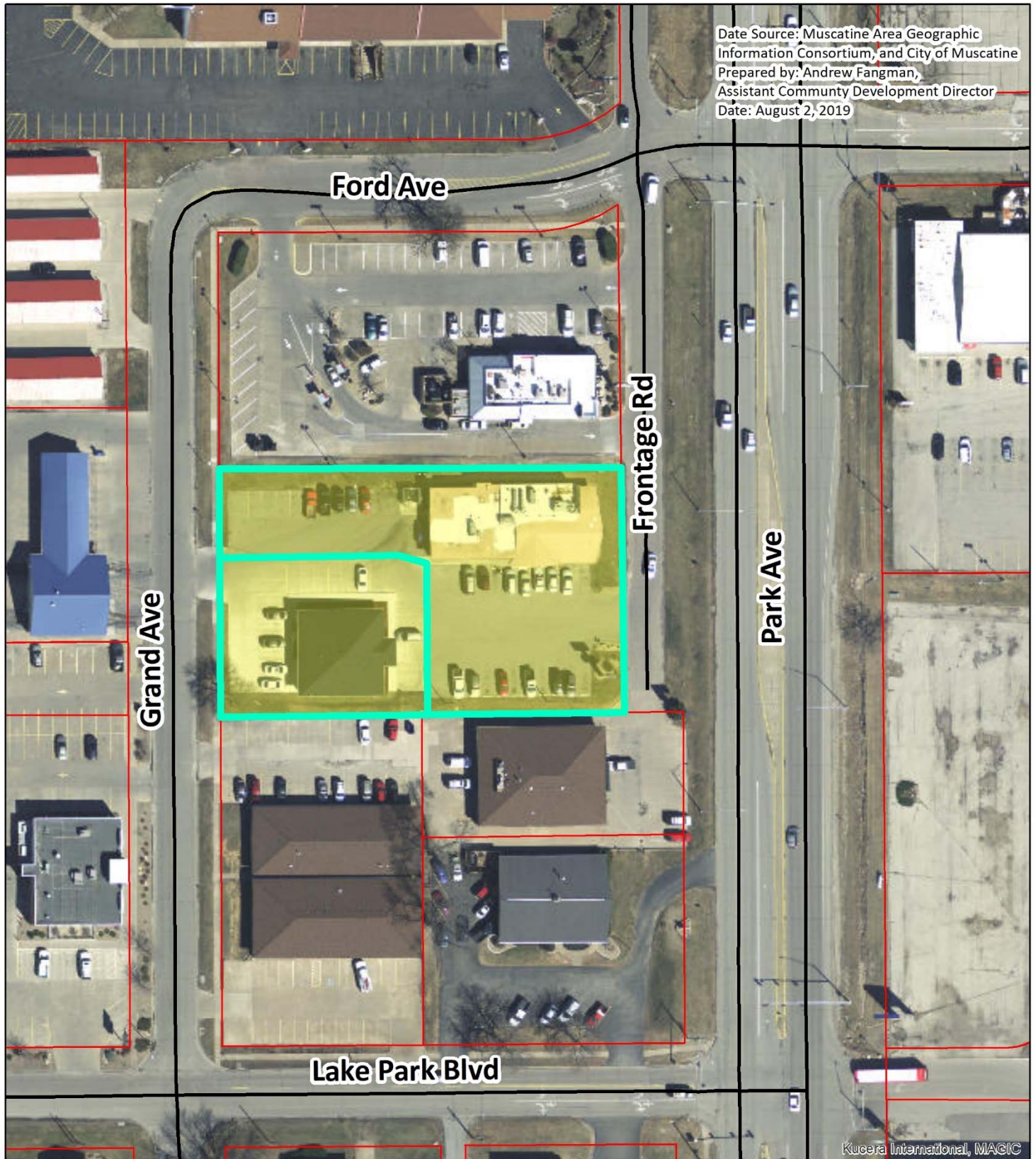
RECOMMENDATION/RATIONALE

The current parcel located at 2300 Park Avenue contains two buildings with a separate business operating in each building (Soderstrum Skin Institute and Farmer's Diner). The purpose of the proposed subdivision is to create two individual lots, one for each building/business. Staff recommends approval of the proposed subdivision, as it brings parcel lines into line with the way the land is being used. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan

BACKUP INFORMATION:

1. Plat Map

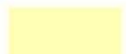
Date Source: Muscatine Area Geographic Information Consortium, and City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: August 2, 2019



Kucera International, MAGIC



Proposed New Lots



Parcel Proposed to be Split



Existing Parcel Lines

Tulip Subdivision (PZS-16)



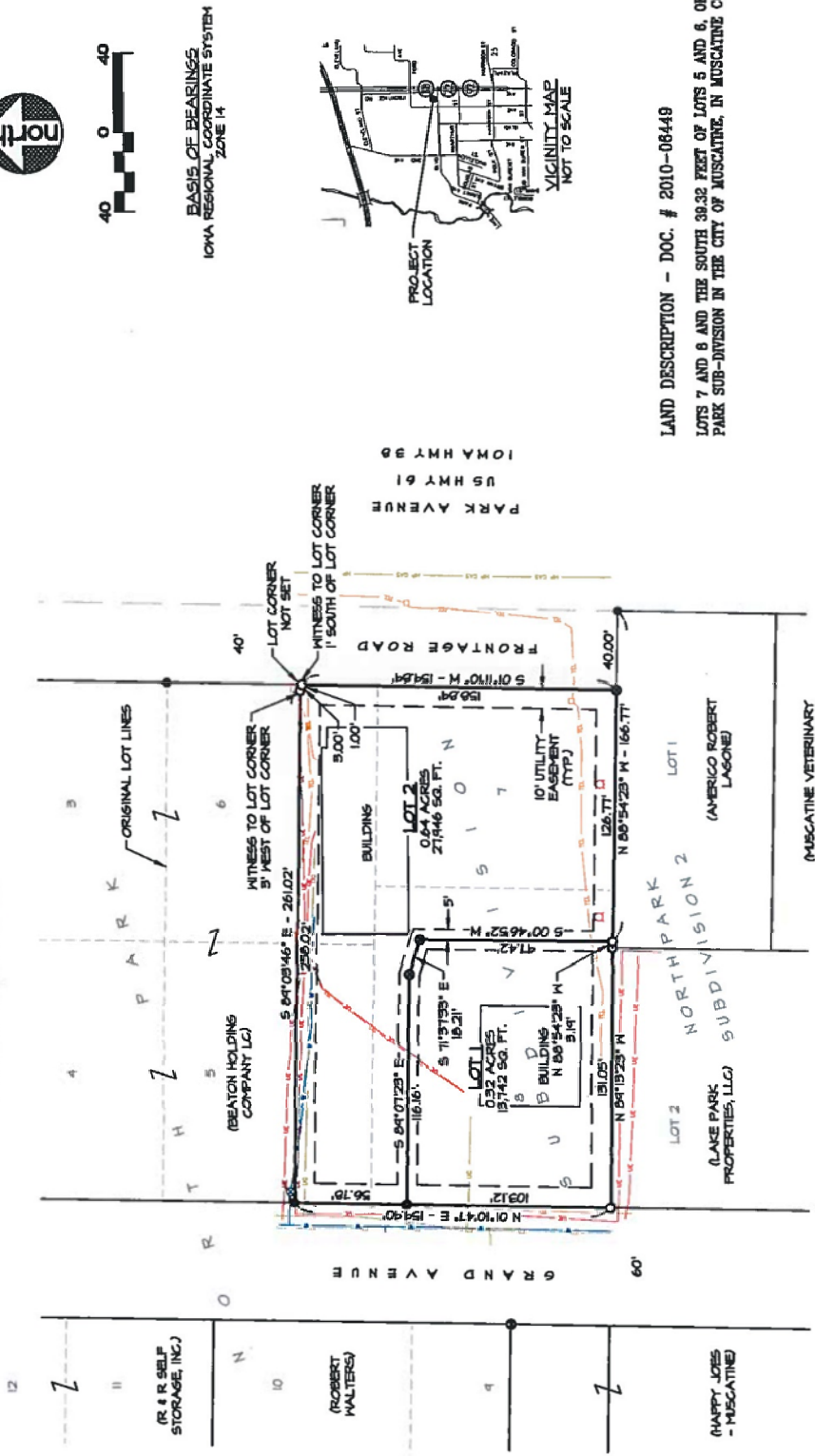
100 50 0 100 Feet



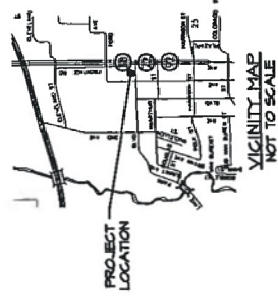
N



TULIP SUBDIVISION PRELIMINARY / FINAL PLAT



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14



LAND DESCRIPTION - DOC. # 2010-08449
LOTS 7 AND 8 AND THE SOUTH 39.32 FEET OF LOTS 5 AND 6, OF NORTH
PARK SUB-DIVISION IN THE CITY OF MUSCATINE, IN MUSCATINE COUNTY, IOWA.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

GARY E. WHITACRE
DATE: _____ Reg. No. 1074
My license renewal date is December 31, 2019
Pages or sheets covered by this map: 1

LEGEND

- SET 1/2" X 3/4" REBAR NYTELON CAP #10316
- SET P.C. NAIL NYTELON WASHER
- SET "X" IN CONCRETE
- FOUND 3/4" REBAR
- FOUND "X" IN CONCRETE
- FOUND REBAR NYTELON CAP #10316
- ELECTRICAL TRANSFORMER
- LIGHT POLE
- TELEPHONE RISER
- WATER VALVE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND HIGH PRESSURE GAS
- UNDERGROUND TELEPHONE
- WATER MAIN
- (NAME) ADJACENT PROPERTY OWNER(S)

AREA GROSS = 0.86 ACRES
LOT 1 = 0.82 ACRES
LOT 2 = 0.84 ACRES

DEVELOPER/OWNER
TULIP ENTERPRISES, LLC
DR. MARTIN M. PEREIRA
2532 EAST 40TH STREET
DAVENPORT, IOWA 52207

SETBACKS
FRONT YARD: 20'
SIDE YARD: 6'
REAR YARD: 20'

ZONING
C-1 NEIGHBORHOOD & GENERAL
COMMERCIAL DISTRICT

The utility easements as shown are acceptable to the following utilities:

CENTURILINK, LC	Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	Title	Date
MUSCATINE POWER & WATER	Title	Date
Transmission & Distribution	Title	Date
Water Production & Distribution	Title	Date
Communications	Title	Date

SURVEY COMPANY / RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. BOX 413 MUSCATINE, IOWA 52781
INFO@MARTIN-WHITACRE.COM (563)263-7891

SURVEYOR: GARY E. WHITACRE
PROPRIETOR(S): TULIP ENTERPRISES, LLC
REQUESTOR: TULIP ENTERPRISES, LLC
LOCATION: PART OF LOTS 5 & 6 AND ALL OF LOTS 7 & 8 OF NORTH PARK ADDITION, IN THE CITY OF MUSCATINE, IOWA

SURVEY TYPE: PRELIMINARY / FINAL PLAT
FILE NO.: _____ JOB NO.: _____
SHEET: 0 OF 1
DATE: _____
BY: _____
CHECKED BY: _____
DATE: _____