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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 filed.

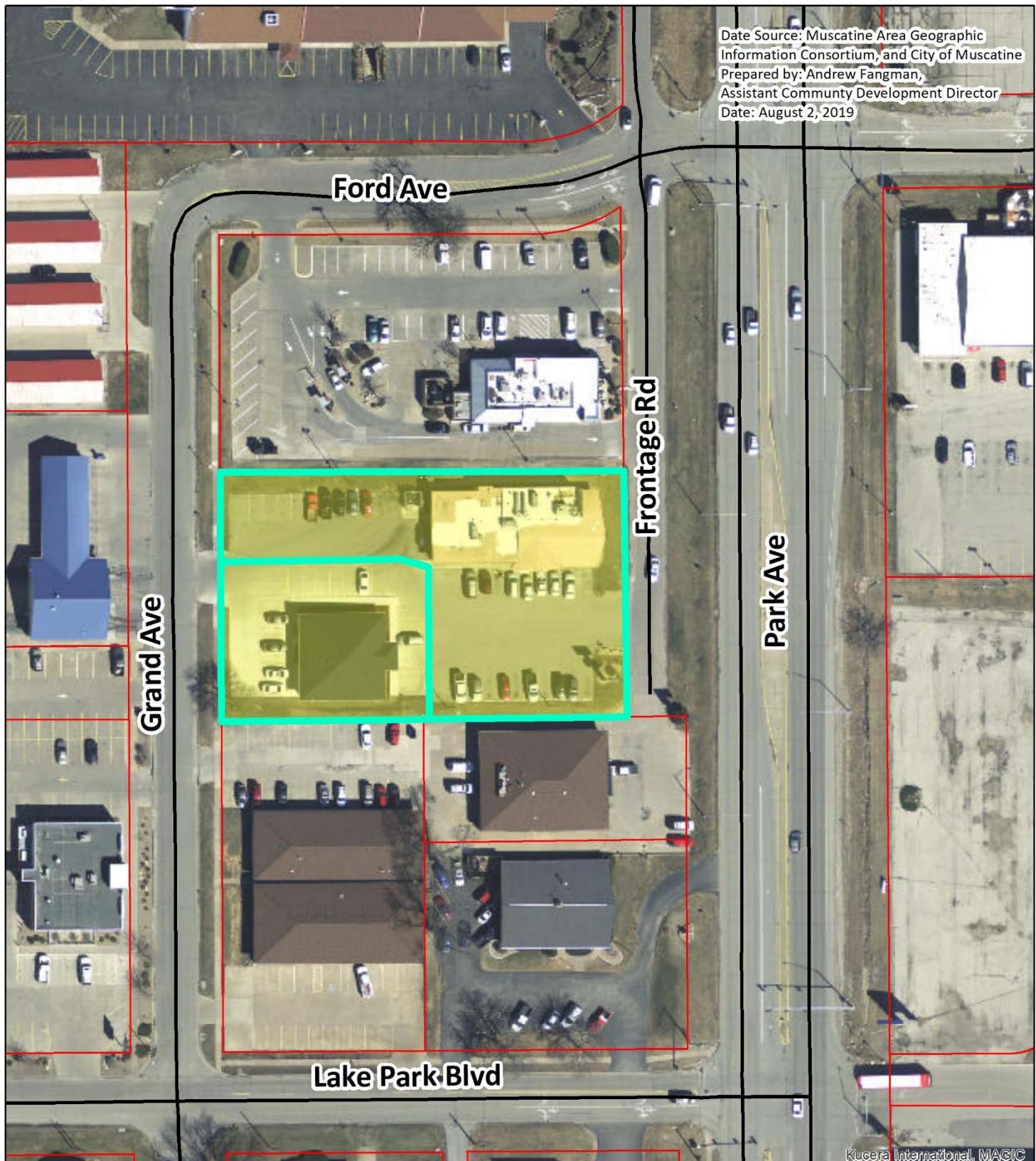
RECOMMENDATION/RATIONALE

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



Tulip Subdivision (PZS-16)

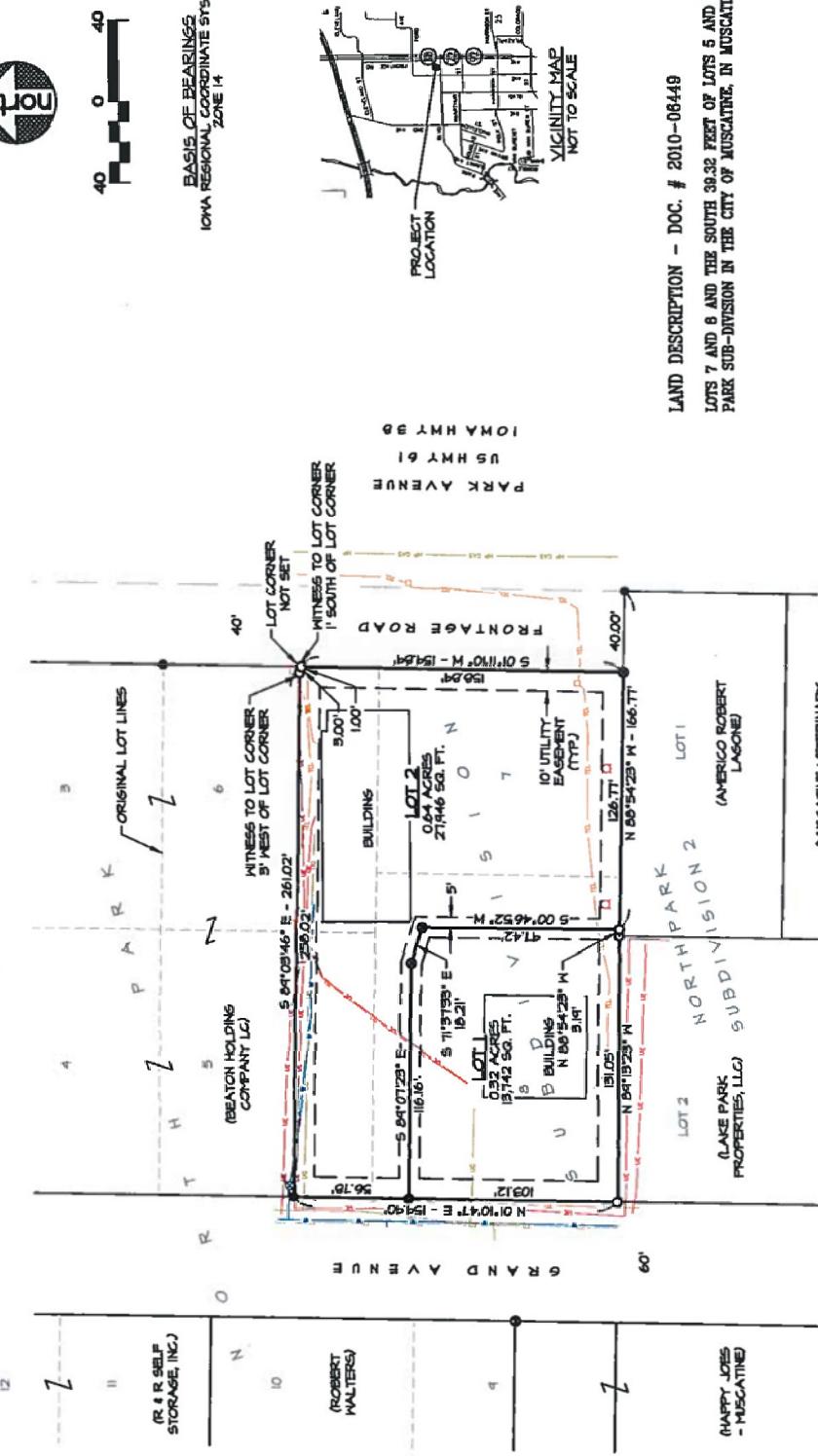


100 50 0 100 Feet



Existing Parcel Lines

**TULIP SUBDIVISION
PRELIMINARY /FINAL PLAT**



40 0 40

BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14



VICINITY MAP

NOT TO SCALE

LAND DESCRIPTION - DOC. # 2010-06449
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.



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