



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

MEMORANDUM

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

To: Mayor and City Council Members
From: Andrew Fangman, Assistant Community Development Director
Cc: Gregg Mandsager, City Administrator
Date: September 5, 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. The attached final plat of the subdivision has been reviewed and recommended for approval by the Planning and Zoning Commission. 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. It is therefore recommended that the final plat for the Tulip Subdivision as attached hereto be approved

BACKUP INFORMATION:

1. Resolution Approving the Final Plat
2. Certificated of Acceptance of the Final Plat
3. Certificated of the Planning Commission
4. Certificated of True Copy
5. Plat

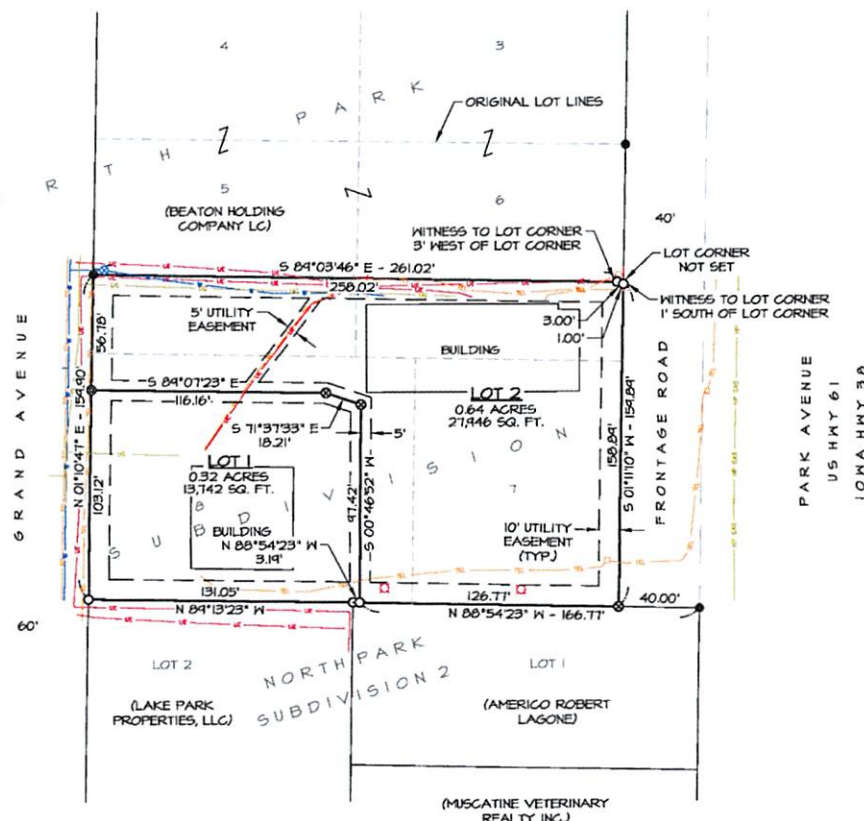
TULIP SUBDIVISION
PRELIMINARY / FINAL PLAT



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.

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

CENTURYLINK, LC	8/12/19
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	8/16/19
MUSCATINE POWER & WATER	8/16/19
TRANSMISSION & DISTRIBUTION	8/19/19
WATER PRODUCTION & DISTRIBUTION	8/19/19
COMMUNICATIONS	8/19/19

AREA
GROSS = 0.96 ACRES
LOT 1 = 0.32 ACRES
LOT 2 = 0.64 ACRES

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

DEVELOPER/OWNER
TULIP ENTERPRISES, LLC
DR. MARTIN M. PEREIRA
6800 JERSEY RIDGE ROAD
DAVENPORT, IOWA 52807

ZONING
C-1 NEIGHBORHOOD & GENERAL
COMMERCIAL DISTRICT

LEGEND

- SET 1/2" X 3/8" REBAR W/YELLOW CAP #10316
- SET P.K. NAIL W/YELLOW WASHER
- ⊙ SET "X" IN CONCRETE
- ⊙ FOUND 3/8" REBAR
- FOUND REBAR W/YELLOW CAP #10316
- ⊙ FOUND "X" IN CONCRETE
- ⊠ 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)

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.

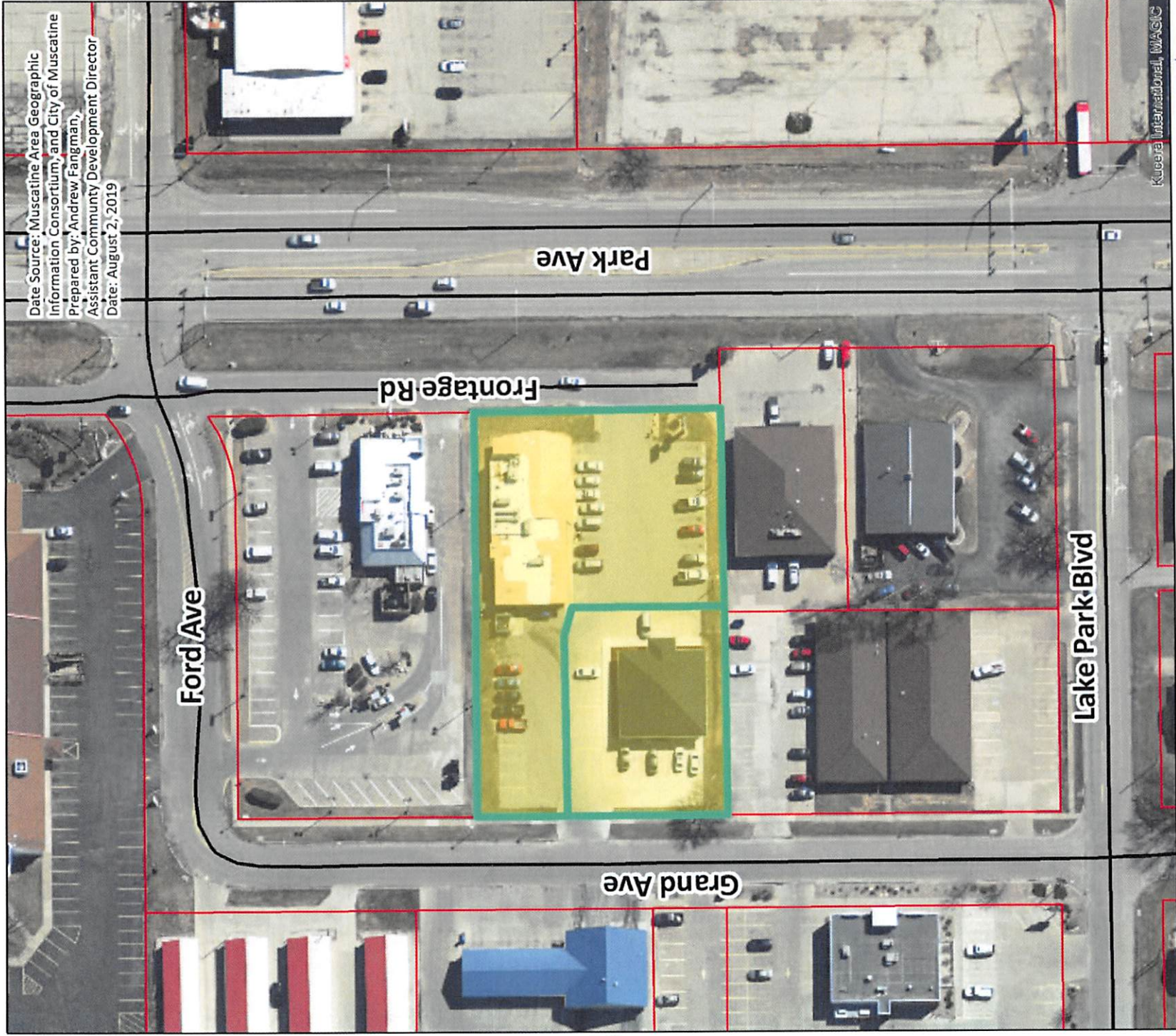
Gary W. Whitacre
Date: 08/23/19 Reg. No. 10316
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1



SURVEY COMPANY / RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. BOX 413 MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: GARY W. 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	BOOK	SCALE	DRN	CHK'D	DATE
SUBD.	CITY 440	1"=40'	JRM	GPM	07/20/19
REV.	0	2019 SURVEY DWS		SHEET	1 OF 1



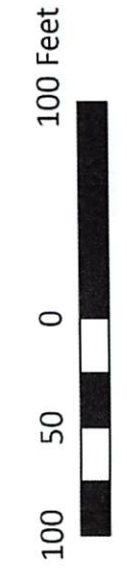
Date Source: Muscatine Area Geographic Information Consortium, and City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: August 2, 2019

Kueera International, WAGC



Tulip Subdivision (PZS-16)

-  Proposed New Lots
-  Parcel Proposed to be Split
-  Existing Parcel Lines



RESOLUTION NO. _____

A Resolution Approving the Final Plat of
Tulip Subdivision,
a subdivision in the City of Muscatine, in Muscatine County, Iowa

RECITALS:

A. The Final Plat of Tulip Subdivision in the City of Muscatine, in Muscatine County, Iowa, has been presented to the City Council of Muscatine, Iowa, containing the following real estate in the City of Muscatine, in Muscatine County, Iowa:

**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**

B. The Final Plat has been approved by the Plan and Zoning Commission of the City and fully conforms with all ordinances of the City applicable thereto; and

C. The platting of the subdivision is in harmony with the Comprehensive Plan now in effect within the City; it is, therefore,

RESOLVED, by the City Council of the City of Muscatine, Iowa, as follows:

1. The Final Plat of Tulip Subdivision is approved.
2. The Mayor and City Administrator are authorized and directed to certify the adoption of this Resolution in order that the plat may be recorded in the Muscatine County Recorder's office.

PASSED, APPROVED, AND ADOPTED on September 5th, 2019.

(CITY SEAL)

Diana L. Broderson, Mayor

ATTEST:

Gregg Mandsager, City Administrator

**TULIP SUBDIVISION
CERTIFICATE OF ACCEPTANCE OF FINAL PLAT**

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Diana L. Broderson, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated **Tulip Subdivision**, in the City of Muscatine, Muscatine County, Iowa, was on September 5, 2019, filed in the office of the City Clerk and presented to the City Council of the City of Muscatine, Iowa, by resolution, a true copy of which is hereto attached, marked Exhibit A, and by this reference made a part hereof; and we, the undersigned, as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa, were by said Resolution duly directed to certify such examination, consent, and approval in order to entitle said plat to be recorded in the office of the County Recorder of Muscatine County, Iowa, among the real estate records of Muscatine County, Iowa.

Dated at Muscatine, Iowa, this **5th Day of September, 2019**,

Diana L. Broderson, Mayor

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this **5th Day of September, 2019**, before me, a Notary Public in and for the State of Iowa, personally appeared Diana L. Broderson and Gregg Mandsager, to me personally known, who being by me each duly sworn, did say that they are Mayor and City Clerk of the City of Muscatine, Iowa, respectively, and that the seal affixed to the foregoing instrument is the seal of the City of Muscatine, Iowa; that said instrument was signed and sealed on behalf of the City of Muscatine, Iowa, in accordance with a Resolution passed by the City Council held on **5th Day of September, 2019**, that Diana L. Broderson and Gregg Mandsager, as Mayor and City Clerk of the City of Muscatine, Iowa, respectively, severally acknowledged the execution of said instrument to be the voluntary act and deed of the City of Muscatine, Iowa, by its and them voluntarily executed.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public in and for the State of Iowa
EXHIBIT A

**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSCATINE, IOWA**

I, the undersigned, Andrew Fangman, do hereby certify that I am the Secretary of the Planning and Zoning Commission of the City of Muscatine, Muscatine County, Iowa, and that the attached Final Plat of **Tulip Subdivision** a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on the **13th Day of August, 2019**, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this **5th Day of September, 2019**.

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Andrew Fangman, Secretary
Planning and Zoning Commission
City of Muscatine, Iowa

CERTIFICATE OF TRUE COPY

I, Nancy Lueck, Director of Finance of the City of Muscatine, Iowa, certify that attached hereto are true copies of the following:

1. Certificate of Acceptance of Final Plat (original).
2. Resolution No. ____ - ____ approving the Final Plat of **Tulip Subdivision**, a subdivision in the City of Muscatine, Iowa.
3. Certificate of the Planning & Zoning Commission.

All related to the subdivision of real estate described in those documents, and that all were duly adopted and approved by the City Council and Mayor of the City of Muscatine, Iowa, and the originals are on file in the official records at City Hall for the City of Muscatine, Iowa.

Nancy Lueck, Director of Finance