



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: March 10, 2019

Re: Grandview Subdivision– Preliminary/Final Plat

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

BACKGROUND: A preliminary/final plat for a three-lot subdivision, located at 1700 Grandview Avenue was filed.

RECOMMENDATION/RATIONALE

The current parcel located at 1700 Grandview contains three buildings. The purpose of the proposed subdivision is to create three individual lots, one for each building. 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



PZS-19 Grandview Subdivision

Legend



Proposed New Lots



Area Proposed for Subdivision



Parcel Lines

0 100 200 400 Feet



