



COMMUNITY DEVELOPMENT

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 10, 2021

Re: Combined Preliminary/Final Plat- Hetzler Corner 17 Subdivision (PZS-22)

INTRODUCTION: A request has been filed for a combined preliminary/final plat for a two lot subdivision in unincorporated Muscatine County on Highway 38, near its intersection with 170th Street. The proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval.

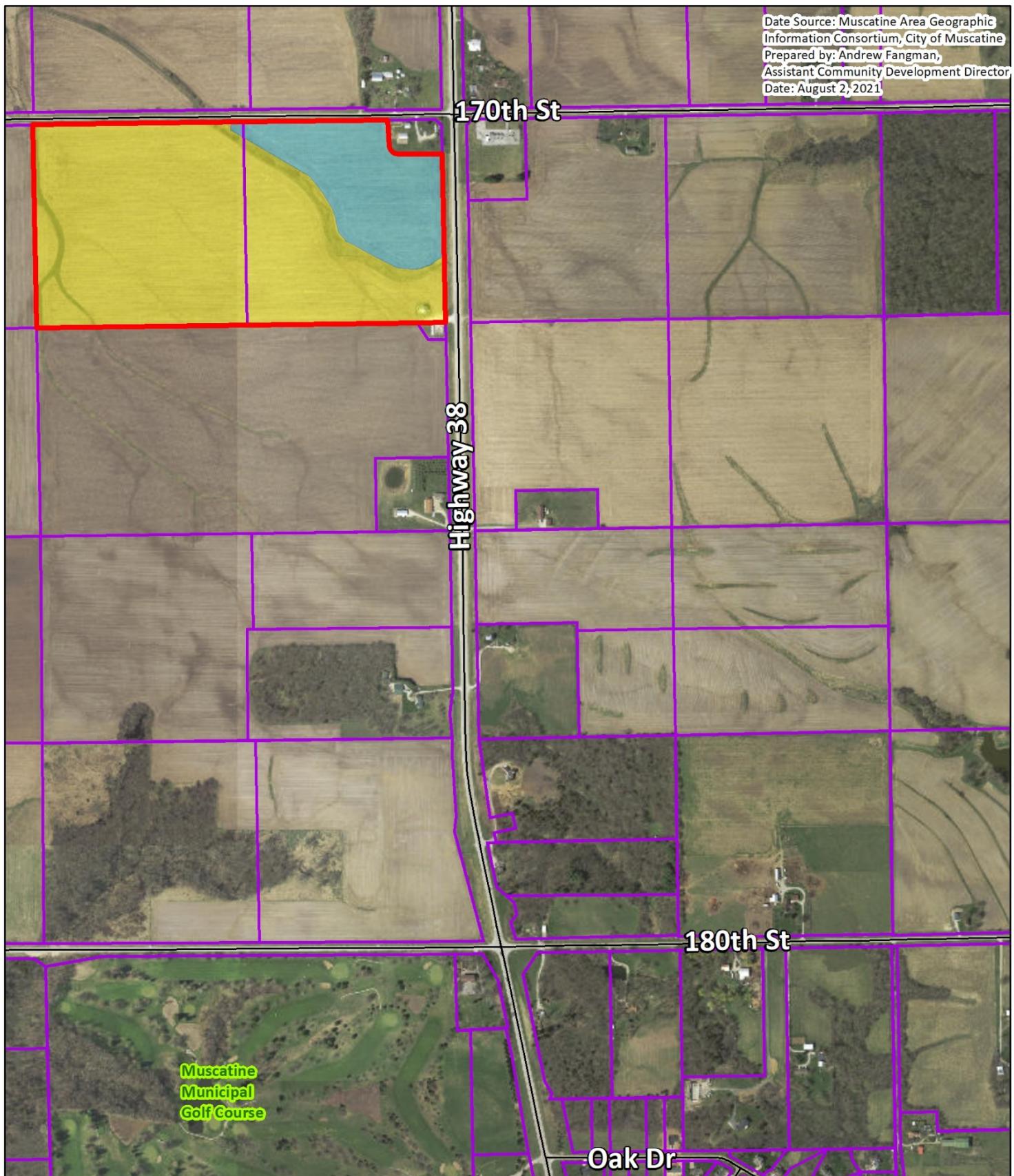
BACKGROUND: Dennis Hetzler has filed a combined preliminary/final plat for Hetzler Corner 17 a 75.33-acre two lot subdivision on Highway 38. The subject area is zoned A-1 Agricultural. The purpose of the subdivision is to allow for 60.23 to be split of and sold.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Blessings Point Subdivision. 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



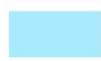
Legend



Subject Area



Proposed Lot 2



Proposed Lot 1



Existing Parcel Lines

1,000

500

0

1,000 Feet

N



Hetzler Corner 17 Subdivision

