



COMMUNITY DEVELOPMENT DEPARTMENT

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

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MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: December 14, 2021
Re: Stalkfleet Subdivision (PZS-24) – Preliminary/Final Plat

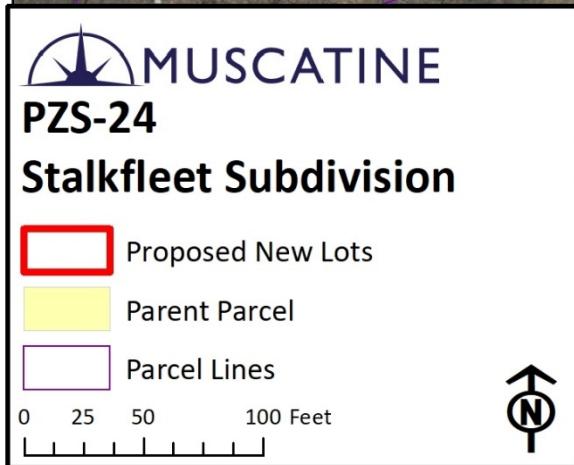
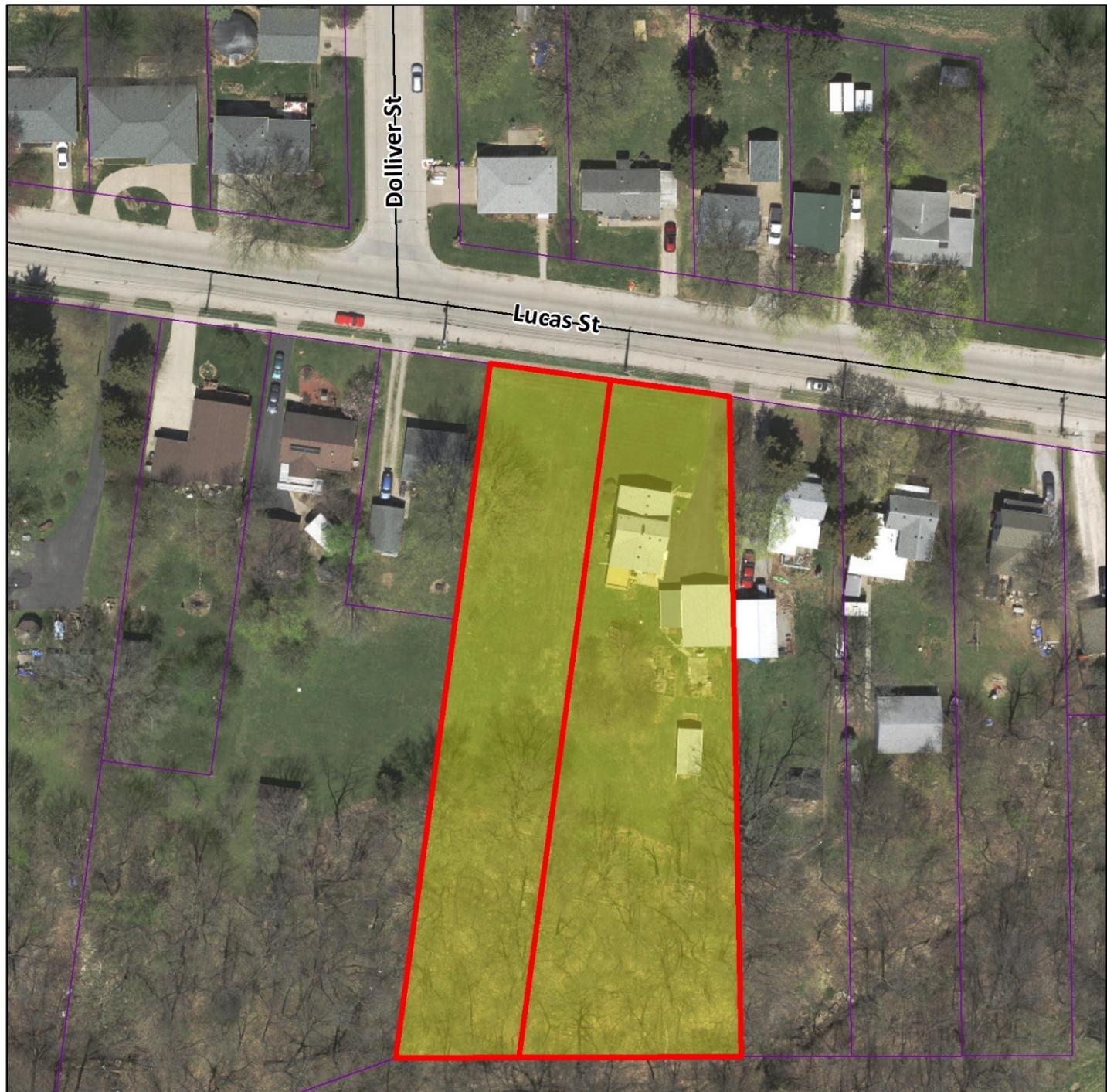
INTRODUCTION: A preliminary/final plat for Stalkfleet Subdivision has been filed.

BACKGROUND:

Kristen and Timothy Stalkfleet have filed a combined preliminary/final plat for Stalkfleet Subdivision a two-lot subdivision located at 2714 Lucas Street. The subject area is zoned R-3 Single Family Residential. The purpose of the subdivision is to allow for the existing parcel at 2714 Lucas to be split into two in order to create a new lot with a building site.

RECOMMENDATION/RATIONAL:

Staff recommends approval of the proposed subdivision. Both lots that would be created by this proposed subdivision are fully in compliance with all relevant aspects of City Code. The approval of this subdivision would not necessitate the construction any new public infrastructure to support this subdivision. The creation of a new lot that would allow the building a new home, without the that construction of any new public infrastructure will help fulfil goal of infill development, which is a critical goal of the adopted City of Muscatine Comprehensive Plan.



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: December 6, 2021

