



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Planning and Zoning Commission and Adjoining Property Owners
From: Andrew Fangman, City Planner
Date: February 12, 2013
Re: Stone House Creek Subdivision

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a 2 lot subdivision in unincorporated Muscatine County, on Lucas Road near the intersection with Highway 22 but within two miles of the City of Muscatine

BACKGROUND: On February 4, 2013 Mark Johnston filed a combined Preliminary/Final Plat for the Stone House Creek Subdivision, a two lot subdivision of a 7.25 acre parcel that is zoned R-1 (Residential) within unincorporated Muscatine County. The intent is to create an additional lot for sale as a residential building site

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Stone House Creek Subdivision

BACKUP INFORMATION:

1. Submittal Letter
2. Application
3. Plat



**Martin & Whitacre
Surveyors & Engineers, Inc.**

Gary Whitacre, President
Matt Krause, Sec/Treas

Date: 2/04/13
Job No.: 7590.12
Re: Stone House Creek Overlook

To: Steve Boka
City of Muscatine

We are () sending (X) delivering the following items:

(X) Prints () Plans () Specifications
() Copy of letter () Change Order (X) Other: see below

<u>COPIES</u>	<u>DATE</u>	<u>NO.</u>	<u>DESCRIPTION</u>
2	2/4/13		Preliminary-Final Plat (full size)
6	2/4/13		Preliminary-Final Plat (reduced copies)
1			Adjacent Owner's List
1			Narrative
1			Application for Subdivision with Auditor's Plat
1	2/4/13	22727	Check in the amount of \$250.00

These are transmitted as checked below:

- (X) For approval
- () For your use
- () As requested
- () For review and comment

Remarks:

Please place on the agenda for the next Planning and Zoning meeting. If there are any questions give me a call.

Cc: Mark Johnston

MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC.

By: Gary _____
Gary W. Whitacre
#7590citysubmencs

**STONE HOUSE CREEK OVERLOOK
PRELIMINARY/FINAL PLAT
NARRATIVE**

Mark Johnston intends to create an additional lot for future sale and residential building site. The property is located on Lucas Road and in Muscatine County, but falls within the two mile limit requiring City approval.

CITY OF MUSCATINE, IOWA
APPLICATION FOR SUBDIVISION OF REAL ESTATE

Date Filed _____

Fee Paid _____

TO: Muscatine Planning and Zoning Commission

Dear Commissioners:

Pursuant to Section 11-1-2 of the City Code of the City of Muscatine, Iowa, the undersigned hereby requests that the following described real estate in the City of Muscatine, Iowa, to- wit:

Legal Description: see attached plat

be subdivided into 2 lots. The real estate is presently zoned R-1 District.

The purpose of the subdivision request is to create an addition lot for future sale and building residential site.

Respectfully submitted,

Mark Johnston

Name

2385 Lucas Road, Muscatine, IA 52761

Address

563/299-2165

Phone

NOTE:

The following must be attached with this application, processing will not be initiated until received:

1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00 plus \$25.00 per lot.