



City of Muscatine

PLANNING AND ZONING COMMISSION

Tuesday, September 12, 2023

The Planning and Zoning Commission meets on the 2nd Tuesday of each month at 5:30 p.m. in City Hall Council Chambers.

September 12, 2023, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. SUBDIVISIONS

A. PZS-1-2023 • PMP 1st Addition • 2 Lot • 1.28 Acres • 3494 Mulberry Avenue

PMP Holdings has filed a combined preliminary and final plat for PMP 1st Addition, a 1.28-acre, 2-lot subdivision located at 3494 Mulberry Avenue. The proposed subdivision would split the existing 1.28-acre lot (Lot 2 of Fridley subdivision) into two lots:

- A 0.54-acre lot that would contain the recently developed drive-thru coffee kiosk.
- A 0.74-acre lot that is currently vacant.

The purpose of the subdivision is to allow PMP Holdings to sell off the portion of the existing parcel that was not used for the development of the coffee kiosk. The intent is that the vacant 0.74-acre lot will be developed by others.

4. ADJOURNMENT



COMMUNITY DEVELOPMENT DEPARTMENT

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Fax (563) 262-4142

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: September 12, 2023
Re: Combined Preliminary/Final Plat - Curry Acres Subdivision (PZS-1-2023)

INTRODUCTION: PMP Holdings has filed a combined preliminary and final plat for PMP 1st Addition, a 1.28-acre, 2-lot subdivision located at 3494 Mulberry Avenue

BACKGROUND: PMP Holdings has filed a combined preliminary and final plat for PMP 1st Addition, a 1.28-acre, 2-lot subdivision located at 3494 Mulberry Avenue. The subject site is currently zoned as S-3 Large Scale Mixed Use. The proposed subdivision would split the existing 1.28-acre lot (Lot 2 of Fridley subdivision) into two lots:

- A 0.54-acre lot that would contain the recently developed drive-thru coffee kiosk.
- A 0.74-acre lot that is currently vacant.

The purpose of the subdivision is to allow PMP Holdings to sell off the portion of the existing parcel that was not used for the development of the coffee kiosk. The intent is that the vacant 0.74-acre lot will be developed by others.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed subdivision. The proposed subdivision is consistent with adopted Comprehensive Plan, and would allow for further development an important community gateway.

BACKUP INFORMATION:

1. Map
2. Plat

