



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: May 10, 2022
Re: Greenhaw Corner – Preliminary/Final Plat

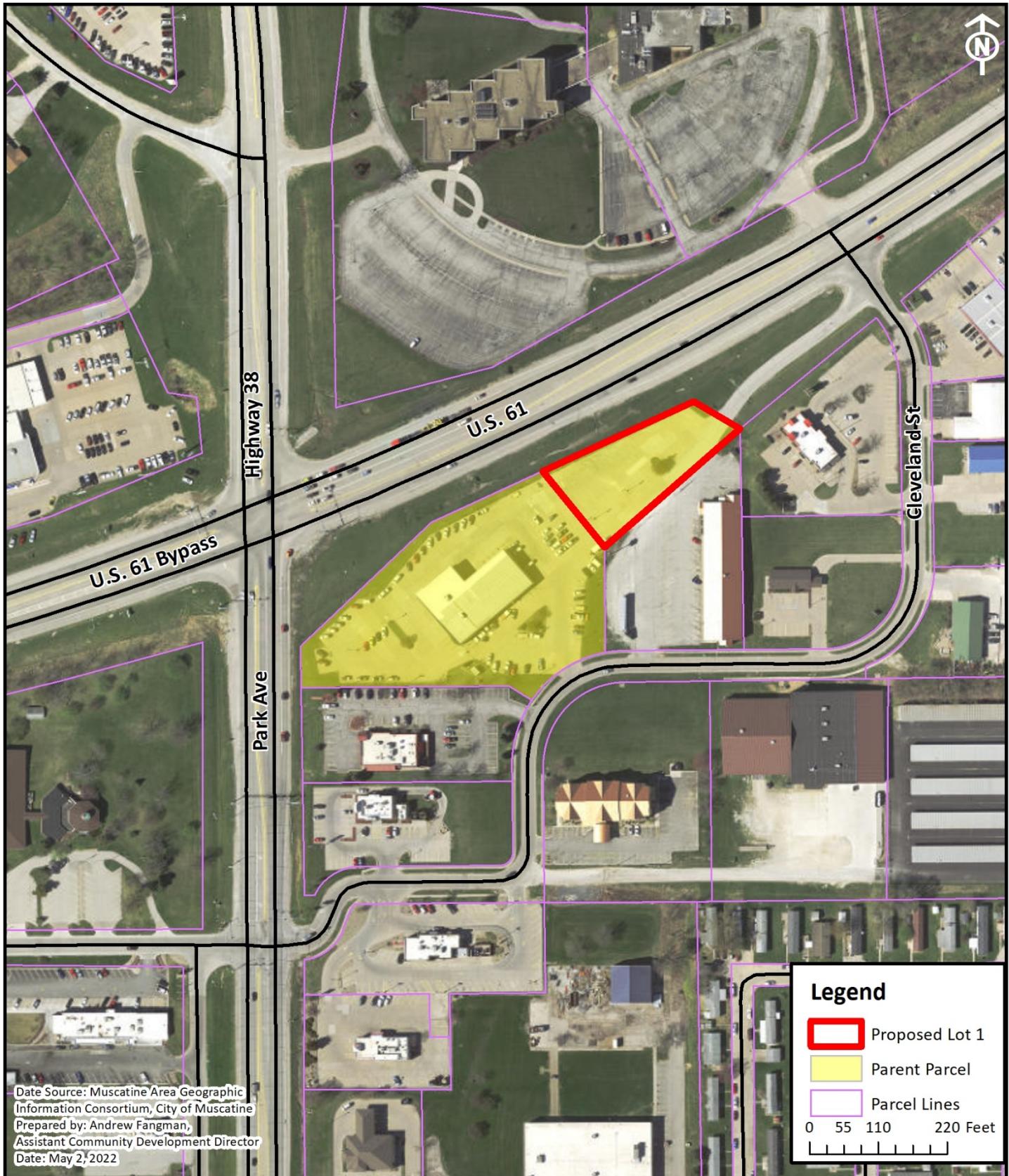
INTRODUCTION: A preliminary/final plat for Greenhaw Corner has been filed.

BACKGROUND:

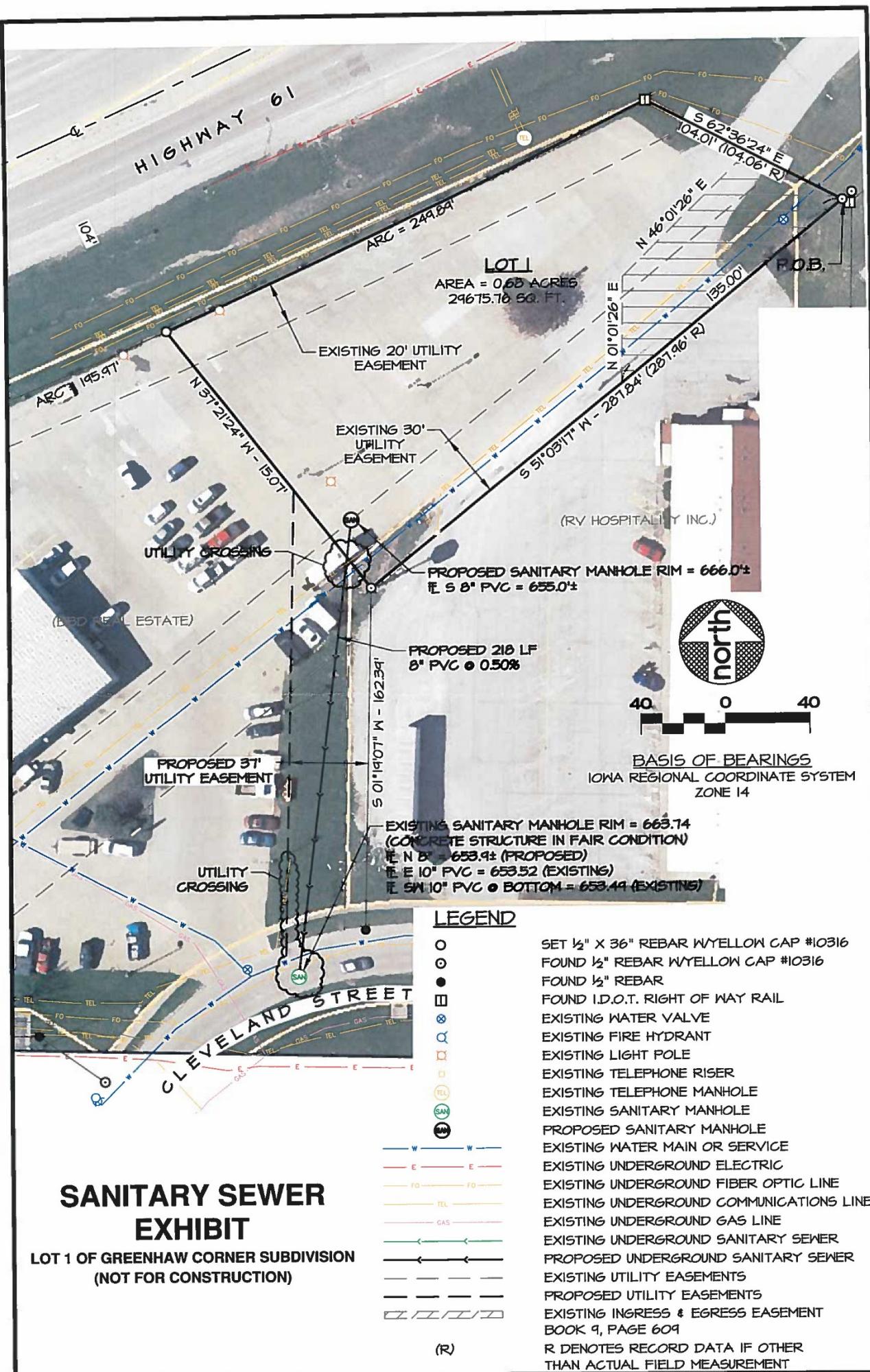
A preliminary/final plat for 1 lot subdivision, located at 310 Cleveland St, in the C-1 Neighborhood and General Commercial zoning district, has been submitted by NextGen Motors of Muscatine, LLC. The applicant has recently acquired the parcel located 310 Cleveland St and is proposing split off the easternmost 0.68 development into a new separate lot. The intent of creating the new lot is to allow for the sale and development of the portion of current parcel for which the applicant does not have a use for.

RECOMMENDATION/RATIONAL:

Staff recommends approval of the proposed subdivision. All lots that would be created by this proposed subdivision are fully in compliance with all relevant aspects of City Code. T. Sanitary sewer service will be provided through an easement connecting an existing manhole located on Cleveland Street. The creation of the proposed new lot would allow for additional commercial development in close proximity to the Park Avenue/U.S. 61 intersection.



Greenhaw Corner Preliminary/Final Plat



SANITARY SEWER EXHIBIT

**LOT 1 OF GREENHAW CORNER SUBDIVISION
(NOT FOR CONSTRUCTION)**

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