



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: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Andrew Fangman, City Planner
Date: August 7, 2014
Re: Request to change the name of the portion of Cherry Street that extends 167 feet past an intersection with 8th Street to Juniper Street

INTRODUCTION: To improve the clarity of addressing it is being requested that the name of the portion of Cherry Street that extends 167 feet past an intersection with 8th Street be changed to Juniper Street. This request does **not** impact the portion of Cherry Street that runs from 5th Street to a point past 3rd Street.

BACKGROUND: Currently the improved portions of Cherry Street exists as two distinct and separate streets, the largest segment runs from 5th Street to a point 282 feet past an intersection with 3rd Street, there is also a small improved section of Cherry Street that extends 167 feet past an intersection with 8th Street. It is more than a half mile winding drive between the two segments of Cherry Street. Due to a ravine and existing development, the two segments of Cherry Street will never be connected.

All parcels currently addressed off of Cherry Street are located along the longer segment that runs between 5th and 3rd Street. There is only parcel that is eligible to be addressed off of the portion of Cherry Street that intersects with 8th Street. The residence on this parcel is currently addressed as 804 W. 7th Street.

In July of 2014 the City of Muscatine acquired the parcel located at 804 W. 7th Street. The City will use the bulk of this parcel for activities related to West Hill Sanitary Sewer Separation Project. The residence and ground immediately around are not needed for this project. It is the intent of the City spilt this area off from the rest of the parcel and offer the home at 804 W. 7th Street for sale.

The redrawing of the parcel lines in order to facilitate the sale of this residence will require it to be readdressed. The parcel containing the home will no longer have any frontage on 7th Street, making it ineligible for a 7th Street address. A 7th Street address has always been problematic for this residence, as it located more 200 feet from the nearest improved portion of 7th Street, and due a steep hillside is not accessible from 7th Street. As the legal frontage and physical access are off what is currently named Cherry Street this house must be addressed off this segment of street.

A Cherry Street address would not be ideal for this residence. If given a Cherry Street address this residence would be over a half mile drive to the nearest other residence with a Cherry Street address. Many in the community are only familiar with the larger segment of Cherry

Street and are unaware of the existing second segment of Cherry Street intersecting with 8th Street. In order to make it easier for emergency services and others to locate the residence currently addressed as 804 W. 7th Street the improved section of Cherry Street that extends 167 feet past an intersection with 8th Street should be renamed.

In determining a recommended new name for the portion of Cherry Street that extends 167 feet past an intersection with 8th Street, several factors were considered. In this part of Muscatine streets running northwest/southeast are typically named after varieties of trees. Best practice for street names is for a street name to be distinct, easy to spell and pronounce, and to be easily understood over emergency services radio. Juniper Street is being recommended as the new name for portion of Cherry Street that extends 167 feet past an intersection with 8th Street as it fulfils all this criteria.

RECOMMENDATION/RATIONALE: The Traffic Committee as voted to recommend changing the name of the portion of Cherry Street that extends 167 feet past an intersection with 8th Street to Juniper Street

BACKUP INFORMATION:

1. Map
2. Resolution

Prepared by Andrew Fangman, 215 Sycamore St, Muscatine, IA, 52761 (563) 262-4141

RESOLUTION NO. _____
A RESOLUTION CHANGING THE NAME OF THE PORTION OF CHERRY STREET THAT EXTENDS 167 FEET PAST AN INTERSECTION WITH 8TH STREET TO JUNIPER STREET

WHEREAS, Currently the improved portions of Cherry Street exists as two distinct and separate streets, the largest segment runs from 5th Street to a point 282 feet past an intersection with 3rd Street, there is also a small improved section of Cherry Street that extends 167 feet past an intersection with 8th Street. It is more than a half mile drive between the two segments of Cherry Street;

WHEREAS, due to a ravine and existing development, the two segments of Cherry Street will never be connected;

WHEREAS, all parcels currently addressed off of Cherry Street are located along the longer segment that runs between 5th and 3rd Street;

WHEREAS, only one existing home, currently addressed as 804 W. 7th Street has its frontage and is accessed from the shorter segment of Cherry Street which intersects with 8th Street;

WHEREAS, the City of Muscatine currently owns the home at 804 W. 7th Street;

WHEREAS, the parcel containing the residence addressed will soon lose its frontage on 7th Street after parcel lines are readjusted as part of the West Hill Sanitary Sewer Separation Project, as such this residence must be assigned an address on the section of Cherry Street that extends 167 feet past an intersection with 8th Street,

WHEREAS, readdressing the residence at 804 W. 7th Street to a Cherry Street address has potential to cause confusion as it would be more than a half mile drive to the nearest Cherry Street address;

WHEREAS, to make it easier for emergency services and others to locate the residence currently addressed as 804 W. 7th Street the improved section of Cherry Street that extends 167 feet past an intersection with 8th Street should be renamed;

WHEREAS, the Traffic Committee recommends that the portion Cheery Street that extends 167 feet past an intersection with 8th Street be renamed;

WHEREAS, in this part of Muscatine streets running northwest/southeast are typically named after varieties of trees;

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that the name of the portion of Cherry Street that extends 167 feet past an intersection with 8th Street, is changed to Juniper Street.

PASSED, APPROVED AND ADOPTED this 7th day of August, 2014.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

DeWayne M. Hopkins, Mayor

Attest:

Gregg Mandsager, City Clerk

