



## COMMUNITY DEVELOPMENT

### MEMORANDUM

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** February 7, 2017  
**Re:** Right-of-Way Vacation Plat for Alley #4 in in Block 76 (Old Sun Mart Block)

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

**INTRODUCTION:** A vacation plat for Alley #4 (6,029 square feet of right of way) within Block 76 of Original Town has been filed, this right-of-way includes portions of Spring Street, E. 4<sup>th</sup> Street, and Poplar Street.

**BACKGROUND:** Kum & Go has acquired the old Sun Mart site located at the northeast corner of 4th and Cedar Street. The intent is to relocate their existing store at the northwest corner of 5th and Cedar Street to this location. As part of this proposed development, Kum & Go is requesting the vacation of the alley running through this block, between Sycamore Street and Cedar Street.

Staff will be recommending approval of this vacation request as this alley currently does not, nor is likely to in the foreseeable future, serve a public purpose, nor does it extend east of Cedar Street in a publicly accessible form. Typically, in vacation like this, the City will sell the vacated right-of-way at fair market value, which in this case would be about \$42,000 based on the price of the recent 99-year lease of portion of the Mississippi Drive right-of-way to the new hotel. However, in this instance City Staff and Kum & Go have negotiated an alternate to a cash sale that would provide a greater benefit to the community.

Under this agreement, in exchange for title to the vacated alley, Kum & Go would construct 20 on-street parking spaces along Sycamore Street between 4th Street and 5th Street, see site plan on following page. Further, Kum & Go will dedicate to the City of Muscatine the right-of-way containing the to be constructed parking spaces.

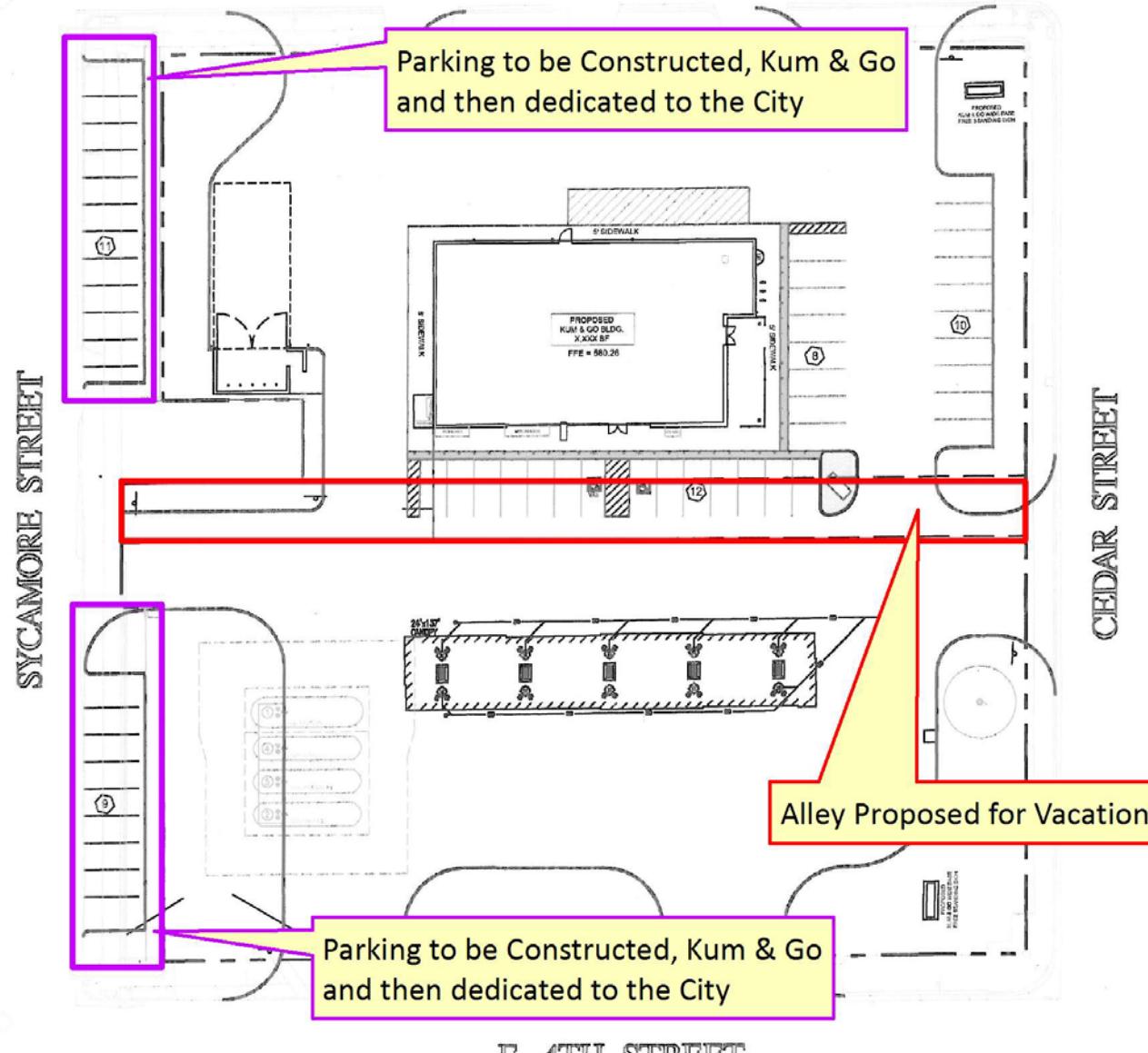
These 20 new on-street parking stalls would be a net increase of 9 parking spaces from the current 11 on-street parking spaces that currently exist on this stretch of Sycamore Street. These 9 additional on-street parking spaces will be of greater value to the community than the fair market value of the vacated alley. Construction of the proposed Kum & Go will displace a significant number of downtown workers that are currently parking at the vacant Sun Mart site. These 9 spaces will also mitigate the loss of a number of on-street parking spaces along 4th and 5th Street due to new curb cuts associated with the new Kum & Go.

**RECOMMENDATION/RATIONALE:** Staff recommends approval of this request for the reasons outlined above.

#### BACKUP INFORMATION:

1. Site Map
2. Vacation Plat

### E. 5TH STREET



### E. 4TH STREET



 **MUSCATINE**  
**Block 76 Alley Vacation**

Date Source: Muscatine Area Geographic Information Consortium, ISU, & City of Muscatine  
Prepared by: Andrew Fangman, City Planner  
Date: January 31, 2017

