

COMMUNITY DEVELOPMENT

MEMORANDUM

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: August 13, 2019
Re: Right of Way Vacation – (PZVROW-4) 922 Hancock Street

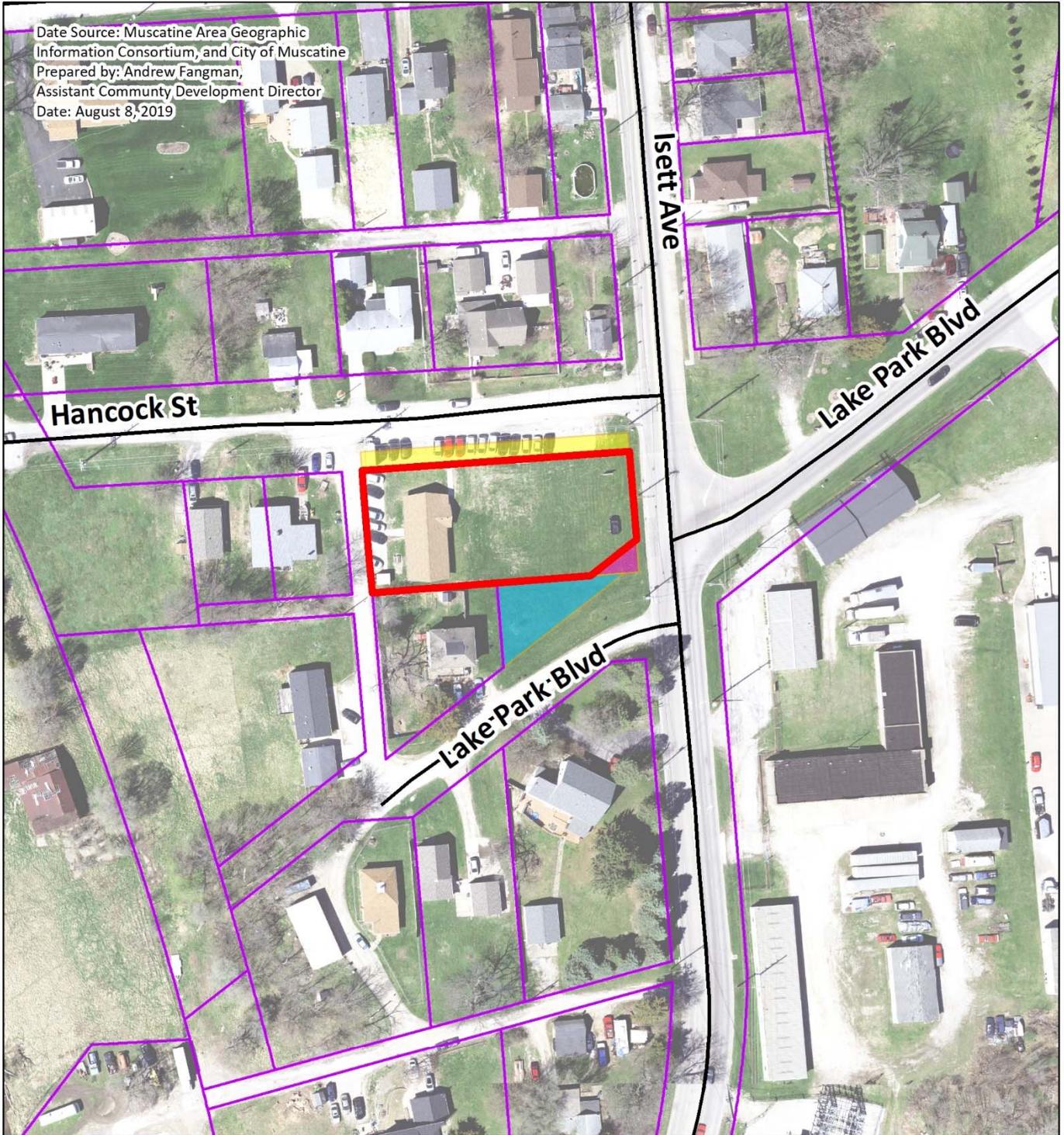
INTRODUCTION: Ken and Dana Larue, owners of Non-Emergency Medical Transport, filed a right of way vacation plat for 7,111 square feet of right of way on Hancock Street and Lake Park Boulevard, in three separate areas, all of which directly adjoin their current property located at 922 Hancock Street.

BACKGROUND: Ken and Dana Larue, owners of Non-Emergency Medical Transport, filed a right of way vacation plat for 7,111 square feet of right of way on Hancock Street and Lake Park Boulevard, in three separate areas, all of which directly adjoin their current property located at 922 Hancock Street. There are no current or planned public improvements or utilities located in the right of way being proposed for vacation.

The intent be once this right of way is vacated, the Larue's desire to purchase it from the City of Muscatine. They are planning to construct a new building and other site improvements that accommodate the parking of their business vehicles, the acquisition of this right of way would allow them more flexibility in designing a site layout for this relocation of their parking area.

RECOMMENDATION/RATIONALE: Staff recommends approval of this request. The right of way being proposed for vacation serve no useful public purpose. Staff's recommendation for approval is based on a desire to see the issue caused by the on-street parking with the business located at 922 Hancock Street has caused issue for the neighbors, and that any building made possible by the right of way vacation should address these issues as much as possible while maintaining and protect the residential character of the area as possible. That any approval future approval of site plan making use of the proposed vacated right of way should be guided by these principles.

Date Source: Muscatine Area Geographic Information Consortium, and City of Muscatine
 Prepared by: Andrew Fangman,
 Assistant Community Development Director
 Date: August 8, 2019



Areas of Right of Way Proposed for Vacation

- Area A - 3,241 Sq. Ft.
- Area B - 642 Sq. Ft.
- Area C - 3,228 Sq. Ft.

Right of Way Vaction (PZVROW-4)

- Parcel Containing 922 Hancock
- Current Parcel Lines



