

## 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-5) Brier Street and Adjoining Alley

**INTRODUCTION:** The City of Muscatine has filed for the vacation of the right of way comprising Brier Street and portions of adjoining alley.

**BACKGROUND:** The City of Muscatine has filed for the vacation of the right of way comprising Brier Street and portions of adjoining alley. It is the intent, if this request is approved by City Council, of the City of Muscatine to convey the vacated right of way to the adjoining property owner.

The forthcoming Grandview Avenue Corridor Project, by creating one defined driveways, will impact the parking that some business at the Grandview/Brier intersection. The vacation of Brier Street and conveyance of Brier Street to the adjoining property will allow the impact of this mitigated by the relocation of this parking. To avoid leaving right of way remnants all of Brier Street and small connecting alley is being proposed for vacation.

Brier Street no longer serves the interest of anyone beyond the adjoining property owners. There is no possibility of further extension of Brier Street to the southeast because, it currently terminates at the railroad tracks at location without a crossing. The northwest end of Brier Street terminates in 75.5 acres owned by GRIDCO, LLC. The northwesterly 170' of the Brier Street right of way is currently undeveloped, heavily wood and crossed by a small stream. In addition to 60' of frontage on an undeveloped portion of Brier Street, GRIDCO's acreage has 2,670' of frontage along Musser Street, 1,400 of frontage along Houser Street, and 390' along Grandview Avenue. As such the vacation of Brier Street does not impact the accessibility or developability of this acreage.

**RECOMMENDATION/RATIONALE:** Staff recommends approval of this request. The right of way being proposed for vacation serve no useful public purpose.

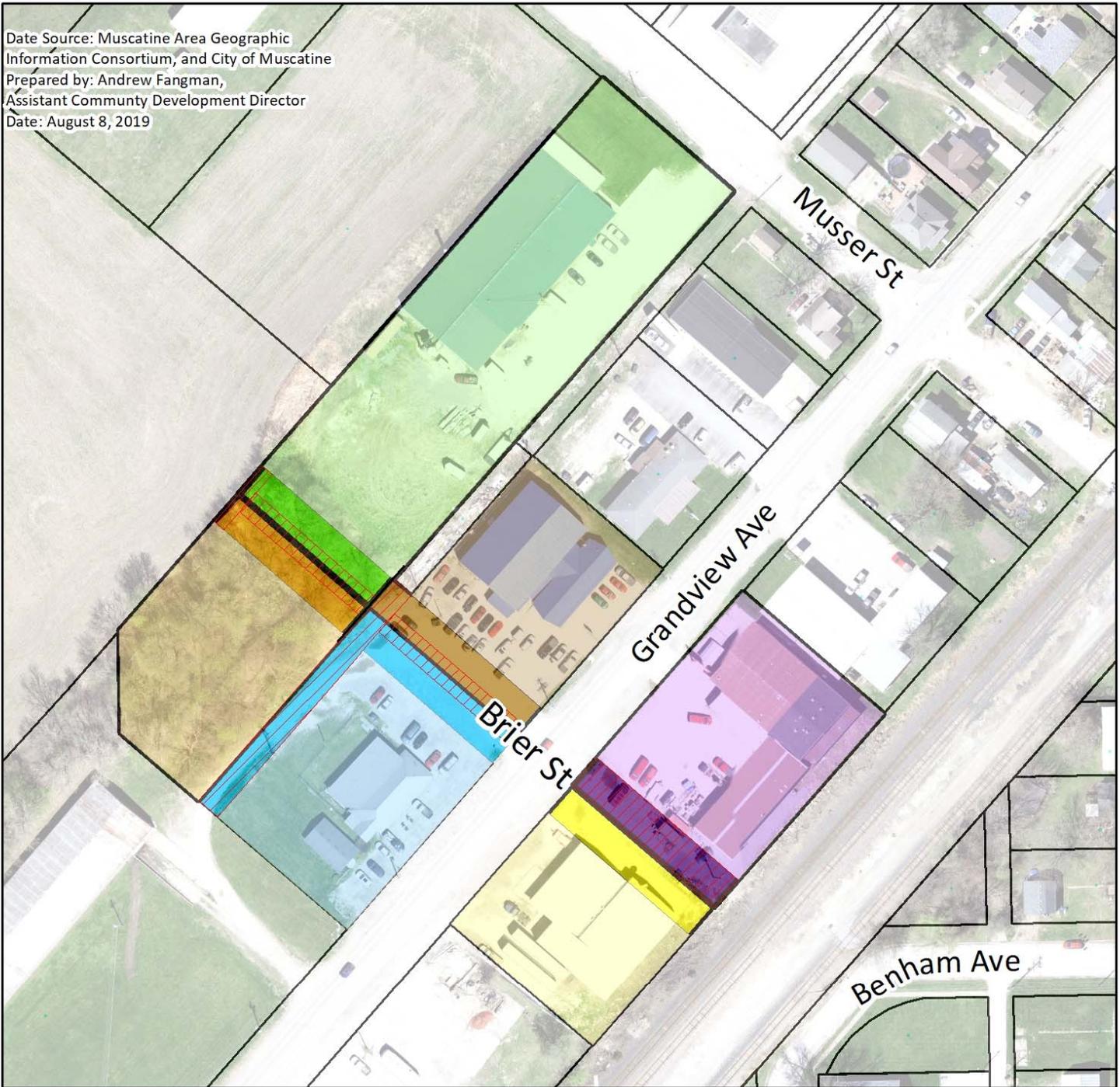


Brier Street Looking South from Grandview Ave



Brier Street Looking North from Grandview Ave

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



# Right of Way Vaction (PZVROW-5)



## Legend

- |   |   |  |
|---|---|--|
|  New Utility Easements               |  RoW to Muscatine Used Parts |  Current Millwork Properties LCC Parcel |
|  Current Chamberlin Parcel           |  Current McCleary Parcel     |  RoW to Millwork Properties LLC         |
|  Right of Way to Chamberlin          |  RoW to McCleary             |  Current Horton Parcel                  |
|  Current Muscatine Used Parts Parcel |  Current GRIDCO Parcel       |  RoW to Horton                          |
|  RoW to GRIDCO                       |  Current Parcels           |  |

