Z&P Meeting: December 9, 2019
City Council Meeting: January 6, 2019

# STAFF PLANNING REPORT
## Vacation

**CASE 044-19** A request to vacate 150 feet of S. McCoy Ave

**APPLICANT** Joplin Peace Tabernacle

**REPRESENTATIVE** Bruce Anderson

**LOCATION** Approximately 150 feet South of the intersection of S. McCoy Ave. and W. 4th St.

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**EXISTING CONDITIONS**

| Easement Type(s) | Easement Size |
|---|---|
| Street Right-of-Way | Approximately 50' x 150' |

**REASON FOR VACATION**

To consolidate the applicant's properties. The applicant owns the property to the East and West, and acquired a small portion to the South with the vacation of 5th St. in 1982.

**UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?**

Rerouting of utilities is not required to maintain current services to adjoining properties.

**UTILITIES PLANNED TO LOCATE IN THE RIGHT-OF-WAY?**

No plans for new utilities to be located in the right-of-way.

**DISCUSSION**

The purpose for this vacation request is allow the applicant to consolidate their land. Currently, the right-of-way is not being used as a street, is not paved, and would be a dead-end reaching no destinations.

*Staff recommends approval of Case 044-19 with a savings clause to allow for utilities to access and maintain their infrastructure.*

**ENCLOSURES**

- Application
- Map

RECEIVED
11-15-19

CITY OF JOPLIN

APPLICATION FOR VACATION OF STREET OR RESERVATION

Return Form and Attachments to:
Planning / Community Development Specialist
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 044-19
Filing Fee: $500.00
Date Advertised: 11-24-19
Date Notices Sent 11-22-19
Public Hearing Date: 12-9-19

I. Applicant Name: JOPLIN PEACE TABERNACLE Phone:

If more than one property applicant, please submit additional names, address and phone numbers on attached sheet(s)

Address: 416 S. MAIDEN LANE, JOPLIN, MO Zip: 64801

II. Type of vacation requested (check one):

Street Vacation X

Alley Vacation

Utility vacation

Other (Please specify)

III. Please indicate below the extent to which the following standards are met, in the applicant's opinion.

1. Private rights will not be injured or endangered by the vacation. NO

2. The vacation will not cause the public to suffer a loss or inconvenience. NO

3. In justice to the applicant(s) the vacation should be granted. Yes.

IV. Required Attachments:

1. Legal description of the street, alley, or utility easement to be vacated from a deed of record or certified survey. Digital copies are acceptable. Must be legible.

2. Survey or such other drawing acceptable to the Planning / Community Development Manager depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley or public reservation.

3. Affidavit(s) from each owner of land adjoining said area that is proposed to be vacated, whom are not listed as an applicant, indicating their consent to the vacation.

4. Affidavit(s) from the following private utility companies indicating their consent to vacate the easement. The following private companies must be contacted and consent to the vacation before the Public Hearing can take place.

| Utility | Contact | Email | Phone |
|---|---|---|---|
| **AT&T** | **Kenny Kenworthy** | **kk7429@att.com** | **417-625-8092** |
| **Missouri American Water** | Andrew Holderness | andrew.holderness@amwater.com | 417-623-0676 x1009 |
| **Liberty Utilities (Power)** | **Jeff Lebeda** | **jeff.lebeda@libertyutilities.com** | **417-625-6159** |
| **Republic Services (Trash)** | | | (800) 431-1507 |
| **Cable One/Sparklight** | **Keri Bledsoe** | **keri.bledsoe@sparklight.biz** | |
| **Spire Energy (Gas)*** | Ken Stegall | ken.stegall@spireenergy.com | |
| **Spire Energy (Gas)*** | **Mandy Butkovich** | **mandy.butkovich@spireenergy.com** | **816-472-3767** |

*Must contact BOTH contacts at Spire Energy.

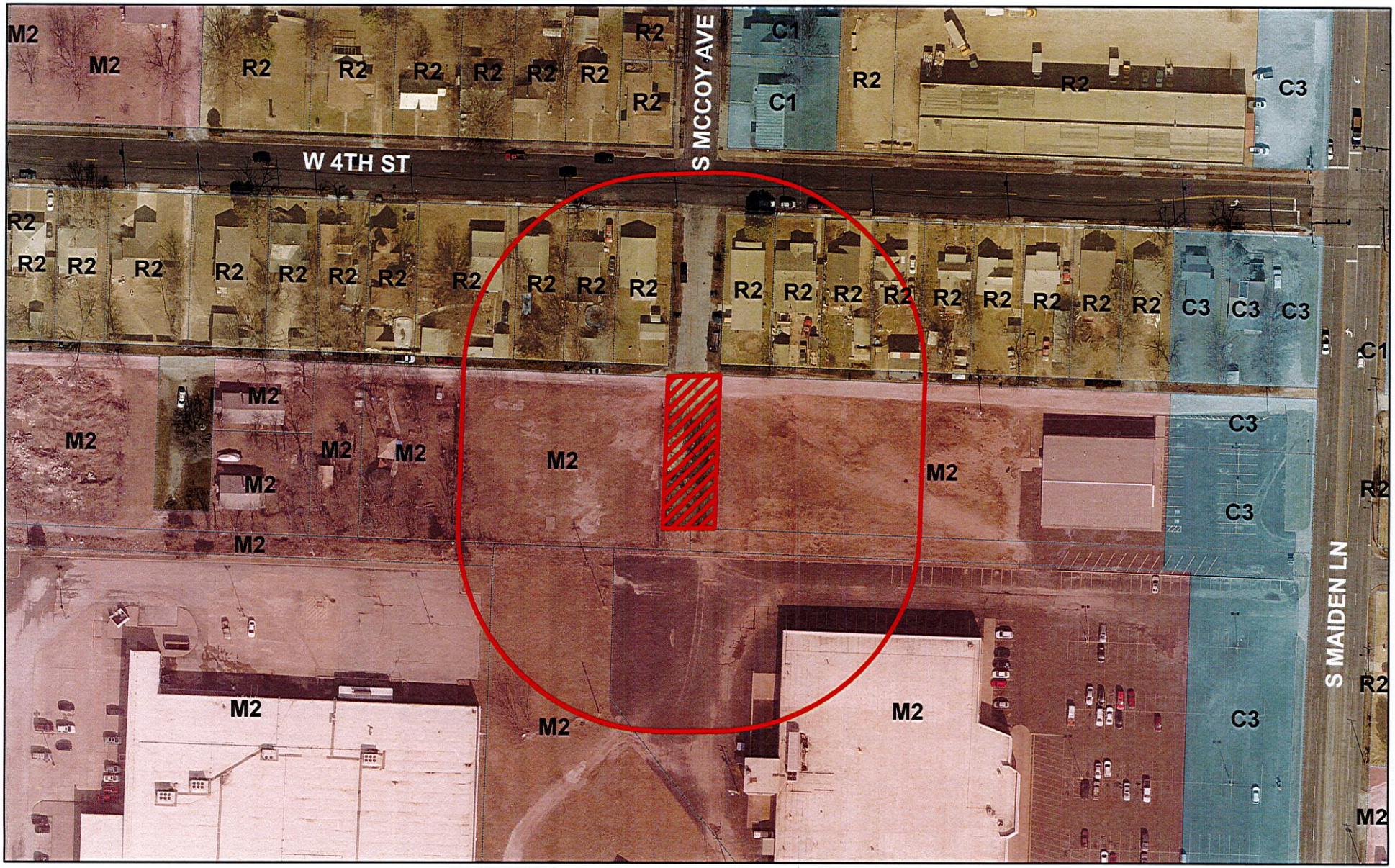
10-15-19

FRANK BUCHANAN
LEAD PASTOR

Signature

Date

# Case 044-19: Approximately 150 feet South of the intersection of S. McCoy Ave. and W. 4th St. Street Vacation




Case 044-19: Street Vacation – A request to vacate 150 feet of S. McCoy Ave., approximately 150 feet South of the intersection of S. McCoy Ave. and W. 4th St. – Joplin Peace Tabernacle

N

0 50 100 200 300 400 Feet