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

STAFF PLANNING REPORT
Vacation

CASE 041-19 A request for the vacation of approximately 90 feet of a 10-foot-wide utility easement, and approximately 185 feet of a 10-foot-wide utility easement.

APPLICANT Kevin Parker

REPRESENTATIVE Micah Souder

LOCATION A utility easement running East/West located in the 2300 block of the East side of S. Wisconsin Ave.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Utility Easement	Approximately 10' x 90'
Utility Easement	Approximately 10' x 180'

REASON FOR VACATION

For the redevelopment on the applicant's property. Current easement prevents the footprint of any proposed development from being located at present recorded location.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

No active connection. Rerouting of utilities is not required to maintain current services to adjoining properties.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

No plans for new utilities to be located in the easement.

DISCUSSION

The purpose for this vacation request is to improve the ability to redevelop the site. Currently, the utility easement restricts the footprint of new development. The easement is no longer in use to serve private property or to extend public utilities.

Staff recommends approval of Case 041-19.

ENCLOSURES

- Application
- Map

CITY OF JOPLIN

APPLICATION FOR VACATION OF STREET OR RESERVATION

Return Form 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.: 041-19
Filing Fee: $500.00
Date Advertised: 11-24-19
Date Notices Sent 11-22-19
Public Hearing Date: 12-9-19

I. Applicant Name: Kevin Parker Phone: 417-624-5552

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

Address: 1115 Illinois Avenue Suite 1 Joplin, MO Zip: 64801

II. Type of vacation requested (check one):

Street Vacation_____

Alley Vacation_____

Utility vacation X

Other (Please specify)_____

III. Legal Description of area requested to be vacated: See attached exhibit and description

IV. 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. Parker Development, LLC

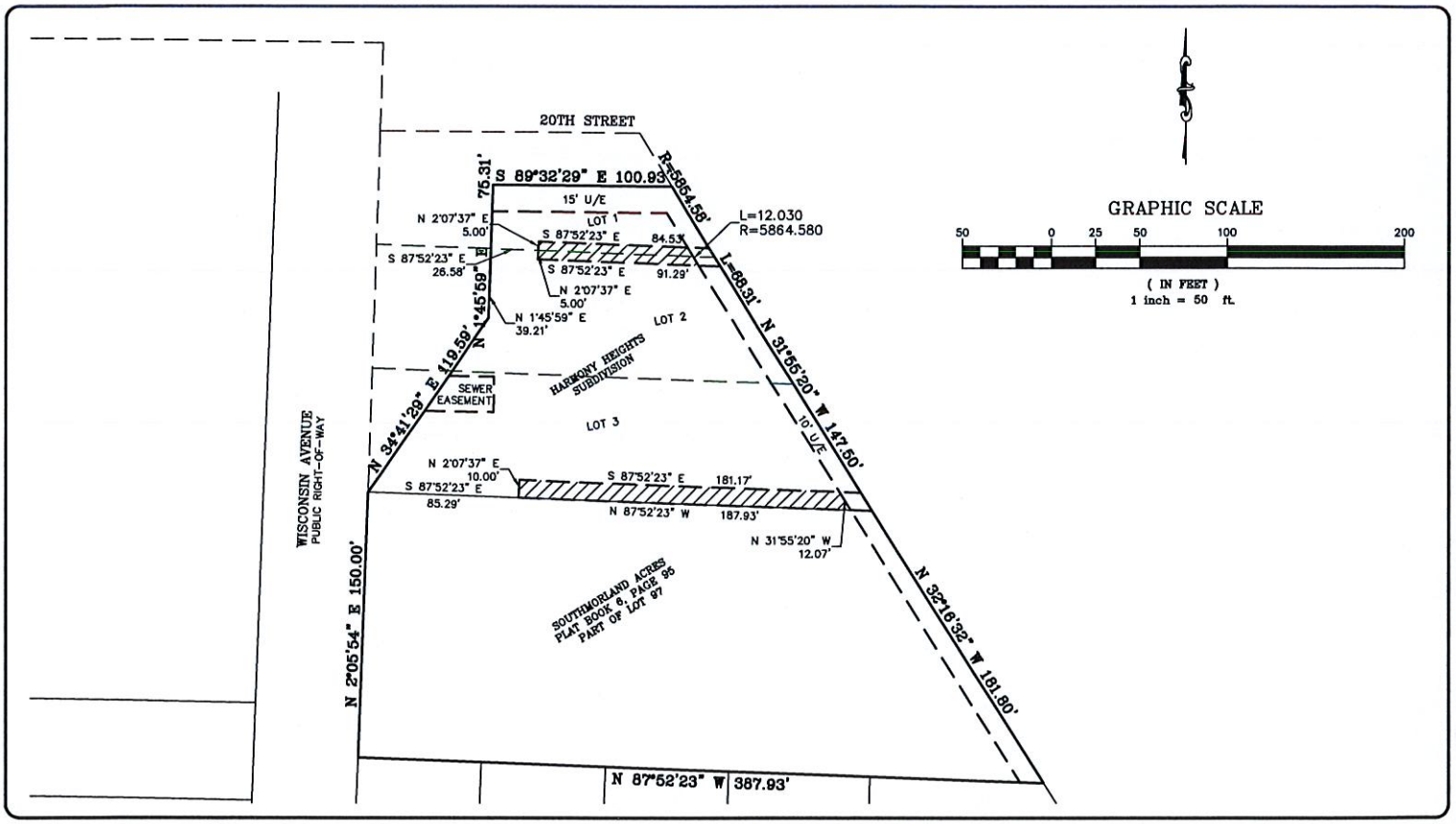
V. Required Attachments:

1. 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.

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 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.

a.) MGE Missouri Gas Energy	(800) 582-1234
b.) Empire District Electric Company	(417) 624-0300
c.) Cable One	(417) 624-6340
d.) MO American Water Company	(800) 256-6426
e.) AT&T	(800) 464-7928
f.) Republic Services (Trash)	(800) 431-1507



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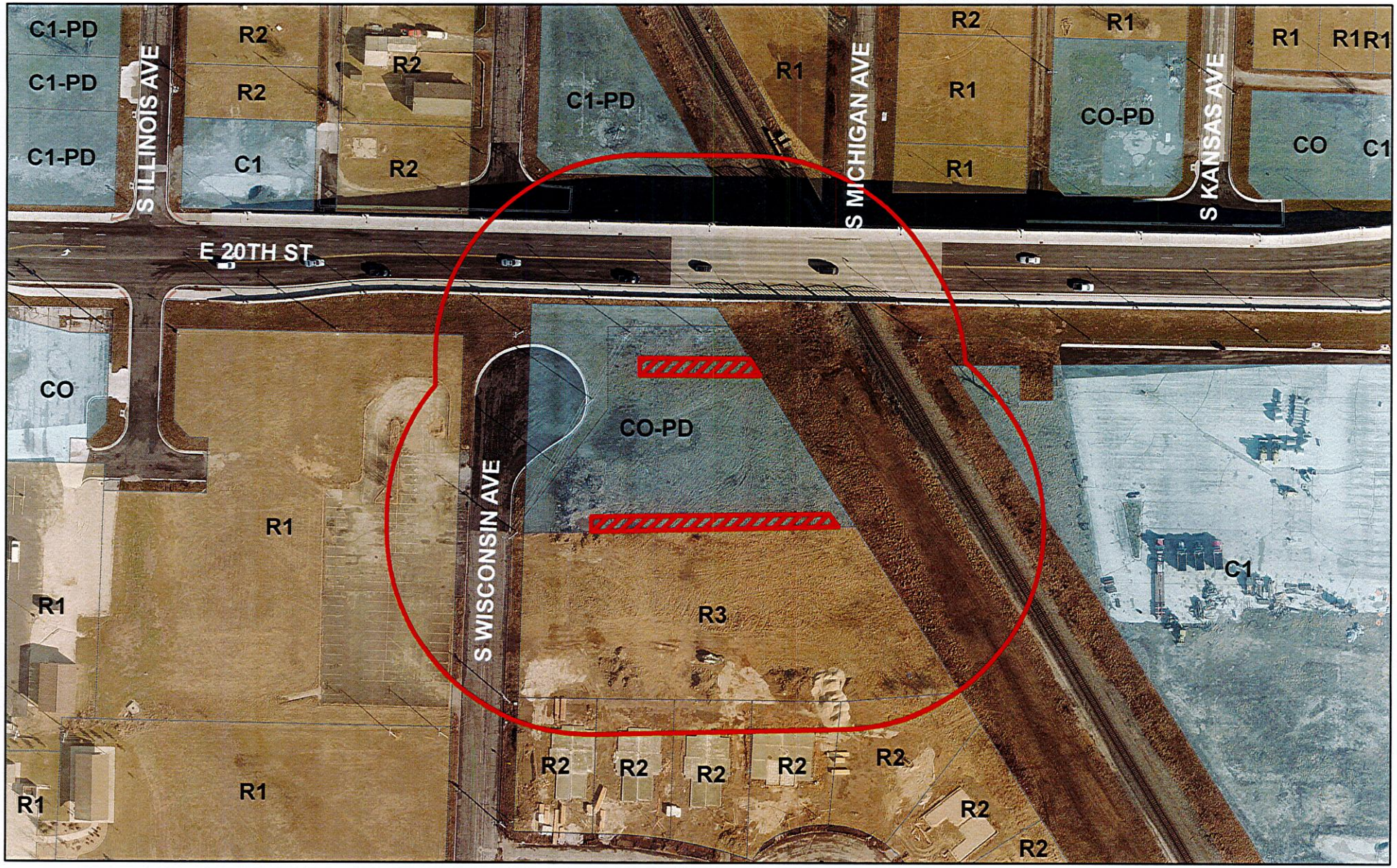
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

MONTANA CROSSING
PROPOSED UTILITY EASEMENT VACATION SKETCH
JOPLIN, JASPER COUNTY, MISSOURI

DRAWN BY: MNS	FIELD BY: –
DATE: 9-24-19	FIELD BK: –
CLIENT NO: –	DRAWING NUMBER: –

Case 041-19: 2001 S. Wisconsin Ave. - Easement Vacation



Case 041-19: Easement Vacation – A request to vacate a 10 foot by 90 foot utility easement and a 10 foot by 180 foot utility easement located at 2001 S. Wisconsin Ave. – Kevin Parker

0 62.5 125 250 375 500 Feet

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