CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-252 – Right-of-way Vacation

MEETING DATE:
January 6, 2025

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
Not applicable for this item.

SUMMARY REQUEST:
Case 039-24: An alley located at 1036 S Range Line Rd – Alley Vacation – A request to vacate a portion of alley right-of-way – Seneca Enterprises MO, LLC

BACKGROUND:

Trash trucks and the public currently utilize the alley for access to the commercial property on this block. While City staff would not usually recommend the vacation of a part of an active alley, the developer is offering to record a public access easement running east to west which would connect Range Line Rd to Frost Ave. Furthermore, they will improve a portion of Frost Ave at their own expense. This will provide an alternative connection, with legally recorded access for the public, businesses on this block, city services (trash, emergency services, etc.). Frost Ave is currently a platted street with no improvements. This will also give the residences at 1030/1032 Frost Ave and 2933/2931 E 11th St an improved street built to City standards.

Since the applicant's last request, they have revised their site plan to remove the roll over curb and replace it with striping in response to the comments from Norman Cramer. The City Traffic Engineer has reviewed the plans and approved them.

PLANNING & ZONING COMMISSION TESTIMONY:

Max DiCarlo and Andy Seemiller represented the case. They explained that they addressed previous concerns by changing their plan to no longer utilize the roll over curb. Instead, they will be having the area striped.

PUBLIC COMMENT;

Morris Glaze and Darieus Adams spoke in support of the vacation. Mr. Glaze had 43 years of prior experience in the trucking industry and dispatching trucks.

Martha Pope, Norman Cramer, Matt Kincaid, Brett Faubion, and Geary Williams spoke in opposition of the case. Ms. Pope was concerned about traffic on Frost Ave. Mr. Cramer said the trucks will not be able to make the turn. Mr. Kincaid stated he was a truck driver and a farmer. He spoke about the turns and traffic and displaced storm water. Mr. Bellairs replied that all new developments are required to address the stormwater impact. Mr. Williams stated there was a camera placed on his property that he did not authorize and was concerned with traffic.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-252
Planning & Zoning Commission recommends approving Case 039-24 (4 in Favor, 3 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map