Z&P Meeting: March 14, 2022
City Council Meeting: April 4, 2022

JOPLIN

PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 017-22 A request to vacate approximately 150 feet of street right-of-way.

APPLICANT Joplin Schools

REPRESENTATIVE Dave Pettit

LOCATION 150 feet south of the intersection of S. Picher Ave. and Junge Blvd.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Street Right-of-Way	Approximately 150' x 60'

REASON FOR VACATION

Joplin Schools is wanting to better secure its property that abuts this right-of-way and would like to consolidate its holdings.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Utilities are not currently 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

This vacation is sought to better secure the bus and transportation facility of the Joplin School District that surrounds this stub of S. Picher Ave. The existing street does not go through as a portion of it was previously vacated. There is no thru traffic, and Joplin Schools is the only property owner affected by the vacation.

Staff recommends approval of Case 017-22.

ENCLOSURES

- Application
- Map

CITY OF JOPLIN

APPLICATION FOR VACATION OF STREET OR RESERVATION

Return Form and Attachments to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 017-22
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date: 3-14-22

I. Applicant Name: Joplin Schools c/o Dave Pettit Phone: 417 625 5300

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

Address: 1301 S. Picher Ave Email: davepettit@joplinschools.org

II. Type of vacation requested (check one):

Street Vacation ✓

Alley Vacation

Utility Vacation

Other (Please specify)

III. Location of street, alley, utility easement, or other reservation: S. Picher Ave; 13th St South to RR right of way

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. Joplin Schools owns both adjacent sides of the request area

2. The vacation will not cause the public to suffer a loss or inconvenience. Current street is a dead end non-thorough fare

3. In justice to the applicant(s) the vacation should be granted. Allow more secure site for Joplin Schools facilities and transportation

V. 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.

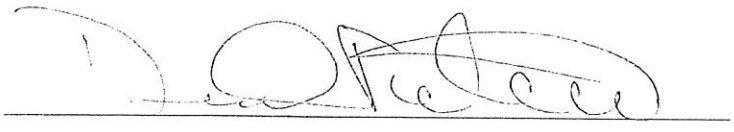
2. Survey or such other drawing acceptable to the Planning / Community Development Manager depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley, or public reservation.

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

4. Completed Utility Comments forms from the following utility companies indicating their consent to vacate the easement. The following companies must be contacted, and their consent received, before the Public Hearing can take place.

Utility	Contact	Email	Phone
AT&T	Jon Fisk	jf4583@att.com	417-529-0840
MoAm Water*	Derec Bass	derec.bass@amwater.com	
MoAm Water*	Trenton Mccarty	trenton.mccarty@amwater.com	
MoAm Water*	Bob Kirby	bob.kirby@amwater.com	
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
City Sanitary Sewer	Chris Parker	cparker@joplinmo.org	417-624-0820 x1584
City Stormwater	Steven Martinez	smartine@joplinmo.org	417-624-0820 x1531

*Must contact ALL contacts at MoAm Water.
**Must contact BOTH contacts at Spire Energy.

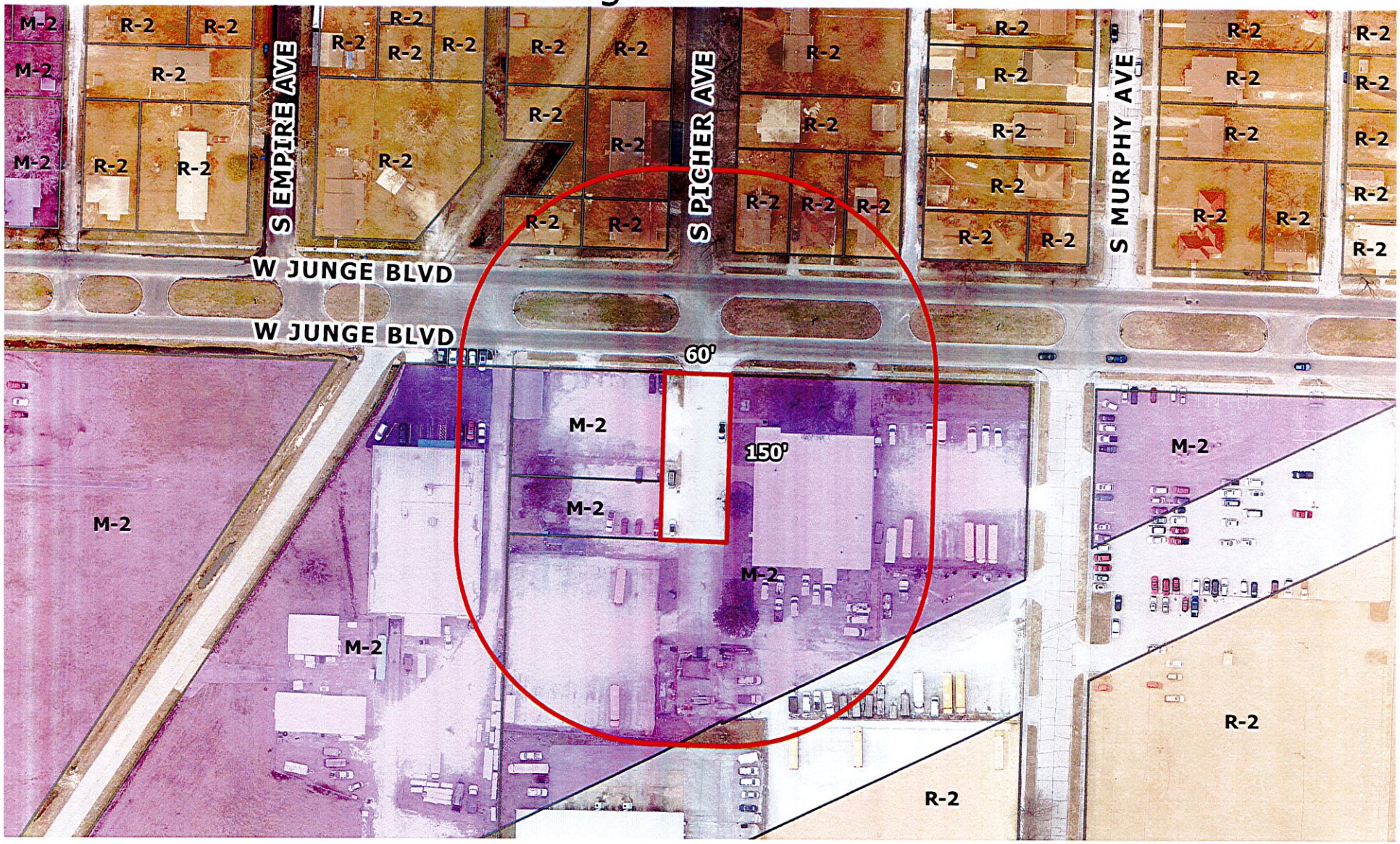


Signature

1/28/22

Date

Case 017-22: 150 feet south of the intersection of S. Picher Ave. and Junge Blvd. - Vacation



Case 017-22: 150 feet south of the intersection of S. Picher Ave. and Junge Blvd. - A request to vacate approximately 150 feet of street right-of-way.

N

0 50 100 200 300 400 Feet