Z&P Meeting: March 9, 2020
City Council Meeting: May 18, 2020

STAFF PLANNING REPORT
Vacation

CASE 014-20 A request to vacate street right-of-way lying South of W. 32nd St.

APPLICANT City of Joplin

REPRESENTATIVE Keegan Stanton

LOCATION Approximately 300 feet East of the intersection of S. McIntosh Circle and W. 32nd St.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Street Right-of-Way	Approximately 250' x 60'

REASON FOR VACATION

With the realignment of Jackson Ave. to curve and intersect with McIntosh Cir., this old portion of Right-of-Way is no longer needed by the City. In addition, the proximity of this Right-of-Way to the intersection of 32nd St. and McIntosh Cir. is very close and constitutes a traffic hazard.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Utilities are currently in the Right-of-Way. Rerouting of utilities is not required to maintain current services to adjoining properties. A savings clause will be provided in the ordinance.

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

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

DISCUSSION

When Jackson Ave. was realigned, this portion of Right-of-Way constituting the old Jackson Ave. was no longer needed by the city. This case originally went to Planning & Zoning and the City Council shortly after that work was completed in 2010. Due to an error with the legal description, the case was stricken from the agenda. Following the tornado, the case was forgotten until neighboring property owners recently inquired.

This old Right-of-Way does intersect 32nd St. very close to where McIntosh Cir. does. It is within the distance the City requires for spacing between intersections. Given that Jackson Ave. has been rerouted on a safer alignment, the City requests that this old portion of Right-of-Way be vacated.

Staff recommends approval of Case 014-20 with a savings clause to allow for utilities to access and maintain their infrastructure.

ENCLOSURES

- Application
- Map

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.: 014-20
Filing Fee: ~~$550.00~~
Date Advertised: 2-23-20
Date Notices Sent 2-25-20
Public Hearing Date: 3-9-20

I. Applicant Name: City of Joplin Phone: 417-624-0820 ext. 511

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

Address: 602 S. Main St. 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. Correct.

2. The vacation will not cause the public to suffer a loss or inconvenience. Correct.

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

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. 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	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
City Sanitary Sewer	Chris Parker	cparker@joplinmo.org	417-624-0820 x584
City Stormwater	Steven Martinez	smartine@joplinmo.org	417-624-0820 x531

*Must contact BOTH contacts at Spire Energy.

Signature

2/12/2020

Date

Case 014-20: Approximately 300 feet East of the intersection of S. McIntosh Circle and W. 32nd St.



Case 014-20: Street Vacation – A request to vacate street right-of-way lying South of W. 32nd St., located approximately 300 feet East of the intersection of S. McIntosh Circle and W. 32nd St. – City of Joplin