Z&P Meeting: May 11, 2020
City Council Meeting: June 1, 2020

STAFF PLANNING REPORT
Vacation

CASE 018-20 A request to vacate Pearl Ave. street right-of-way lying North of W. 7th St. and South of W 6th St. and a portion of alley right-of-way lying approximately 180' West and 50' North of the intersection of W. 7th St. and S. Pearl Ave.

APPLICANT City of Joplin

REPRESENTATIVE Keegan Stanton

LOCATION North of W. 7th St. and South of W 6th St.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Street Right-of-Way	Approximately 460' x 60'
Alley Right-of-Way	Approximately 170' x 20'

REASON FOR VACATION

Jasper County has acquired all property on the East and West sides of Pearl Ave. between 6th and 7th Streets and along the portion of alley requested to be vacated. The County would like to consolidate their land in order to build a new courthouse on the site to accommodate growing needs and population.

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

Jasper County is planning for a new courthouse near their existing one and have purchased property along Pearl Ave. to ensure room for not only a new courthouse, but also for the current courthouse to still be used while construction is done on the new one. This construction planning and the large footprint of the proposed courthouse has created the need for a consolidation of their land holdings along Pearl Ave.

We have requested and received a traffic study from the firm handling the design of the new courthouse looking into the affect closing Pearl Ave. will have on traffic in the local area. This was requested during the demolition of the old church on the site, so Pearl Ave. was closed at that time. We did request a follow-up for more extrapolation and interpretation and that was conducted once the COVID-19 closures and stay-at-home order was in place.

We are continuing to work with the applicant to study the traffic situation more, but initial study shows that there will be a minimal disruption to traffic flow. As Pearl ends at 10th Street, it does not go through as Joplin and Wall do, so traffic on Pearl is already diverting once it hits 10th Street.

Staff recommends approval of Case 018-20 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.: 018-20
Filing Fee: $500.00
Date Advertised: 4-26-20
Date Notices Sent 4-27-20
Public Hearing Date: 5-11-20

I. Applicant Name: County of Jasper Phone: 417.358.0421

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

Address: 302 S. Main Street, Carthage, MO Zip: 64836

II. Type of vacation requested (check one):

Street Vacation X

Alley Vacation X

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.

All property adjacent to the areas of vacation request is owned by the County. There will be no private rights endangered by the vacation.

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

The downtown street grid allows for easy navigation of the area such that granting the vacation should have very minimal impact to public convenience of travel.

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

Granting the vacation will allow for construction of a safer and more efficient local government building to serve the residents of Jasper County.

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

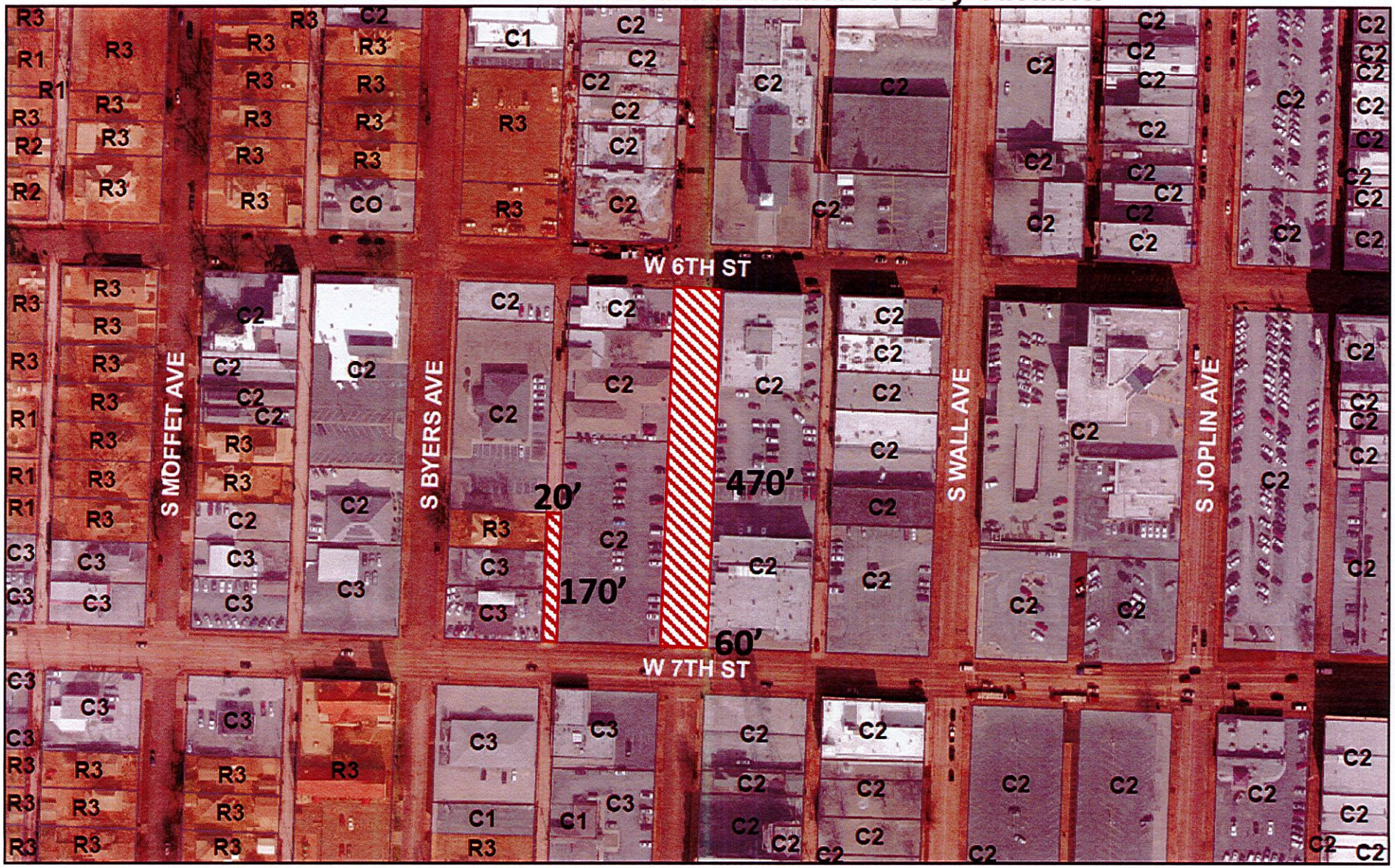
*Must contact BOTH contacts at Spire Energy.

Signature

2-6-20

Date

Case 018-20 Pearl Ave. Street Vacation & Alley Vacation



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0 50 100 200 300 400 Feet

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