CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2025-269 – Vacation

MEETING DATE:
May 5, 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 010-25: 2100 E Rolla St – Vacation – A request to vacate part of E Rolla St – Joplin Schools

BACKGROUND:

Joplin Schools is planning to construct a loading dock expansion on the North side of Royal Heights Elementary School. This expansion will encroach into the bus/parking lane, which is located within the right-of-way (East Rolla Street). The School is seeking a vacation of 0.09 Acres (3945n square feet), which encompasses the parking lane.

Joplin Schools requested a variance of 18 feet and 11.5 inches from the 25-foot setback to expand the dock. The Board of Adjustments approved this request on April 18, 2025.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Pettit stated the request for street vacation is due to safety concerns. Mr. Pettit stated that the stairs from Royal Heights Elementary School lead onto Rolla Street, and they are looking to have them reconfigured to come off the side of the school instead of students immediately dispersing into the street. Mr. Pettit also explained that this vacation would allow the school to construct a new loading dock for deliveries. Mr. Pettit stated that the existing delivery dock has been removed, due to delivery trucks having to drive through the playground to make deliveries.

Dr. Rosenberg asked if this change would affect bus routes for loading and unloading of students.

Mr. Pettit stated that the bus routes would not be affected, since buses are loading and unloading students on the east side of the building.

Mr. Kimble asked if this would affect school drop-offs for students in the morning.
Mr. Pettit stated that this would not affect school drop-offs due to the new dock area ending where the car drop-off line will begin.

Mr. Kimble asked the representative if the fire lanes for the property would be affected.
Mr. Pettit stated that the only part of the fire lanes that will be affected are the west side of the fire lane line shown on the map.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-269
Planning & Zoning Commission recommends approving Case 010-25 (6 in Favor, 0 Opposed, 1 Absent)

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

CASE 010-25: STREET VACATION

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

Dave Pettit of 1301 S Picher Ave, Joplin, Missouri represented the case on behalf of the Joplin School District.

Mr. Pettit stated the request for street vacation is due to safety concerns. Mr. Pettit stated that the stairs from Royal Heights Elementary School lead onto Rolla Street, and they are looking to have them reconfigured to come off the side of the school instead of students immediately dispersing into the street. Mr. Pettit also explained that this vacation would allow the school to construct a new loading dock for deliveries. Mr. Pettit stated that the existing delivery dock has been removed, due to delivery trucks having to drive through the playground to make deliveries.

Mr. Kimble asked if the commission had any questions for the representative.

Dr. Rosenberg asked if this change would affect bus routes for loading and unloading of students.
Mr. Pettit stated that the bus routes would not be affected, since buses are loading and unloading students on the east side of the building.

Mr. Kimble asked if this would affect school drop-offs for students in the morning.
Mr. Pettit stated that this would not affect school drop-offs due to the new dock area ending where the car drop-off line will begin.

Mr. Kimble asked the representative if the fire lanes for the property would be affected.
Mr. Pettit stated that the only part of the fire lanes that will be affected are the west side of the fire lane line shown on the map.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 010-25. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 010-25 A request to vacate right-of-way.

APPLICANT Joplin Schools

REPRESENTATIVE Joplin Schools

LOCATION 2100 E Rolla St

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Street	Approximately 15′X50′

REASON FOR VACATION

The school needs to vacate part of Rolla St (where the bus lane is currently located) to construct a loading/unloading dock.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

There are no existing utilities within the right-of-way. Utilities have consented to the vacation and waived their rights.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

No utilities are planned to locate within the easement.

DISCUSSION

Joplin Schools is planning to construct a loading dock expansion on the North side of Royal Heights Elementary School. This expansion will encroach into the bus/parking lane, which is located within the right-of-way (East Rolla Street). The School is seeking the vacation of 0.09 Acres (3945n square feet), which encompasses the parking lane.

Staff recommends approval of Case 010-25.

ENCLOSURES

- Application
- Map

Vacation of Streets or Easements Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: O10 - 25
Filing Fee: $600.00
Received: 1/29/25
Date Advertised: _____
Proj. No.: 25-027
Public Hearing Date: _____

Applicant: Joplin Schools, Attn: Chad Greer, AIA Phone No.: 417.206.3134

Address: 825 S. Pearl Avenue Joplin, MO 64801 Email: chad@cornergreer.com

Owner: _____ Phone No.: _____

Address: _____ Email: _____

Location of Street or Easement: Refer Exhibit A

Type of Vacation: ☒ Street ☐ Easement ☐ Alley ☐ Plat

Instructions: Please indicate below the extent to which the following standards are met, in the applicant's opinion.

Yes	No	
☒	☐	Private rights will not be injured or endangered by the vacation.
☒	☐	The vacation will not cause the public to suffer a loss or inconvenience.
☒	☐	In justice to the applicant(s) the vacation should be granted.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	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.
☒	☐	Survey or such other drawing acceptable to the Director of Planning,

Development, & Neighborhood Services depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley, or public reservation.

☐ ☒ 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.

☒ ☐ 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	Gene Lollis	IL0967@att.com	417-499-7819
MoAm Water*	Robert Divine	robert.divine@amwater.com	
MoAm Water*	Drew Daniels	drew.daniels@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	
Allo Fiber	Brandon Warren	Brandon.warren@allofiber.com	
Allo Fiber	Chris Rowley	Chris.rowley@allofiber.com	402-430-2870
Spire Energy (Gas)**	Ken Stegall	ken.stegall@spireenergy.com	
Spire Energy (Gas)**	Mandy Butkovich	mandy.butkovich@spireenergy.com	816-472-3767
City Sanitary Sewer	Kaleb Roberts	kroberts@joplinmo.org	417-624-0820 x1531
City Stormwater	Kaleb Roberts	kroberts@joplinmo.org	417-624-0820 x1531

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

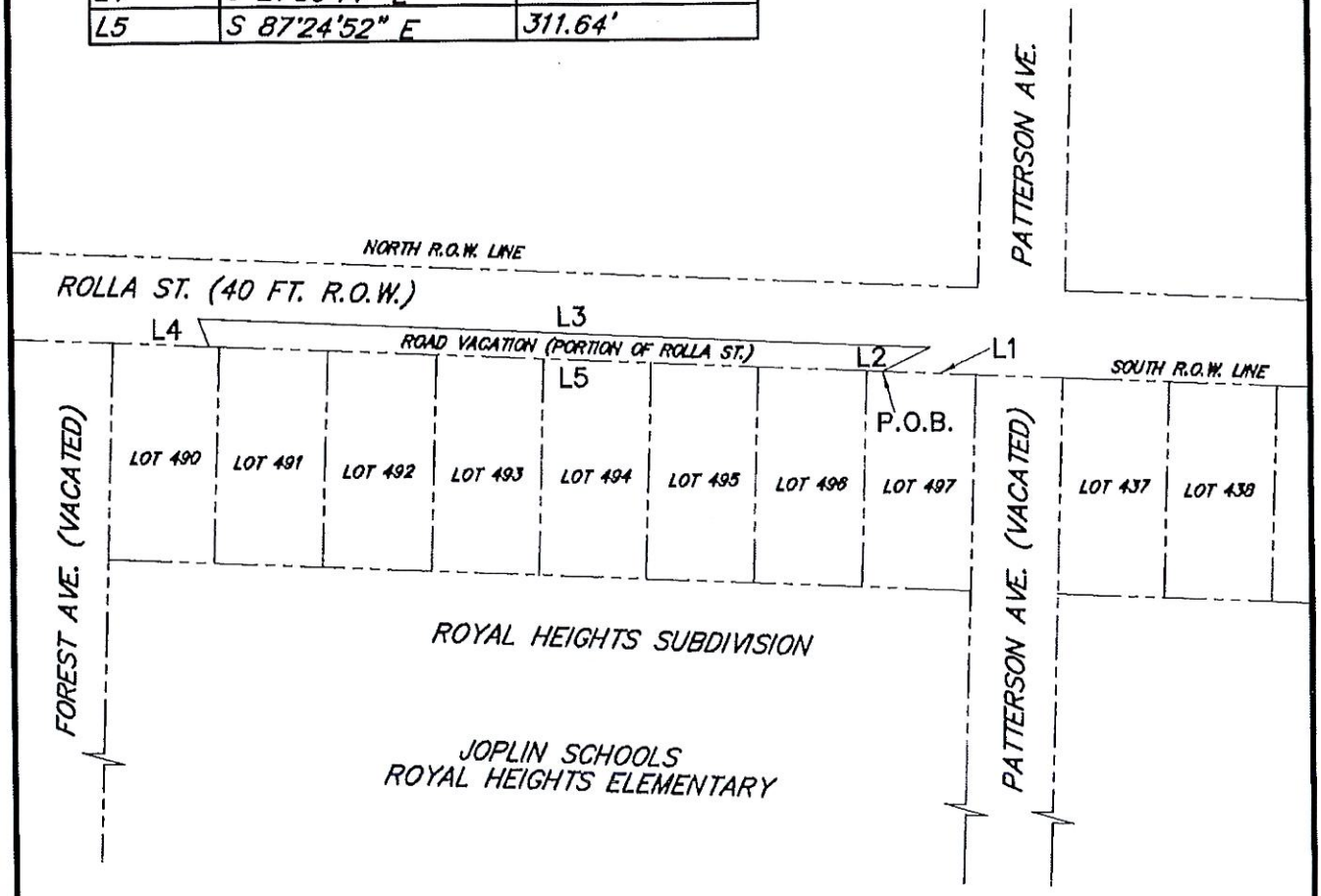
Signature: _____ (on behalf of Joplin Schools) **Date:** 2025.01.28

EXHIBIT "A"
ROAD VACATION

LINE	BEARING	DISTANCE
L1	N 87°24'52" W	42.84'
L2	N 63°41'53" E	24.48'
L3	N 87°18'46" W	338.65'
L4	S 21°36'14" E	13.62'
L5	S 87°24'52" E	311.64'

SCALE: 1"=80'

BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE.



DWN. BY: DDC	EXHIBIT "A" ROLLA STREET ROAD VACATION	DWG. NO. 1
CKD. BY: DDC		
APPD. BY: DDC		
DATE :1-14-2024	JOPLIN, MO	

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680 - 7200

EXHIBIT "A"
ROAD VACATION

A PORTION OF ROLLA STREET TO BE VACATED LYING ALONG THE NORTH LINE OF LOTS 490 THROUGH 497 IN ROYAL HEIGHTS SUB–DIVISION. LOCATED IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEING DESCRIBED MORE FULLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 497 IN SAID SUB–DIVISION; THENCE N87°24'52"W, 42.84 FEET ALONG THE NORTH LINE OF SAID LOTS AND THE APPARENT SOUTH RIGHT–OF–WAY LINE OF ROLLA STREET TO THE POINT OF BEGINNING;

THENCE N63°41'53"E, 24.48 FEET LEAVING SAID LINE; THENCE N87°18'46"W, 338.65 FEET; THENCE S21°36'14"E, 13.62 FEET TO SAID NORTH LINE OF LOTS AND SAID APPARENT RIGHT–OF–WAY LINE OF ROLLA STREET; THENCE S87°24'52"E, 311.64 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINING 0.09 ACRES (3945 SQUARE FEET) MORE OR LESS.
BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE, WEST ZONE (GRID)

SURVEYOR'S DECLARATION:

ON THE 14TH DAY OF JANUARY, 2025, THE HEREON PLATTED AND DESCRIBED EXHIBIT WAS MADE UNDER MY SUPERVISION.

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.



1/14/24

ALLGEIER, MARTIN & ASSOCIATES
BY DARIN D. CARPENTER (AGENT)

SIGNATURE IN BLUE INK
SEAL IN RED INK

DARIN D. CARPENTER
LS 2006000168

DWN. BY: DDC	EXHIBIT "A"	DWG. NO.
CKD. BY: DDC	ROLLA STREET ROAD VACATION	2
APPD. BY: DDC	JOPLIN, MO	
DATE :1–14–2024		

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680 - 7200

A PORTION OF ROLLA STREET TO BE VACATED LYING ALONG THE NORTH LINE OF LOTS 490 THROUGH 497 IN ROYAL HEIGHTS SUB-DIVISION. LOCATED IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEING DESCRIBED MORE FULLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 497 IN SAID SUB-DIVISION; THENCE N87°24'52"W, 42.84 FEET ALONG THE NORTH LINE OF SAID LOTS AND THE APPARENT SOUTH RIGHT-OF-WAY LINE OF ROLLA STREET TO THE POINT OF BEGINNING;

THENCE N63°41'53"E, 24.48 FEET LEAVING SAID LINE; THENCE N87°18'46"W, 338.65 FEET; THENCE S21°36'14"E, 13.62 FEET TO SAID NORTH LINE OF LOTS AND SAID APPARENT RIGHT-OF-WAY LINE OF ROLLA STREET; THENCE S87°24'52"E, 311.64 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINING 0.09 ACRES (3945 SQUARE FEET) MORE OR LESS.

BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE, WEST ZONE (GRID)

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 010-25
Applicant: Joplin Schools / Corner Greer
Phone: 417-206-3134
Email: chad@cornergreer.com

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of Rolla Street (see attached)

Located at: Royal Heights Elementary School - 2100 Rolla St

For the following purpose: To construct a building addition (loading dock)

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☐ Yes (proceed to #2) ☒ No (form complete)

2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      ☐ Retain utility easement and protect facilities
      ☐ Relocate facilities
      ☐ Other:

Please return this form within **21 days** to the applicant listed above.

Alex Sammet (Feb 11, 2025 19:44 CST)

Authorized Representative

02/11/2025
Date

Spire
Name of Utility

Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

February 1st, 2025

Joplin Schools

Re: VACATION OF A PORTION OF ROLLA STREET TO CONSTRUCT A LOADING DOCK

Vacation: A PORTION OF ROLLA STREET TO BE VACATED LYING ALONG THE NORTH LINE OF LOTS 490 THROUGH 497 IN ROYAL HEIGHTS SUB-DIVISION. LOCATED IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

Joplin Schools,

In response to the letter dated January 29th, 2025 relative to the above referenced vacation request.

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,

Alex Sammet (Feb 11, 2025 19:44 CST)

Alex Sammet
Manager Right of Way & Land Management
Spire Missouri Inc.

TJF:MRS
cc: chad@cornergreer.com

Engineering Dept. Approval: Jose Arellano

System Planning Approval: PC
PC

Signature: Jose Arellano
Email: jose.arellano@spireenergy.com

Signature: Phil Cellitti
Phil Cellitti (Feb 12, 2025 05:04 CST)
Email: phil.cellitti@spireenergy.com

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 010-25
Applicant: Joplin Schools / Corner Greer
Phone: 417-206-3134
Email: chad@cornergreer.com

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of Rolla Street (see attached)

Located at: Royal Heights Elementary School - 2100 Rolla St

For the following purpose: To construct a building addition (loading dock)

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)

2. Our utility:
   - ☐ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:

Please return this form within **21 days** to the applicant listed above.

Authorized Representative — Date: 2/7/25

Spark light
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 010-25
Applicant: Joplin Schools / Corner Greer
Phone: 417-206-3134
Email: chad@cornergreer.com

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of Rolla Street (see attached)

Located at: Royal Heights Elementary School - 2100 Rolla St

For the following purpose: To construct a building addition (loading dock)

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☐ Yes (proceed to #2) ☑ No (form complete)

2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      ☐ Retain utility easement and protect facilities
      ☐ Relocate facilities
      ☐ Other:

Please return this form within **21 days** to the applicant listed above.

JOHN CRUZ
Authorized Representative

2/5/2025
Date

sewer
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 010-25
Applicant: Joplin Schools / Corner Greer
Phone: 417-206-3134
Email: chad@cornergreer.com

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of Rolla Street (see attached)

Located at: Royal Heights Elementary School - 2100 Rolla St

For the following purpose: To construct a building addition (loading dock)

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. Our utility:
   - ☒ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:

Please return this form within **21 days** to the applicant listed above.

Jerry Herron — Authorized Representative
2.5.2025 — Date
Republic Services — Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

JOPLIN
MISSOURI

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 010-25
Applicant: Joplin Schools / Corner Greer
Phone: 417-206-3134
Email: chad@cornergreer.com

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of Rolla Street (see attached)

Located at: Royal Heights Elementary School - 2100 Rolla St

For the following purpose: To construct a building addition (loading dock)

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)

2. Our utility:
   - ☒ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:

Please return this form within **21 days** to the applicant listed above.

Matthew A. Barnhart
Authorized Representative

1-31-2025
Date

Missouri American Water Co.
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 010-25
Applicant: Joplin Schools / Corner Greer
Phone: 417-206-3134
Email: chad@cornergreer.com

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of Rolla Street (see attached)

Located at: Royal Heights Elementary School - 2100 Rolla St

For the following purpose: To construct a building addition (loading dock)

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. Our utility:
   - ☐ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:

Please return this form within **21 days** to the applicant listed above.

Kaleb Roberts — Authorized Representative

1/23/25 — Date

Storm Water — Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 010-25
Applicant: Joplin Schools / Corner Greer
Phone: 417-206-3134
Email: chad@cornergreer.com

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of Rolla Street (see attached)

Located at: Royal Heights Elementary School - 2100 Rolla St

For the following purpose: To construct a building addition (loading dock)

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)

2. Our utility:
   - ☐ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:

Please return this form within **21 days** to the applicant listed above.

Gene Lollis
Authorized Representative

01/30/2025
Date

AT&T
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: O10-25
Applicant: Joplin Schools / Corner Greer
Phone: 417-206-3134
Email: chad@cornergreer.com

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of Rolla Street (see attached)

Located at: Royal Heights Elementary School - 2100 Rolla St

For the following purpose: To construct a building addition (loading dock)

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
   - ☐ X No (form complete)

2. Our utility:
   - ☐ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:

Please return this form within **21 days** to the applicant listed above.

Authorized Representative — Date: 1-29-25

Liberty Utilities
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 010-25
Applicant: Joplin Schools / Corner Greer
Phone: 417-206-3134
Email: chad@cornergreer.com

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of Rolla Street (see attached)

Located at: Royal Heights Elementary School - 2100 Rolla St

For the following purpose: To construct a building addition (loading dock)

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☐ Yes (proceed to #2) ☐ No (form complete)

2. Our utility:
   ☒ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   - ☐ Retain utility easement and protect facilities
   - ☐ Relocate facilities
   - ☐ Other:

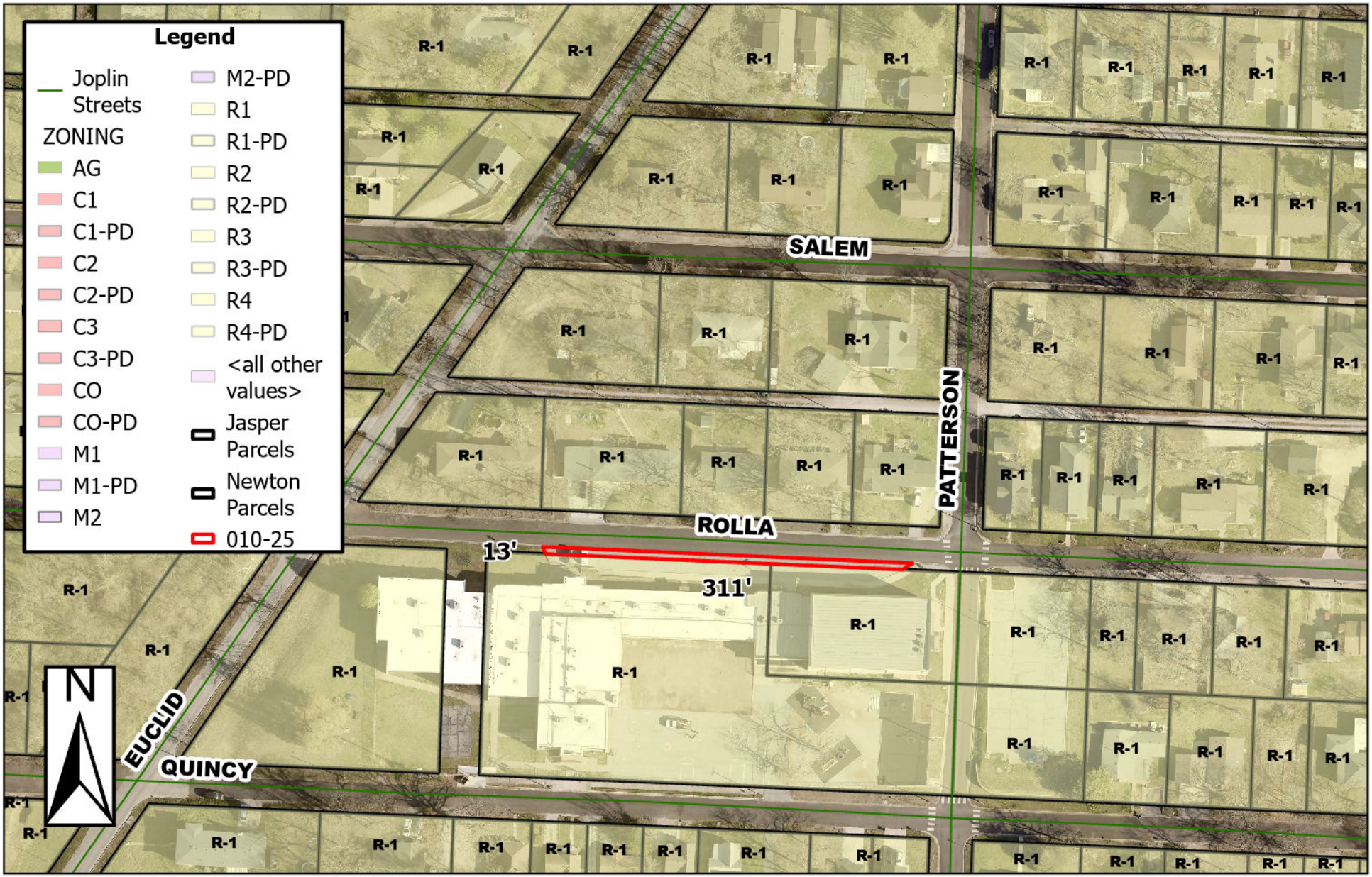
Please return this form within **21 days** to the applicant listed above.

Chris Rowley — Authorized Representative

2/5/2025 — Date

ALLO Fiber — Name of Utility

Case 010-25: Street Vacation



2100 Rolla St – Street Vacation – A request to vacate a section of Rolla St – Joplin Schools

0 40 80 160 240 320
Feet

P & Z Case 010-25
Joplin Schools
(P & Z Recommended Approval)

COUNCIL BILL NO. 2025-269 ORDINANCE NO.

AN ORDINANCE providing to vacate part of a street, lying north of property described as 2100 E Rolla St, City of Joplin, Newton County, Missouri.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the vacation of part of a street at property described as 2100 E Rolla St, City of Joplin, Jasper County, Missouri, described as follows is hereby vacated, conveyed, relinquished, and reverted to the owners of the lots and land:

A PORTION OF ROLLA STREET TO BE VACATED LYING ALONG THE NORTH LINE OF LOTS 490 THROUGH 497 IN ROYAL HEIGHTS SUB-DIVISION. LOCATED IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEING DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 497 IN SAID SUB-DIVISION; THENCE N87°24'52"W, 42.84 FEET ALONG THE NORTH LINE OF SAID LOTS AND THE APPARENT SOUTH RIGHT-OF-WAY LINE OF ROLLA STREET TO THE POINT OF BEGINNING; THENCE N63°41'53"E, 24.48 FEET LEAVING SAID LINE; THENCE N87°18'46"W, 338.65 FEET; THENCE S21°36'14"E, 13.62 FEET TO SAID NORTH LINE OF LOTS AND SAID APPARENT RIGHT-OF-WAY LINE OF ROLLA STREET; THENCE S87°24'52"E, 311.64 FEET ALONG SAID LINE TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES (3945 SQUARE FEET) MORE OR LESS. BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE, WEST ZONE (GRID).

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney