JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 024-23 A request to vacate an alley.

APPLICANT 200 Block Commons, LLC.

REPRESENTATIVE 200 Block Commons, LLC.

LOCATION Approximately 130 feet of an alley between 508 S Virginia Ave and 512 S Virginia Ave

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Alley	Approximately 130′

REASON FOR VACATION

200 Block Commons, LLC is requesting to vacate the alley, to provide better entry for their tenants, along with a common green space. Utility easements will remain.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Yes, Spark Light, Spire Gas, and Liberty Utilities have utilities located in the right-of-way.

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

Other than the utilities that are already located in the right-of-way, utilities do not have any future plans to locate within the right-of-way.

DISCUSSION

Utility easements will remain, but public right-of-way is requested to be vacated. The proposed development of the property will not include any buildings or permanent structures. The applicant plans to build entry steps for the tenants, as there is currently a significant drop from the door to ground level. The applicant also seeks to develop a green common space for the tenants.

Mr. Bellairs contacted GFL trash services, who services the properties on the block. GFL stated that they do not have any concerns with the vacation of the alley.

Staff recommends approval of Case 024-23.

ENCLOSURES

- Application
- Map