CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-272 – Alley Vacation

MEETING DATE:
June 17, 2024

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 025-24: An alley located at 1036 S Range Line Rd – Alley Vacation – A request to vacate a portion of alley right-of-way – Seneca Enterprises MO, LLC

BACKGROUND:
Trash trucks and the public currently utilize the alley for access to the commercial property on this block. While City staff would not usually recommend the vacation of a part of an active alley, the developer is offering to record a public access easement running east to west which would connect Range Line Rd to Frost Ave. Furthermore, they will improve a portion of Frost Ave at their own expense. This will provide an alternative connection, with legally recorded access for the public, businesses on this block, city services (trash, emergency services, etc.). Frost Ave is currently a platted street with no improvements. This will also give the residences at 1030/1032 Frost Ave and 2933/2931 E 11th St an improved street built to City standards.

The applicant has not been able to provide vacation consent forms for business/property owners along the rest of the alley. Staff is also waiting on the easement documentation from the applicant. The applicant has requested this case be stricken and they will reapply at a later time.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Tyler Bellairs stated that staff has recommended this case be stricken after consulting with the applicant. The applicant requested to withdraw the case. Max DiCarlo, with First Street Development, requested the case to be stricken based on the comments from the neighbors along the alley. They thought that it was best to take a step back to thoughtfully address the comments, so that everyone is on the same page and that they can gain support from as many neighbors as possible. Mr. Bellairs stated for the record that staff received one petition of protest for this case.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends Striking Council Bill 2024-272
Planning & Zoning Commission recommends Striking Case 025-24 (4 in Favor, 0 Opposed, 2 Absent)

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