Z&P Meeting: June 11, 2018
City Council Meeting: July 2, 2018

STAFF PLANNING REPORT
Vacation

CASE 022-18 A request for the vacation of approximately 120 feet of 14th Street, a 50-foot wide designated right of way; and the vacation of approximately 460 feet of a 20-foot-wide alleyway.

APPLICANT Joplin School District

REPRESENTATIVE David Pettit

LOCATION An alley running north/south located west of Jackson Avenue between Junge Boulevard and 15th Street; and a portion of 14th Street bounded by a north/south alley on the west and Jackson Avenue on the east.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Street	50’ x 120’
Alleyway	20’ x 460’

REASON FOR VACATION

Consolidation of property to expand concessions for the high school football stadium.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

Yes.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

All existing utilities (water, gas, electric) will remain in the easement.

DISCUSSION

This vacation request is for a portion of 14th Street bounded by a north/south alley on the west and Jackson Avenue on the east; also an alley running north/south located west of Jackson Avenue between Junge Boulevard and 15th Street. The request will vacate the street, but will leave all utility easements in place.

Joplin Highschool's football team will be changing conferences this season. This change will result in Joplin playing more local teams than in past years. Because of this, Joplin School District anticipates larger crowds at football games this fall. To accommodate for the larger crowds, the School District wishes to expand the bleachers and the concession stand.

There is an alleyway directly to the east of the football stadium. Other than two lots on the south end of the alley, Joplin School District owns all the property adjacent to the alley. A 120-foot portion of 14th Street runs between the School District's lots and connects to the alley; this portion of 14th street is gravel.

Joplin School District is requesting that the city of Joplin vacate the 120-foot gravel portion of 14th street and the portion of the alleyway that is adjacent to their property, which is approximately 460 feet. The portion of the alley adjacent to other owner's property will not be vacated. The purpose of the vacation request is to consolidate school district property and surround it with fencing. Doing this will allow additions to the bleachers, concession stand, and restroom facility.

The school district's plan is to run fencing across the alleyway to their property line on Jackson Avenue, then north across the vacated portion of 14th street to Junge Blvd, then west to the existing stadium fencing. There will be 3 gates, one at each location where the fencing crosses vacated right-of-way: one at each end of the alley and one on 14th Street and Jackson Avenue. This will allow the utility companies to perform maintenance when needed.

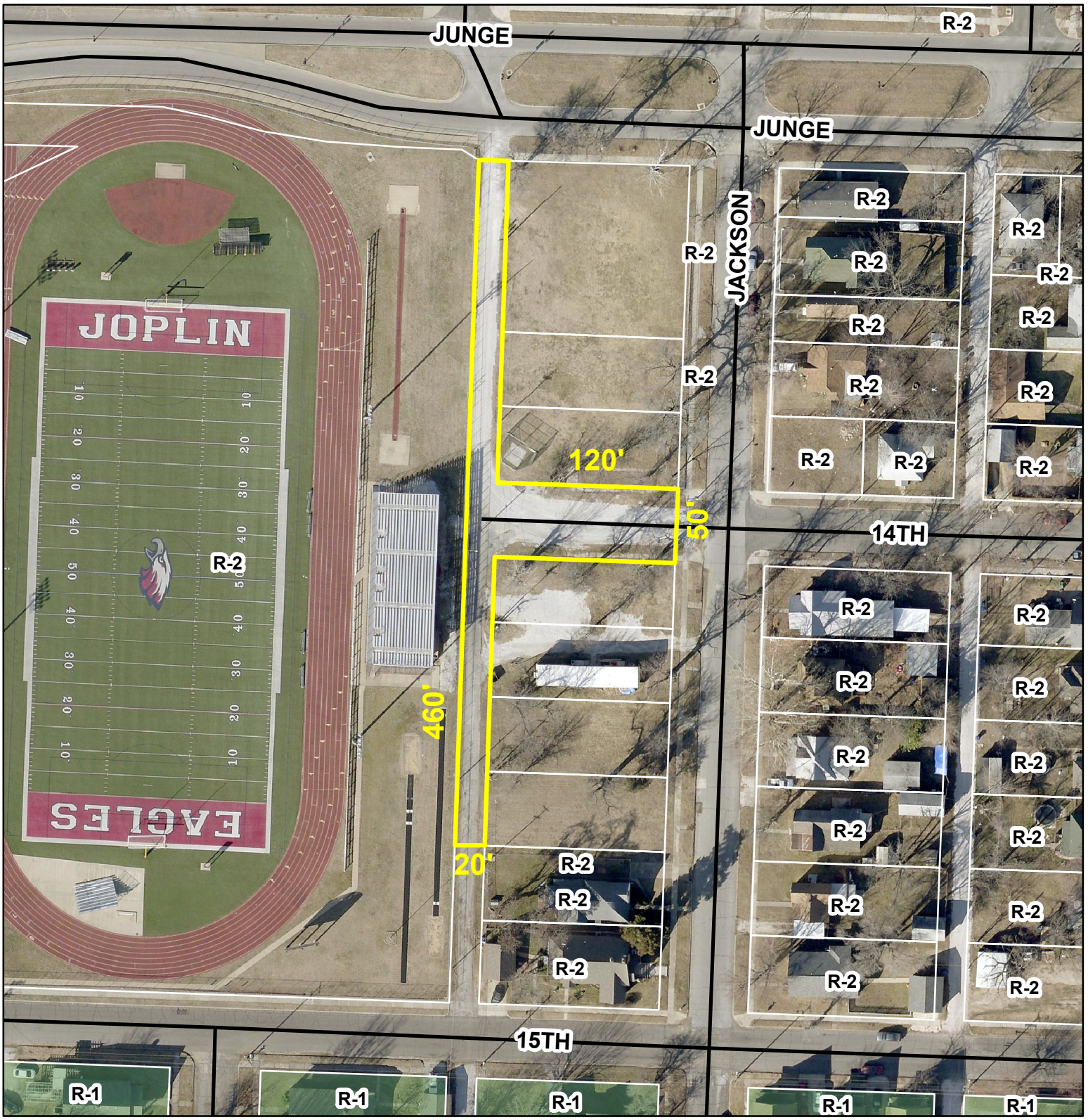
The method for securing the gate will be a daisy-chain, where the locks from all utility companies are chained together. This method will allow utility companies to have access to the gates at any time. Additionally, the school district will install a Knox Box that will hold a key for the Fire Department to access the gate at any time. The Fire Marshal has required that the gates provide at least 13 feet, 6 inches when the gate is open so a fire truck can pull through. The applicant agreed to these terms and is planning to install 16-foot swinging gates.

The two property owners on the south end of the alley (1420 S. Jackson & 1430 S. Jackson) have been contacted. They have signed statements acknowledging they are not opposed to this action as long as they continue to have their trash picked up in the same location. All utility companies have also been contacted and signed statements saying that they do not have a concern with the vacation request. Trash services will continue to utilize the alleyway to pick up trash for the property owners. However, if the alley is blocked by the school district's fence, after driving into the alley to pick up trash, the truck will need to back out of the alley onto 15th Street. Staff has spoken with the area manager from Republic Trash and he stated that this wouldn't be an issue for the trucks to do this.

Staff recommends approval of Case 021-18.

ENCLOSURES

- Application



Case 022-18: An alley running north/south located west of Jackson Avenue between Junge Boulevard and 15th Street and a request to vacate a portion of 14th Street bounded by a north/south alley on the west and Jackson Avenue on the east. -- A request to vacate an alley and a street easement -- Joplin School District