Z&P Meeting: August 9, 2021
City Council Meeting: September 7, 2021

STAFF PLANNING REPORT
Vacation

CASE 038-21 A request to vacate a utility easement.

APPLICANT Memorial Hills II L.P. c/o Kevin Parker

REPRESENTATIVE Ross Epple, Kevin Parker

LOCATION SE Corner of W. 26th St. and S. Anderson Ave.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Utility Easement	Approximately 10' x 150'

REASON FOR VACATION

The applicant is requesting this vacation in order to re-develop the site for future multi-family, senior apartments. Previously, the site was platted as a number of smaller lots, and the easement in question was platted to provide utilities to those lots. With the site under common, singular ownership, the previously platted easement is no longer necessary for a redevelopment of this size.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Utilities are not currently in the Right-of-Way. Rerouting of utilities is not required to maintain current services to adjoining properties.

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

No plans for new utilities to be located in the right-of-way.

DISCUSSION

As the platted lots are now under common ownership, the easement providing utility access to those lots is no longer necessary, particularly with a proposed redevelopment of this scale on the site. No existing or future utilities are currently in or planned to be within this easement.

Staff recommends approval of Case 038-21.

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.: 038-21
Filing Fee: $550.00
Date Advertised:
Date Notices Sent 7-26-21
Public Hearing Date: 8-9-21

I. Applicant Name: Memorial Hills II, L.P. C/O Kevin Parker Phone: 417-624-5552

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

Address: 1115 Illinois Avenue, Suite 100, Joplin, MO Zip: 64801

II. Type of vacation requested (check one):

Street Vacation_____

Alley Vacation_____

Utility Vacation X

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. Private rights will not be endangered by the vacation of this easement as there is currently no known utilities found within this easement.

2. The vacation will not cause the public to suffer a loss or inconvenience. Vacation of this easement will not cause the public to suffer a loss or inconvenience as there is currently no known utilities within this easement.

3. In justice to the applicant(s) the vacation should be granted. The vacation should be granted to the applicant as there is currently no known utilities within this easement and the proposed building had to be moved north

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. 511

Case Number: _____
Applicant: Memorial Hills II, L.P. C/O Kevin Parker
Phone: 417-624-5552
Email: kevin@parkerdevelopment.biz

Be it known that Memorial Hills II, L.P. *, 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:* the utility easement that bisects the property at the below location

Located at: the corner of Anderson Avenue and 27th Street (Joplin Parcel #19501640001009001)

For the following purpose: to build the proposed building (Memorial Hills II)

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 (Jun 2, 2021 12:41 CDT)

Authorized Representative

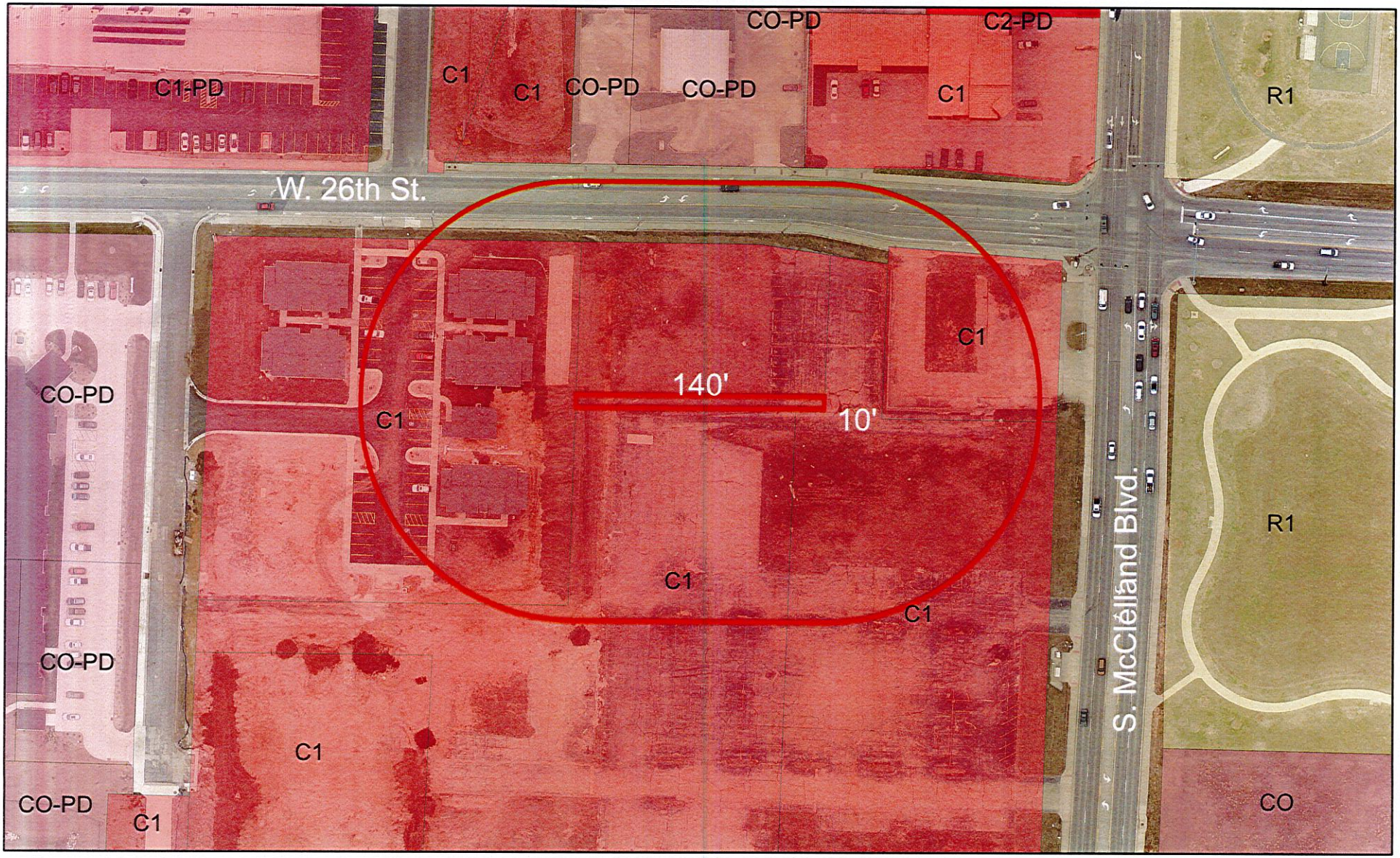
06/02/2021

Date

Spire

Name of Utility

Case 038-21 - SE Corner of S. Anderson Ave. and W. 26th St. Easement Vacation



Case 038-21: Southeast Corner of S. Anderson Ave. and W. 26th St. – A request to vacate a utility easement – Memorial Hills II, L.P. c/o Kevin Parker

N

0 40 80 160 240 320 Feet