Z&P Meeting: September 13, 2021
City Council Meeting: October 4, 2021

STAFF PLANNING REPORT
Encroachment Agreement

CASE 052-21 A request to encroach in the public right-of-way.

LOCATION 512-520 S. Virginia Ave.

APPLICANT Jeff Neal

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 0.3 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-2	C-1	C-2	C-2
Land Use	Vacant Downtown Commercial	Parking Lot	Downtown Commercial Use	Downtown Commercial Use

FUTURE LAND USE

Joplin's Future Land Use Map describes this property as future retail commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Virginia Ave.	Local	60'

UTILITIES

Utilities are existing.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

WILL THE PUBLIC SUFFER A LOSS OR INCONVENIENCE BY THE ENCROACHMENT INTO THE RIGHT-OF-WAY?

No. City staff has determined that the encroachment proposed would not result in an inconvenience to loss to the public. The alley that remains was provided as access to a now-vacated North-South alley on this block. This alley was not vacated at the time and is still considered public-right-of-way. Due to an existing skybridge over the alley and limited space for maneuverability beyond that, emergency vehicles do not access the building via this alley.

REASON FOR ENCROACHMENT AGREEMENT.

Jeff Neal has requested an encroachment agreement in a side alley to allow for an entrance to the Pennington Building – to be known as 500 Commons Development. This project is a redevelopment and renovation of the existing building into 48 apartment units. The encroachment would be 76 feet long and extend 8 feet into the alley right-of-way. This would allow space for an entrance to the apartments as the grade of the alley and that of the door misalign. The existing alley is 20 feet wide and 130 feet long.

Staff recommends approval of Case 052-21.

ATTACHMENTS

- Map

Case 052-21 - 512-520 S. Virginia Ave. - Encroachment Agreement



Case 051-21: Final Plat Review – A request to review the Final Plat of Abernathy Subdivision located at the Southwest corner of the intersection of W. 22nd St. and S. Schifferdecker Ave. – Jon Abernathy

N

0 20 40 80 120 160 Feet