CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-286 – Encroachment Agreement

MEETING DATE:
October 4, 2021

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, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Case 052-21: Encroachment Agreement – A request to encroach in the public right-of-way located at 512-520 S. Virginia Ave. – Jeff Neal

BACKGROUND:
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.

PLANNING & ZONING COMMISSION TESTIMONY:
Jeff Neal, 307 Meadowood Circle, Carl Junction, MO. We are requesting an encroachment into a public alley that was mandated in a 1916 ordinance that runs to a vacated alley behind the buildings. The purpose of this encroachment would be to allow for new tenant access to the north side of the building. The entire building is being redeveloped and $3.7 million renovation using historic tax credits for approximately 21 to 24 apartments upstairs. The entire downstairs is leased except this space opening to the north which is reserved for lobby. The vacant lot to the north, which we own, will be renovated as green space for the tenants.

PUBLIC COMMENT;
None.

FUNDING SOURCE
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 052-21.
Planning and Zoning Commission approved Case 052-21 (6 Favor, 1 Absent,)

ATTACHMENTS:
CB 2021-286, Planning Report, Commission Minutes, Exhibit A