City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: October 5, 2015

Item: COUNCIL BILL NO. 2015-275
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 9/14/2015

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 035-15: 2215 Wisconsin Avenue – A request for the vacation of a 10' utility easement – Schuber-Mitchell Homes.

STAFF SUMMARY:
This lot is currently zoned R-1, Single-Family Residential. However, because the lot is relatively modest in size, it would be nearly impossible to fit a single-family home on the lot without building on top of the easement. The vacation of this easement would create a buildable lot in the disaster area for a new single-family home.

Staff recommends approval of Case 035-15.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Dan Mitchell, Schuber-Mitchell Homes, requested the vacation of a small utility easement on property they own at 2215 Wisconsin Avenue. They have contacted all the utility companies and received written confirmation that they no longer need the easement. No utilities reside within the easement. Schuber-Mitchell would like to build a home there, with that being the purpose of their request.

Mr. Eastman asked about raising that area out of the flood zone, and Mr. Mitchell will get that certified.

PUBLIC COMMENT:
None.