Z&P Meeting: September 14, 2020
City Council Meeting: October 5, 2020

STAFF PLANNING REPORT
Vacation

CASE 033-20 A request to vacate alley right-of-way lying North of W. 8th St. and South of W 7th St.

APPLICANT City of Joplin

REPRESENTATIVE Keegan Stanton

LOCATION Southwest corner of S. Joplin Ave. and W. 7th St.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Alley Right-of-Way	Approximately 200' x 30'

REASON FOR VACATION

The Cornell Arts Complex is planning on redeveloping this site and the alley, being located in the middle of the site, inhibits potential construction on the site.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Utilities are currently in the Right-of-Way. Rerouting of utilities will be required.

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

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

DISCUSSION

The Cornell Arts Complex is looking to construct a performing arts center on this site. The proposed preliminary plans show the structure to be more or less centered on the site. Alley right-of-way would restrict the ability of the Cornell Arts Complex from building according to their design. This alley right-of-way would also be a hinderance to any other development that could occur at the site.

Currently, the site is a parking lot for Memorial Hall, and the alley as platted is not used. Right now, it is

not possible to access the alley as platted with a vehicle as it is being used as pedestrian access through the parking lot.

There are currently utilities in the alley, including sewer, that will need to be rerouted.

Staff recommends approval of Case 033-20.

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.: 033-20
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date: 9-14-20

I. Applicant Name: City of Joplin Phone: 417-624-0820 ext 511

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

Address: 602 S. Main St. Zip: 64801

II. Type of vacation requested (check one):

Street Vacation____

Alley Vacation X

Utility Vacation____

Other (Please specify)_____

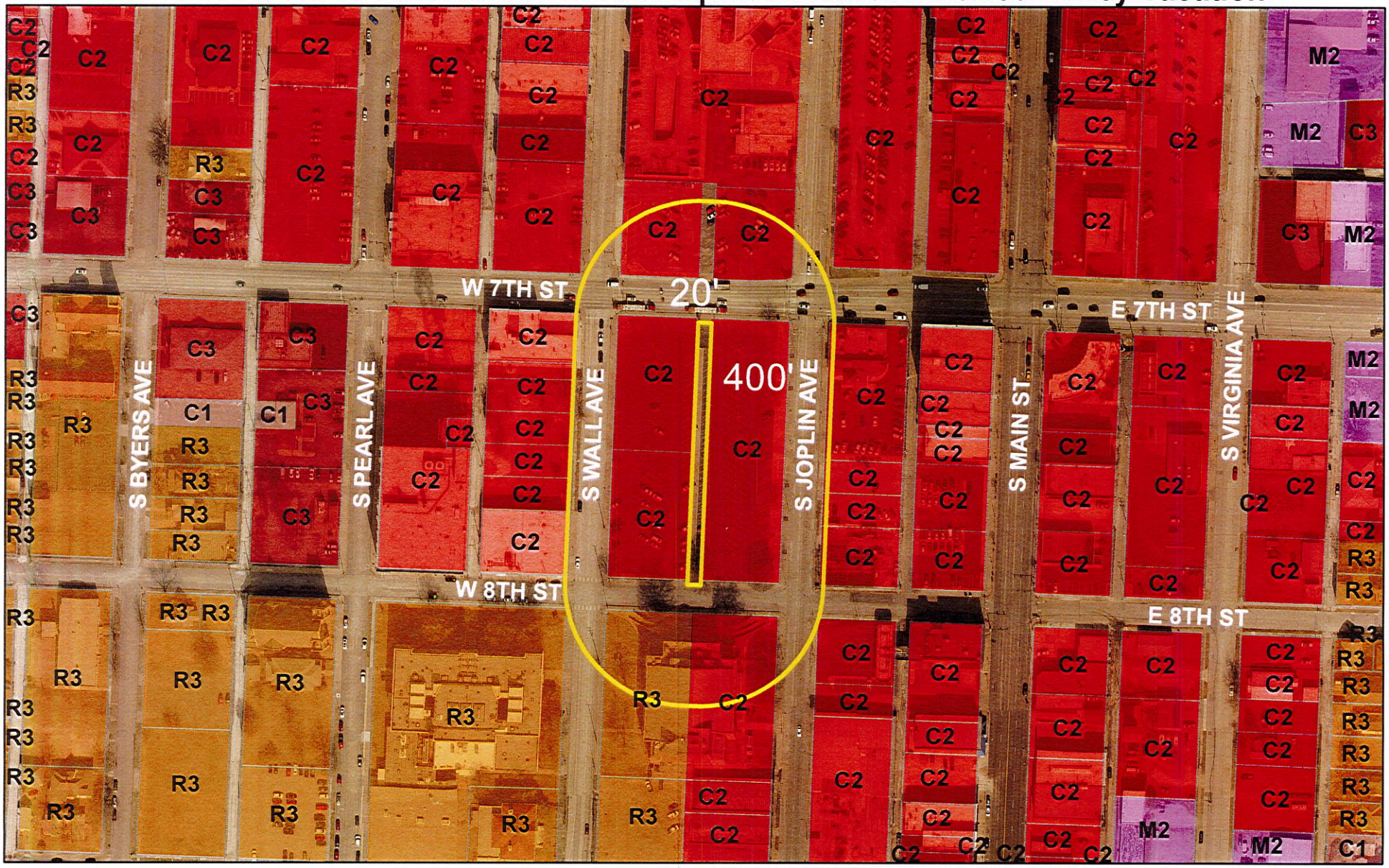
III. Please indicate below the extent to which the following standards are met, in the applicant's opinion.

1. Private rights will not be injured or endangered by the vacation. True. However, all existing utilities will need to vacate the alley.

2. The vacation will not cause the public to suffer a loss or inconvenience. True. The existing sanitary sewer is being rerouted with this project.

3. In justice to the applicant(s) the vacation should be granted. Yes

Case 033-20: Southwest corner of S. Joplin Ave. and W. 7th St. - Alley Vacation

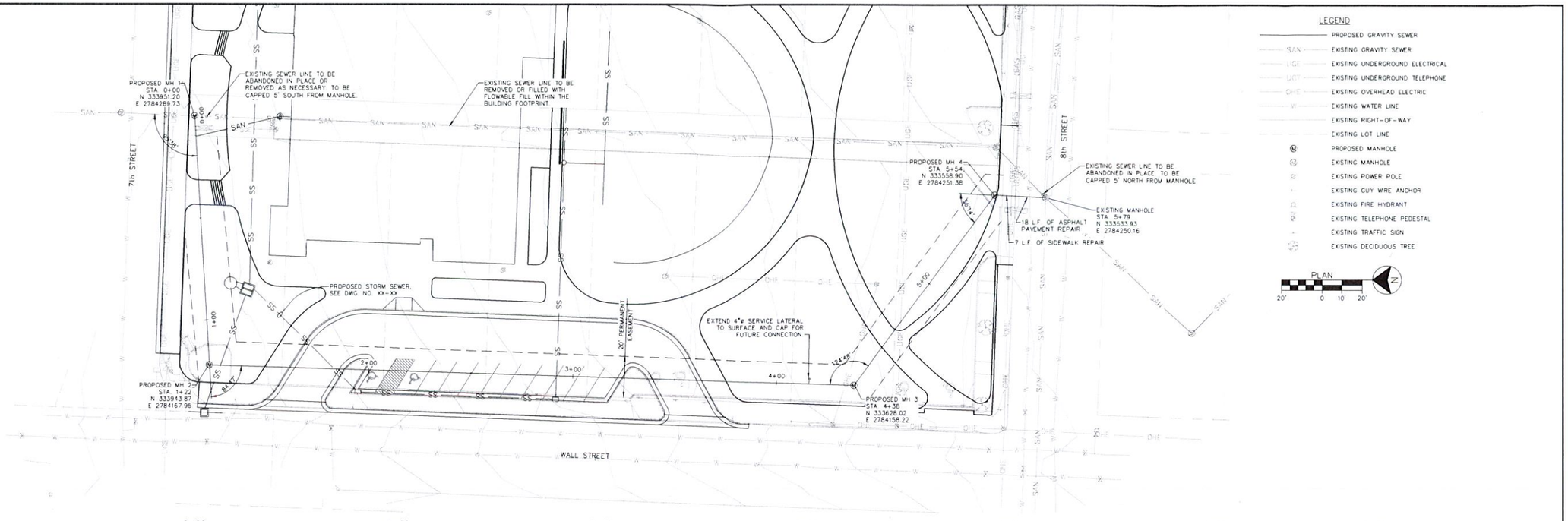


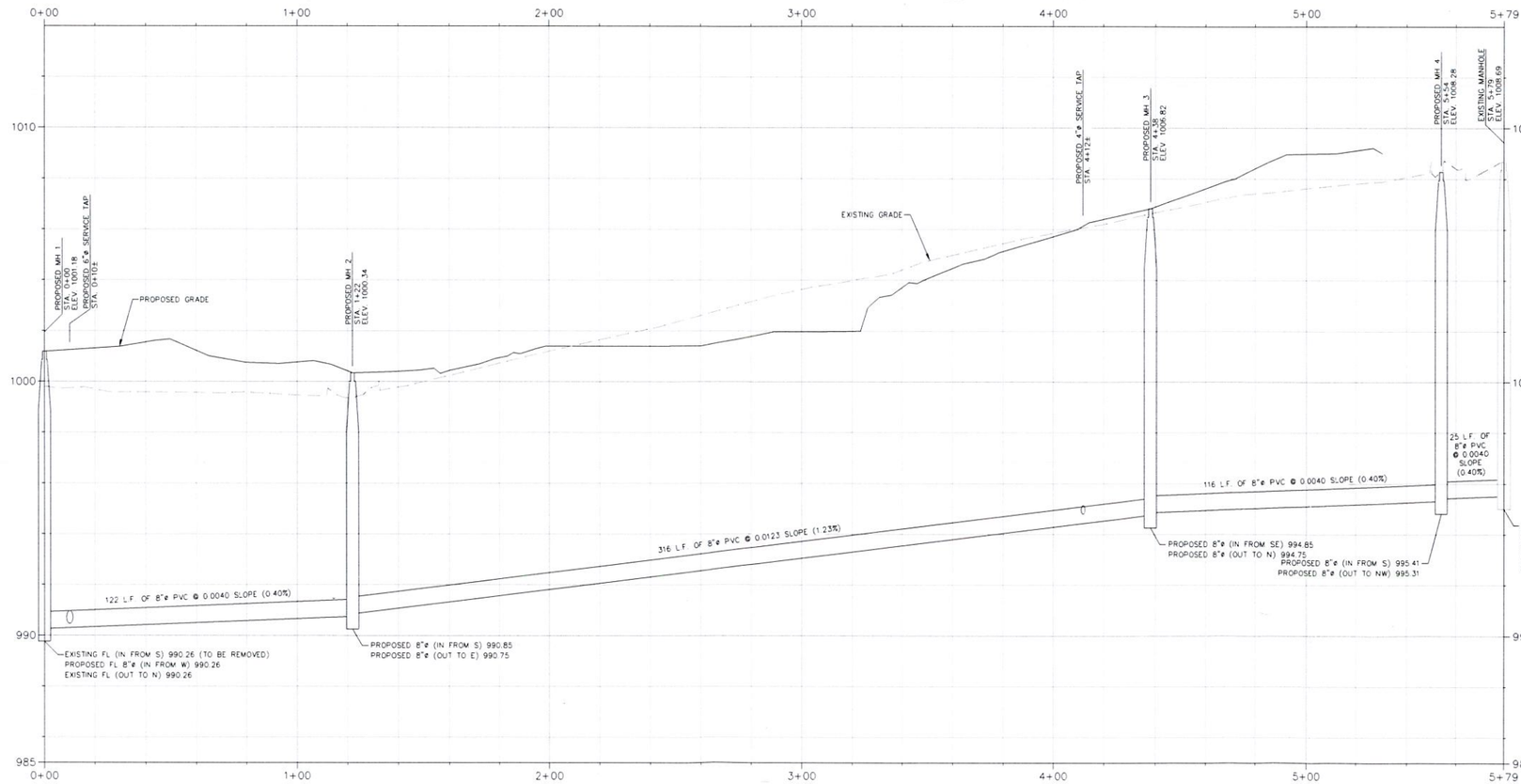
Case 033-20: Alley Vacation – A request to vacate alley right-of-way lying North of W. 8th St. and South of W 7th St. located on property at the Southwest corner of S. Joplin Ave. and W. 7th St.. – City of Joplin

0 105 210 420 630 840 Feet

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Z:\JOPLIN MO\CORNELL PERFORMING ARTS\DRAWINGS\C11 SANITARY PLAN AND PROFILE.DWG





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CERTIFICATE OF AUTHORITY MISSOURI NO. 000427

DATE	REVISION

DWN. BY	MHJ
CKD. BY	MCK
APPD. BY	MCK
DATE	VALUE

SANITARY PLAN AND PROFILE
CORNELL PERFORMING ARTS CENTER
JOPLIN, MISSOURI

DWG NO. C11

100% DESIGN DEVELOPMENT
6/12/2020

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DATE	REVISION

DWN. BY	SRM
CKD. BY	CSE
APPD. BY	CSE
DATE	8/30/2019

EXISTING SITE PLAN
CORNELL PERFORMING ARTS
JOPLIN, MISSOURI

DWG. NO.
X