Z&P Meeting: October 11, 2021
City Council Meeting: November 1, 2021

STAFF PLANNING REPORT
Vacation

CASE 057-21 A request to vacate 9th St. and Orr Ave. right-of-way.

APPLICANT Jim Satlak

REPRESENTATIVE Jim Satlak

LOCATION 3431 E. 10th St.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Street Right-of-Way	Approximately 20' x 410'
Street Right-of-Way	Approximately 40' x 220'

REASON FOR VACATION

Jim Satlak has petitioned for this street vacation in order to consolidate his land holdings to the North and East and redevelop the site for future residential development.

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.

STAFF ANALYSIS

PRIVATE RIGHTS WILL NOT BE INJURED OR ENDANGERED BY THIS VACATION.

The applicant holds the land on either side of this proposed vacation, so no private party would be affected by the vacation but the applicant.

THE VACATION WILL NOT CAUSE THE PUBLIC TO SUFFER A LOSS OR INCONVENIENCE.

The street right-of-way is presently unimproved. There is no public access through this right-of-way and it currently serves as access to no property.

IN JUSTICE TO THE APPLICANT(S) THE VACATION SHOULD BE GRANTED.

Yes.

DISCUSSION

This vacation is being sought for the consolidation of the site. This property is presently zoned R-2, and that designation would be extended to the vacated property should this item pass. Orr Ave. is presently located in Duquesne – the right-of-way being requested to be vacated is the originally planned alignment for Orr Ave. that was never built.

Staff recommends approval of Case 057-21.

ENCLOSURES

- Application
- Map

CITY OF JOPLIN

APPLICATION FOR VACATION OF STREET OR RESERVATION

Return Form and Attachments to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 057-21
Filing Fee: $550.00
Date Advertised:
Date Notices Sent 10-4-21
Public Hearing Date: 10-12-21

I. Applicant Name: JIM SOTCAK Phone: 417 540 5976

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

Address: P.O. Box 597 JOPLIN MO 64802-0597 Email:

II. Type of vacation requested (check one):

Street Vacation X

Alley Vacation_____

Utility Vacation____

Other (Please specify)_____

III. Location of street, alley, utility easement, or other reservation: 9TH AND ORA

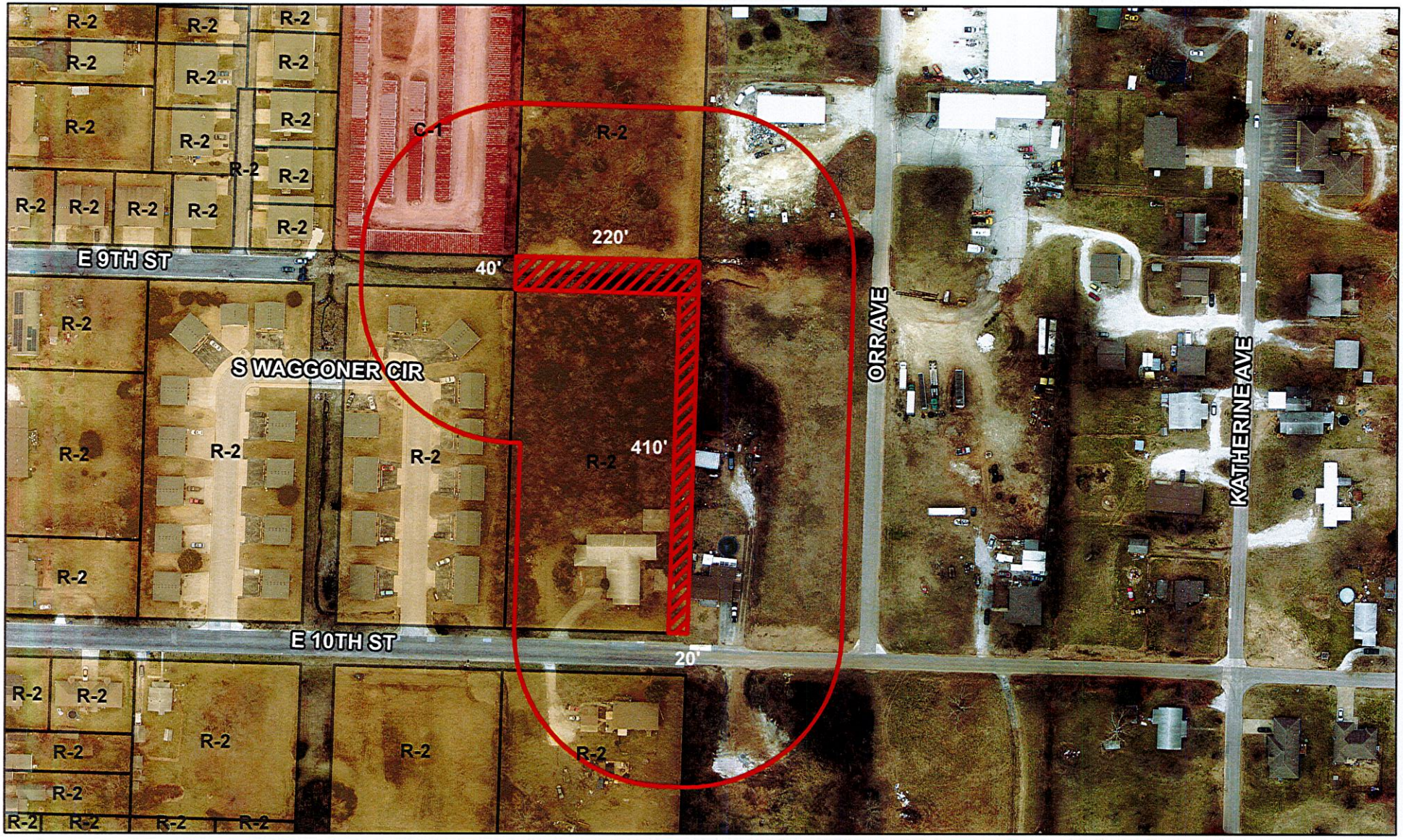
IV. Please indicate below the extent to which the following standards are met, in the applicant's opinion.

1. Private rights will not be injured or endangered by the vacation. NO

2. The vacation will not cause the public to suffer a loss or inconvenience. NO

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

Approximately 700 feet East of the intersection of E. 9th St. and S. Rex Ave. – Vacation



Case 057-21: Approximately 700 feet East of the intersection of E. 9th St. and S. Rex Ave. – A request to vacate street right-of-way – Jim Satlak