JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 066-22 A request to vacate approximately .08 acres of a platted utility easement.

APPLICANT Crossland Realty Group

REPRESENTATIVE Anderson Engineering

LOCATION W 32nd & McClelland

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Utility Easement	Approximately .08 Acres

REASON FOR VACATION

In order to develop the vacant lot, the applicant is requesting the easement be vacated in order to fit a building on the lot. The utilities would be rerouted to two new easements: one running North to South to the West of the originally platted easement and one running North to South on the Eastern side of the originally platted easement.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Utilities are not currently in the easement. The land was never developed.

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

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

DISCUSSION

This vacation is sought to develop the empty lot. A proposed building would encroach on the existing easement, so a new easement will be recorded that makes room for the rerouting of utilities as well as the footprint of the proposed building.

Staff recommends approval of Case 066-22.

ENCLOSURES

- Application
- Map