Z&P Meeting: November 9, 2020
City Council Meeting: December 7, 2020

STAFF PLANNING REPORT
Vacation

CASE 045-20 A request to vacate approximately 120' of W. 11th St. right-of-way lying East of S. Byers Ave. and South of W 7th St.

APPLICANT Boyd Metals

REPRESENTATIVE Audie Dennis

LOCATION East of the intersection of W. 11th St. and S. Byers Ave.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Street Right-of-Way	Approximately 120' x 50'

REASON FOR VACATION

Boyd Metals is looking to consolidate the land they hold in the area. Additionally, 11th Street currently dead ends into their property leading to some vehicles using it to turn around.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Utilities are currently in the Right-of-Way. Rerouting of utilities will not 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

Boyd Metals has applied to vacate this small portion of 11th Street right-of-way to consolidate the land they own in this area. In addition, 11th Street right now terminates and spills into their property leading to vehicles using their property to turn around.

Vacating this portion of right-of-way will also remove the burden of its maintenance from the City.

Staff recommends approval of Case 045-20.

ENCLOSURES

- Application
- Map

CITY OF JOPLIN

APPLICATION FOR VACATION OF STREET OR RESERVATION

Return Form 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.: 045-20
Filing Fee: ~~$500.00~~ $50.00
Date Advertised:
Date Notices Sent 10-26-20
Public Hearing Date: 11-9-20

I. Applicant Name: Boyd Metals of Joplin, Inc. Phone: 417-626-2693

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

Address: 1027 Byers Avenue, Joplin MO Zip: 64801

II. Type of vacation requested (check one):

Street Vacation ✓

Alley Vacation_____

Utility vacation_____

Other (Please specify)_____

III. Legal Description of area requested to be vacated: Attached.

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. We purchased the Richland Mechanical property and they are the only other users of this portion of 11th St.

2. The vacation will not cause the public to suffer a loss or inconvenience. See above. This portion of 11th is realistically nothing more than a drive into our property.

3. In justice to the applicant(s) the vacation should be granted. Boyd wishes to have this property in order be able to maximize our use of the Richland property as we seek to grow and expand.

V. Required Attachments:

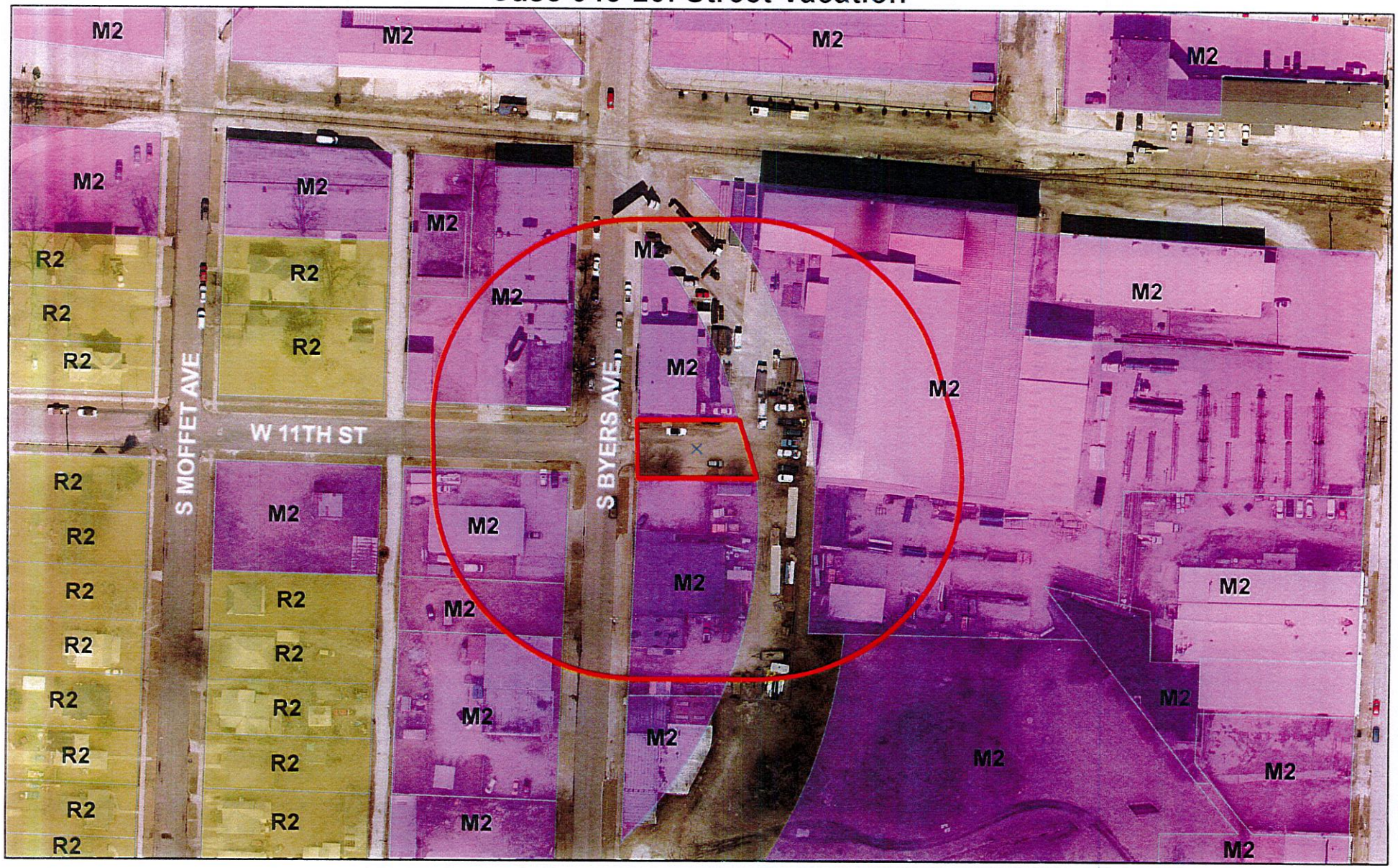
1. Affidavit(s) from each owner of land adjoining said area that is proposed to be vacated, whom are not listed as an applicant, indicating their consent to the vacation. N/A

2. Survey or such other drawing acceptable to the Planning / Community Development Manager depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley or public reservation.

3. Affidavit(s) from the following private utility companies indicating their consent to vacate the easement. The following private companies must be contacted and consent to the vacation before the Public Hearing can take place.

a.) MGE Missouri Gas Energy	(800) 582-1234
b.) Empire District Electric Company	(417) 624-0300
c.) Cable One	(417) 624-6340
d.) MO American Water Company	(800) 256-6426
e.) AT&T	(800) 464-7928
f.) Republic Services (Trash)	(800) 431-1507

Case 045-20: Street Vacation



Case 045-20: Street Vacation – A request to vacate approximately 120' of W. 11th Street right-of-way lying East of S. Byers Ave. – Boyd Metals of Joplin, Inc.

0 62.5 125 250 375 500 Feet

N