STAFF PLANNING REPORT
Vacation

CASE 042-19
A request for the vacation of approximately 440 feet of a 20-foot-wide utility easement, and 115 feet of a 15-foot-wide storm sewer and utility easement.

APPLICANT
Kevin Parker

REPRESENTATIVE
Micah Souder

LOCATION
A utility easement mostly running North/South and a storm sewer and utility easement running East/West located in the 1700 block of the South side of W 26th St.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Easement Type(s)</th>
<th>Easement Size</th>
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<tbody>
<tr>
<td>Utility Easement</td>
<td>Approximately 20’ x 440’</td>
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<tr>
<td>Storm Sewer &amp; Utility Easement</td>
<td>15’ x 115’</td>
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REASON FOR VACATION

For the redevelopment on the applicant’s property. Current easement prevents the footprint of any proposed development from being located at present recorded location.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

No active connection. Rerouting of utilities is not required to maintain current services to adjoining properties.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

No plans for new utilities to be located in the easement.

DISCUSSION

The purpose for this vacation request is clean up the easements through the site. The Memorial Hills senior affordable housing development has already been constructed on the site, and subsequent surveys have shown unused easements on the property.
Staff recommends approval of Case 042-19.

ENCLOSURES

- Application
- Map
CITY OF JOPLIN

APPLICATION FOR VACATION OF STREET OR RESERVATION

For Office Use Only
Case No.: 042-19
Filing Fee: $500.00
Date Advertised: 11-24-19
Date Notices Sent: 11-22-19
Public Hearing Date: 12-9-19

I. Applicant Name: Kevin Parker Phone: 417-624-5552

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

Address: 1115 Illinois Avenue Suite 1 Joplin, MO Zip: 64801

II. Type of vacation requested (check one):

Street Vacation ______

Alley Vacation ______

Utility vacation X ______

Other (Please specify) ______

III. Legal Description of area requested to be vacated: See attached exhibit and description
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. Memorial Hills, LP

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.

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