STAFF PLANNING REPORT

Vacation

CASE 018-20

A request to vacate Pearl Ave. street right-of-way lying North of W. 7th St. and South of W 6th St. and a portion of alley right-of-way lying approximately 180' West and 50' North of the intersection of W. 7th St. and S. Pearl Ave.

APPLICANT
City of Joplin

REPRESENTATIVE
Keegan Stanton

LOCATION
North of W. 7th St. and South of W 6th St.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Easement Type(s)</th>
<th>Easement Size</th>
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<tbody>
<tr>
<td>Street Right-of-Way</td>
<td>Approximately 460' x 60'</td>
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<tr>
<td>Alley Right-of-Way</td>
<td>Approximately 170' x 20'</td>
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REASON FOR VACATION

Jasper County has acquired all property on the East and West sides of Pearl Ave. between 6th and 7th Streets and along the portion of alley requested to be vacated. The County would like to consolidate their land in order to build a new courthouse on the site to accommodate growing needs and population.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Utilities are currently in the Right-of-Way. Rerouting of utilities is not required to maintain current services to adjoining properties. A savings clause will be provided in the ordinance.

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

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

DISCUSSION
Jasper County is planning for a new courthouse near their existing one and have purchased property along Pearl Ave. to ensure room for not only a new courthouse, but also for the current courthouse to still be used while construction is done on the new one. This construction planning and the large footprint of the proposed courthouse has created the need for a consolidation of their land holdings along Pearl Ave.

We have requested and received a traffic study from the firm handling the design of the new courthouse looking into the affect closing Pearl Ave. will have on traffic in the local area. This was requested during the demolition of the old church on the site, so Pearl Ave. was closed at that time. We did request a follow-up for more extrapolation and interpretation and that was conducted once the COVID-19 closures and stay-at-home order was in place.

We are continuing to work with the applicant to study the traffic situation more, but initial study shows that there will be a minimal disruption to traffic flow. As Pearl ends at 10th Street, it does not go through as Joplin and Wall do, so traffic on Pearl is already diverting once it hits 10th Street.

*Staff recommends approval of Case 018-20 with a savings clause to allow for utilities to access and maintain their infrastructure.*

**ENCLOSURES**

- Application
- Map
CITY OF JOPLIN

APPLICATION FOR VACATION OF STREET OR RESERVATION

For Office Use Only
Case No.: 018-20
Filing Fee: $500.00
Date Advertised: 4-26-20
Date Notices Sent: 4-27-20
Public Hearing Date: 5-11-20

I. Applicant Name: County of Jasper Phone: 417.358.0421
If more than one property applicant, please submit additional names, address and phone numbers on attached sheet(s)
Address: 302 S. Main Street, Carthage, MO Zip: 64836

II. Type of vacation requested (check one):

Street Vacation X
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.

   All property adjacent to the areas of vacation request is owned by the County. There will be no private rights endangered by the vacation.

2. The vacation will not cause the public to suffer a loss or inconvenience.

   The downtown street grid allows for easy navigation of the area such that granting the vacation should have very minimal impact to public convenience of travel.

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

   Granting the vacation will allow for construction of a safer and more efficient local government building to serve the residents of Jasper County.
IV. Required Attachments:

1. Legal description of the street, alley, or utility easement to be vacated from a deed of record or certified survey. Digital copies are acceptable. Must be legible.

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 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.

4. 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.

<table>
<thead>
<tr>
<th>Utility</th>
<th>Contact</th>
<th>Email</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>AT&amp;T</td>
<td>Kenny Kenworthy</td>
<td><a href="mailto:kk7429@att.com">kk7429@att.com</a></td>
<td>417-625-8092</td>
</tr>
<tr>
<td>Missouri American Water</td>
<td>Andrew Holderness</td>
<td><a href="mailto:andrew.holderness@amwater.com">andrew.holderness@amwater.com</a></td>
<td>417-623-0676 x1009</td>
</tr>
<tr>
<td>Liberty Utilities (Power)</td>
<td>Jeff Lebeda</td>
<td><a href="mailto:jeff.lebeda@libertyutilities.com">jeff.lebeda@libertyutilities.com</a></td>
<td>417-625-6159</td>
</tr>
<tr>
<td>Republic Services (Trash)</td>
<td></td>
<td></td>
<td>(800) 431-1507</td>
</tr>
<tr>
<td>Cable One/Sparklight</td>
<td>Keri Bledsoe</td>
<td><a href="mailto:keri.bledsoe@sparklight.biz">keri.bledsoe@sparklight.biz</a></td>
<td></td>
</tr>
<tr>
<td>Spire Energy (Gas)*</td>
<td>Ken Stegall</td>
<td><a href="mailto:ken.stegall@spireenergy.com">ken.stegall@spireenergy.com</a></td>
<td></td>
</tr>
<tr>
<td>Spire Energy (Gas)*</td>
<td>Mandy Butkovich</td>
<td><a href="mailto:mandy.butkovich@spireenergy.com">mandy.butkovich@spireenergy.com</a></td>
<td>816-472-3767</td>
</tr>
</tbody>
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*Must contact BOTH contacts at Spire Energy.

Signature: [Signature]  
Date: [2-6-20]
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