

**Requested Council Meeting Date: May 1, 2017**

**Item: COUNCIL BILL NO. 2017-258**

**Originating Department: PLANNING & COMMUNITY DEVELOPMENT**

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Attachments: 1) Copy of Council Bill 2017-258  
2) Planning Report  
3) Commission Minutes

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Planning/Community Development Manager: Troy Bolander

City Attorney: Peter C. Edwards

City Manager: Samuel L. Anselm

Board or Commission: Planning and Zoning Commission

Date: 04/10/17

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Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 abstained"

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**SUMMARY/REQUEST:**

Case 010-17: 27<sup>th</sup> Street between Cunningham Avenue and McCoy Avenue - A request to vacate a 50' public right of way easement for the construction of a Senior Living Center – Memorial Hills, L.P.

**STAFF SUMMARY:**

This request would vacate the public access street easement but the utility easement would remain intact. The utilities located within the easement will remain in place in the open space of this development.

*Staff recommends approval of Case 010-17.*

**PLANNING & ZONING COMMISSION TESTIMONY:**

Jerrod Hogan, Anderson Engineering, 811 E. 3<sup>rd</sup> Street, Joplin, MO, stated that this is the affordable senior housing project just south of 26<sup>th</sup> and Maiden Lane. This easement vacation is to allow the development to consolidate the lots into one large parcel. The attached development plan shows walking trails and green space all the way around the development. The utility easement would be left intact without any building on top of it. Additionally, there were plans submitted for a firetruck turnaround off Cunningham Avenue to ensure fire protection.

Mr. Smith asked if there were any questions for Mr. Hogan. There were not.

**PUBLIC COMMENT:** None.