
Requested Council Meeting Date: April 4, 2016

Item: COUNCIL BILL NO. 2016-263

Originating Department: PLANNING & COMMUNITY DEVELOPMENT

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

Planning/Community Development Manager: Troy Bolander

City Attorney: Peter C. Edwards

City Manager: Samuel L. Anselm

Board or Commission: Planning and Zoning Commission

Date: 3/14/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of “5 in favor, 2 absent”

SUMMARY/REQUEST:

Case 010-16: 180 feet of 14th Street West of Range Line Road – A request for vacation of a portion of a street easement – Majzoub Family Limited Partnership.

STAFF SUMMARY:

Residents of this neighborhood requested that 14th Street be closed so that visitors could not cut through the residential neighborhood in order to get to Chili’s, ensuring that the entrances were only accessible off of Range Line Road and 15th Street. Additionally, residents asked for a wall to be constructed across 14th Street following the closure. There was also an additional fire hydrant added so that fire protection is ensured for both sides of the closure.

Staff recommends approval of Case 010-16.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Mike Mellinger, Mellinger Commercial, stated the segment of 14th Street to be vacated lies just north of the new Chili’s. He showed the commissioners a site plan for the development with the closure of 14th Street. The fencing will connect with Chili’s fencing and continue east about 15 feet, and then continuing north across 14th Street.

Mr. Mellinger is asking for the vacation of 14th Street, with that vacation being agreed to between all the parties involved. A neighborhood meeting was conducted two weeks ago, with anyone having property in the general vicinity being invited. About 15 neighbors attended, with the fencing being their main concern. They don’t want people walking from one place to the other, with this fencing prohibiting that.

Mr. Duncan asked what O'Reilly Auto Parts think about 14th Street being vacated, and Mr. Mellinger replied they are in favor of the vacation since they own the house behind their property.

Mr. Duncan asked if someone is currently working on that street, and Mr. Mellinger did not believe any work has been done on the street itself. Chili's has done some utility work nearby. They poured one entrance curb that they have to remove since they poured it in the original design opposed to the new design, so that will be corrected shortly. The plan is to have the street vacated prior to their opening date of May 15, 2016.

Mr. Ramsour asked if there is still access from Range Line Road into Chili's or O'Reilly's, and Mr. Mellinger replied that is correct. The City Council asked him to eliminate vehicular traffic going into the residential neighborhood.

Mr. Ramsour stated the portion of 14th Street that is being vacated contains potholes and asked about maintenance. Mr. Mellinger stated Chili's will have a cooperative easement and maintenance agreement with O'Reilly's.

PUBLIC COMMENT:

Mr. Michael Pier, 2915 East 14th Street, Joplin, appeared in favor of vacation of the street. He stated the vacation will decrease the vehicular traffic since Chili's is very popular. They have sufficient parking space for customers and staff, but overflow parking would be along 14th Street if it wasn't vacated. He is in favor of vacating 14th Street adjacent to Range Line Road just for traffic purposes and pedestrian purposes.