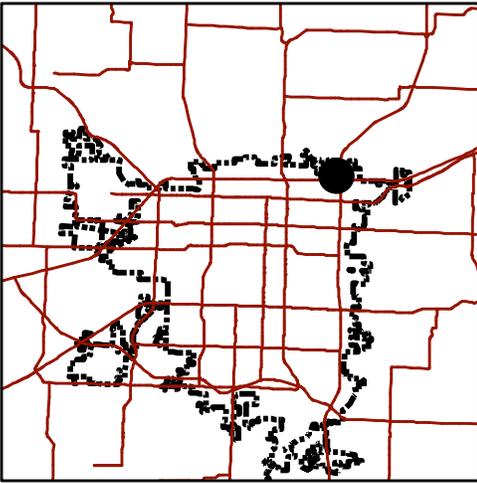


Development Review Staff Report

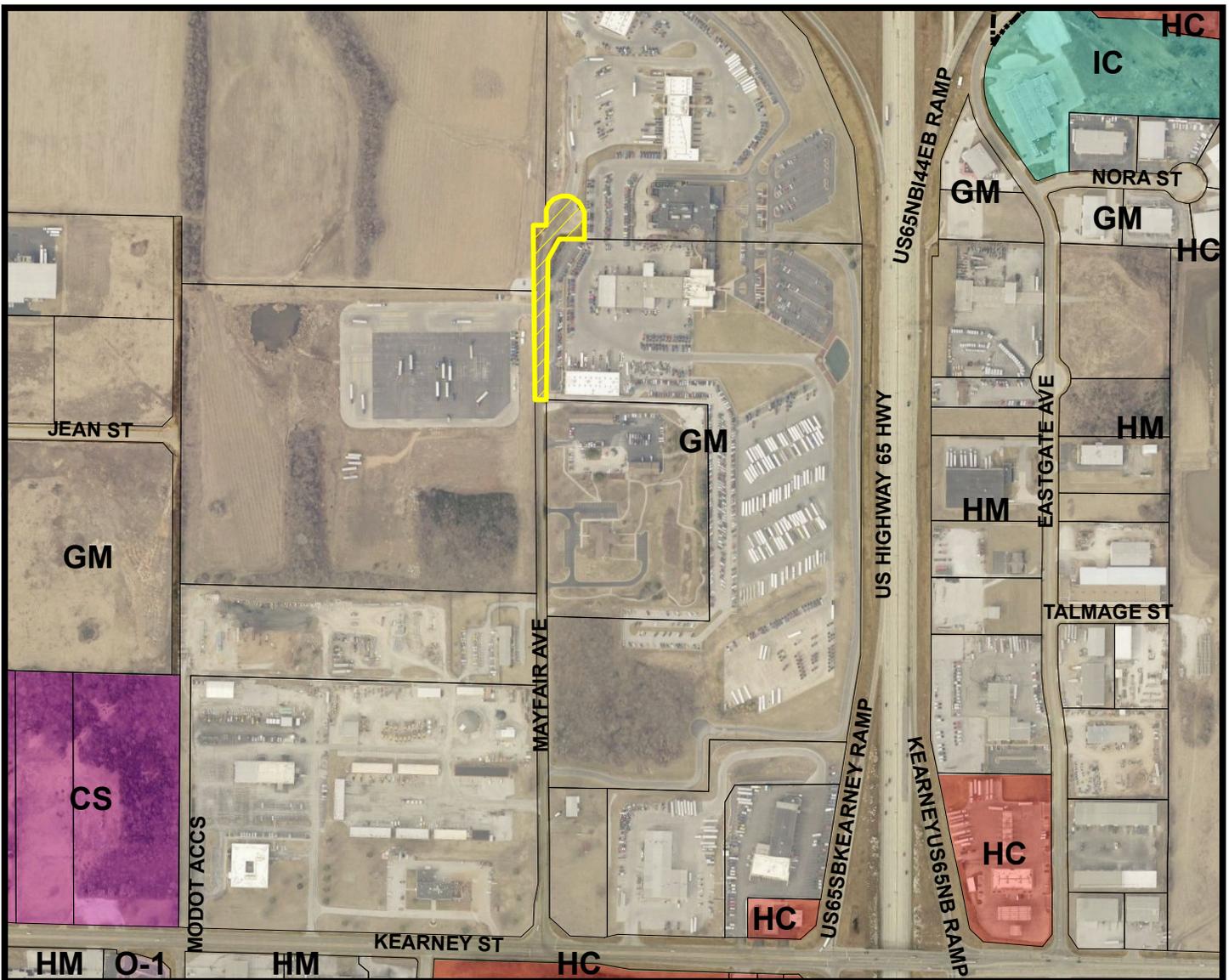
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Vacation 783

Location: 2700 block N. Mayfair Ave.



LOCATION SKETCH



- Area of Proposal



1 inch = 600 feet

DEVELOPMENT REVIEW STAFF REPORT
VACATION 783

REPORT DATE: December 29, 2015

LOCATION: 2700 block North Mayfair Avenue

APPLICANT: New Prime, Inc.

VACATION AREA: Approximately 1.23 acres

FINDINGS FOR STAFF RECOMMENDATION:

1. The requested vacation meets the approval criteria listed in Exhibit 2.

RECOMMENDATION:

Staff recommends **approval** of this request.

ADJACENT PROPERTY OWNER COMMENTS:

Three (3) property owners are within three hundred (300) feet of the subject area and have been notified of this action. Staff has not received any comments.

STAFF COMMENTS:

1. This is a request to vacate all of the public right-of-way of Mayfair Avenue, north of the Missouri Department of Conservation (MDC) property. The applicant, New Prime, Inc., has constructed a turnaround at the end of the proposed Mayfair Avenue vacated right-of-way. Prime Inc. or one of their affiliated corporations (New Prime Inc., Wolverine Land Holdings, LLC, etc.) owns all of the property adjacent to the proposed vacation area. The approval of this request will facilitate the development of the surrounding property for Prime trucking company.
2. All necessary easements to accommodate existing facilities within the subject rights-of-way will be retained as part of this vacation. The vacation of the right-of-way does not relinquish any existing easements.
3. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

EXHIBIT 1
DEPARTMENT COMMENTS
VACATION 783

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. No comments.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

1. Turnaround has been constructed. Traffic has no issues with this vacation request.

STORMWATER COMMENTS:

1. Drainage easement provided as requested. Please, provide the original drainage easement to the city for recording.

CLEAN WATER SERVICES COMMENTS:

1. No public sewer within proposed vacation.

CITY UTILITIES:

1. Everything looks ok. Just need to coordinate the recording of the easement with Planning and Development.

FIRE DEPARTMENT COMMENTS:

1. No comments.

AT&T COMMENTS:

1. AT&T supports the request. AT&T will retain its existing easement since the vacation only affects public right-of-way. Furthermore, AT&T has existing facilities on the east side of Mayfair within the gray shaded utility easement that will continue to be maintained. If the proposed utility easement on the east side of Mayfair is to be moved to the west side of Mayfair, these facilities will need to be relocated at the developer's expense, or show the existing utility easement on the east side of Mayfair to remain.

EXHIBIT 2
APPROVAL CRITERIA
VACATION 783

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.

1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way.

STAFF RESPONSE:

New Prime, Inc. and Wolverine Land Holdings, LLC, which are the only adjacent properties to this public street, are run by the same company, Prime, Inc., and have alternate access to the public street system.

2. The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.

STAFF RESPONSE:

New Prime, Inc. is the applicant and owns more than two-thirds of the area adjacent to the proposed vacation.

3. That the retention of the street, alley, public way or subdivision serves no useful purpose.

STAFF RESPONSE:

The street and cul-de-sac was platted to serve multiple lots. The surrounding owners and development are the same and make the public right-of-way unnecessary.

4. That the vacation will not affect the ability to use utilities, public or private.

STAFF RESPONSE:

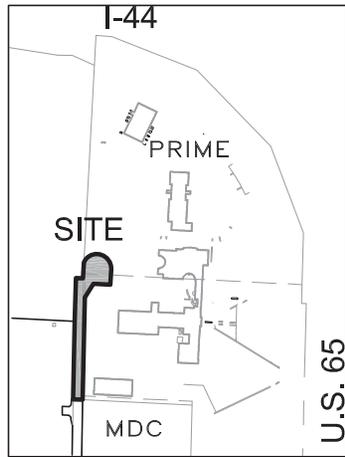
The applicant has submitted replacement easements which have been reviewed and approved by City staff prior to the meeting. All necessary utilities will be retained.

EXHIBIT 3
LEGAL DESCRIPTION
VACATION 783

DESCRIPTION FOR STREET VACATION:

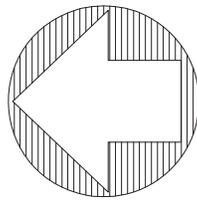
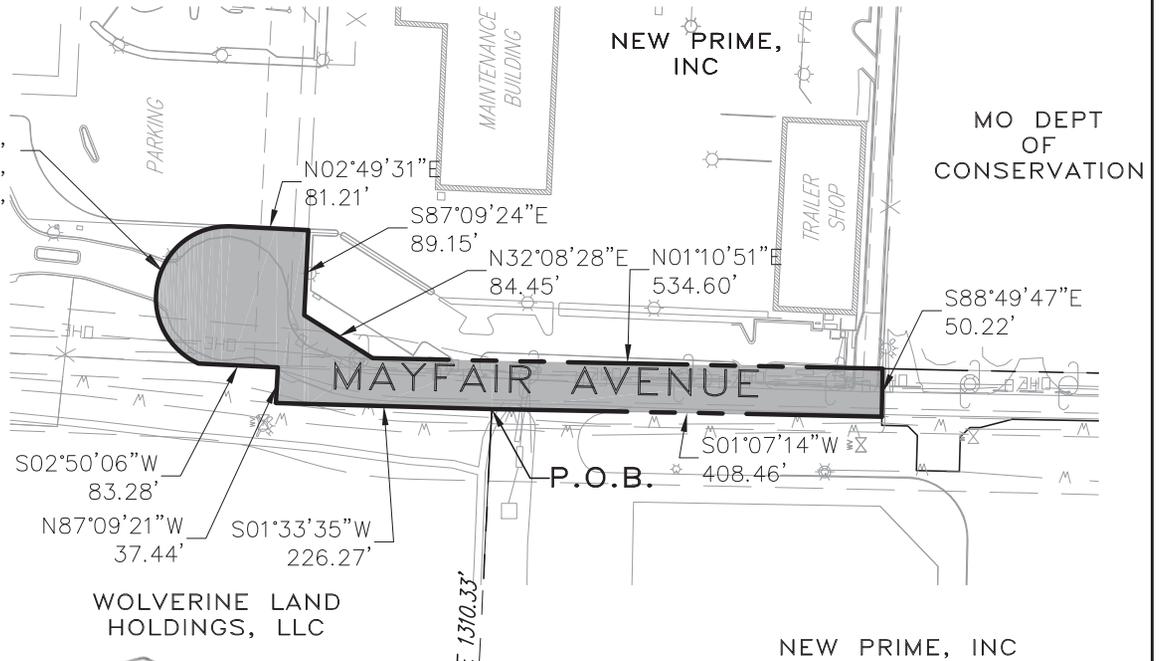
All that part of the East Half of Section 4, Township 29 North, Range 21 West of the Fifth Principal Meridian in the City of Springfield, Greene County, Missouri, being more particularly described as follows: Commencing at the Center of Section 4, Township 29 North, Range 21 West of the Fifth Principal Meridian, City of Springfield, Greene County, Missouri, said corner also being the Northwest corner of the Southeast Quarter of said Section 4; thence, South 01°33'32" West, along and with the West line of the Southeast Quarter of said Section 4, also being the East line of North Creek Industrial Park First Addition, a distance of 226.70 feet to the Southwest corner of a parcel of land described in Book 1596 at Page 335 of the Greene County Deed Records; thence, South 87°10'33" East, along and with the South line of said parcel, a distance of 1310.33 feet to the existing West right-of-way line of Mayfair Avenue and the POINT OF BEGINNING; thence, South 01°07'14" West, along and with said West line, a distance of 408.46 feet; thence, South 88°49'47" East, leaving said West right-of-way line of Mayfair Avenue, a distance of 50.22 feet to a point on the East right-of-way line of Mayfair Avenue; thence, along and with said East line, the following five (5) courses: North 01°10'51" East, a distance of 534.60 feet; thence, North 32°08'28" East, a distance of 84.45 feet; thence, South 87°09'24" East, a distance of 89.15 feet; thence, North 02°49'31" East, a distance of 81.21 feet; thence, Northwesterly on a 75.08-foot radius non-tangent curve to the left, having a chord bearing of North 76°35'08" West and chord length of 147.56 feet, an arc distance of 207.84 feet to a point on the West right-of-way line of Mayfair Avenue, said West right-of-way line also being one and the same as the East line of property described in Book 2012 at Page 28620-12; thence South 02°50'06" West, along and with said West right-of-way line, a distance of 83.28 feet; thence North 87°09'21" West, along and with said West right-of-way line, a distance of 37.44 feet; thence South 01°33'35" West, along and with said West right-of-way line, a distance of 226.27 to the POINT OF BEGINNING, containing 53,670 square feet, more or less.

EXHIBIT 4

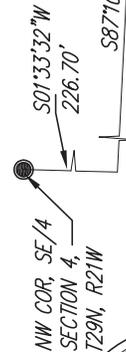
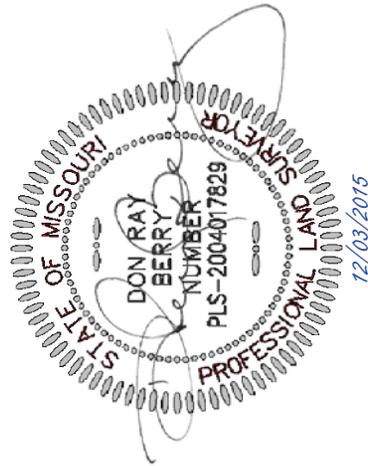


LOCATION MAP
(NOT TO SCALE)

L=207.84', R=75.08'
I=158°36'01"
N76°35'08"W Ch=147.56'



SCALE 1" = 200'



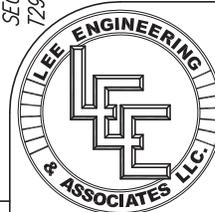
NOTE:

THIS DRAWING HAS BEEN PREPARED ONLY AS AN EXHIBIT TO ILLUSTRATE NEW EASEMENTS TO BE DEDICATED BY RECORDED INSTRUMENTS AND IS NOT TO BE CONSTRUED TO REPRESENT A PROPERTY BOUNDARY SURVEY.

DATE: 08/24/2015

Mayfair Avenue
Street Vacation Exhibit

PROJECT NO.:
204



Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.

2101 W. Chesterfield Blvd, Suite C202
Springfield, Missouri 65807
417-886-9100 (phone)
417-886-9336 (fax)
dlee@leeengineering.biz

"Engineering with Integrity"