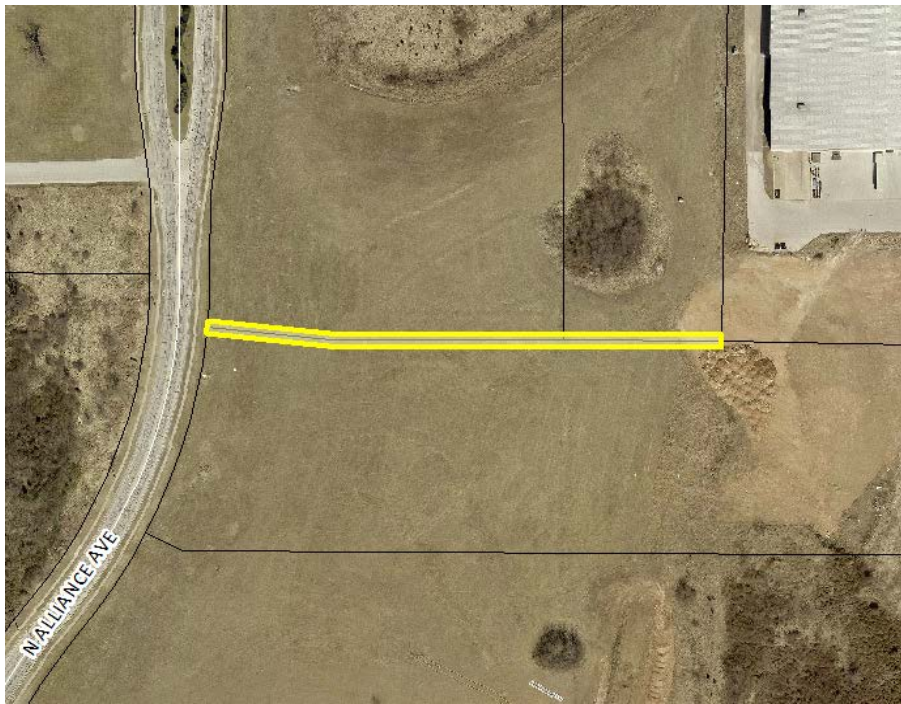


Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: FEBRUARY 15, 2018

CITY COUNCIL PUBLIC HEARING: N/A



CASE NUMBER:

Request to Relinquish Easement
No. 858

LOCATION: 2240 North Alliance Avenue

ACRES: N/A

EXISTING LAND USE: Vacant

APPLICANT: KUMAC LLC

STAFF: Jared Follin, 864-1612

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:

Move to approve Relinquish Easement
No. 858

SUMMARY OF APPLICANTS REQUEST:

The applicant, KUMAC LLC, is requesting to relinquish a utility easement in order to facilitate development of the property. The existing easement is no longer needed and construction of utility improvements at a separate location are being coordinated with Springfield City Utilities per new site development plans. Dedication of a new public utility easement is not required.

STAFF COMMENTS:

PLANNING AND DEVELOPMENT COMMENTS:

1. The applicant is requesting to relinquish a utility easement in order to facilitate development on the property.
2. Lots 1, 2 & 4 adjacent to the utility easement have been combined, administratively.
3. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
4. No one has objected to this request to date.

CITY UTILITES COMMENTS:

City utilities does not have a need for this easement. We recommend it be relinquished.

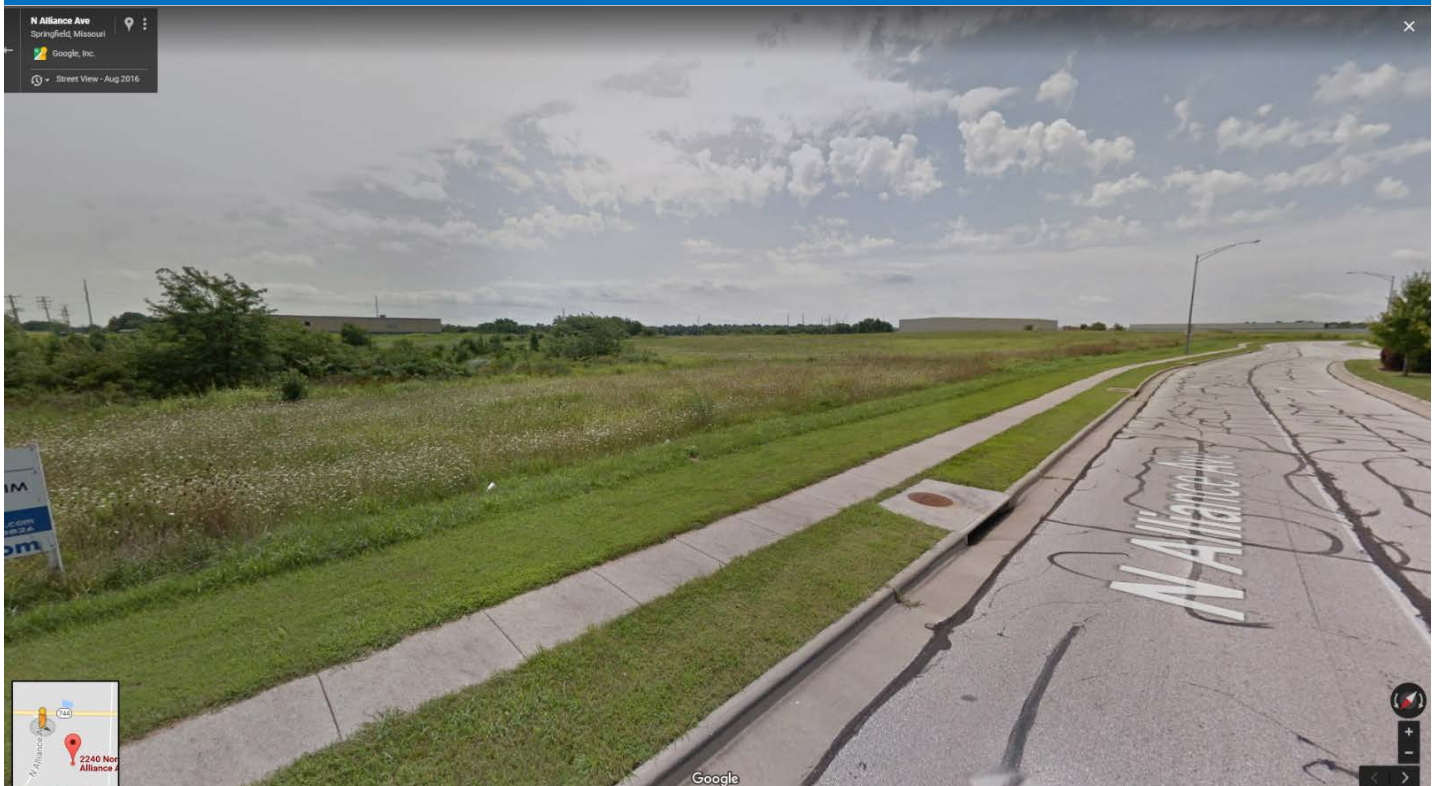
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SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:



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FINDINGS FOR STAFF RECOMMENDATION:

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings:

<u>APPROVAL CRITERIA</u>	<u>STAFF RESPONSE:</u>
1. No one has objected to the relinquishment of this easement.	No one has objected to the relinquishment of this easement.
2. The appropriate City agency has filed with the Planning and Development Department a statement that the easement is no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. A replacement easement is not required.
3. That the retention of the easement no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. A replacement easement is not required.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF UTILITY EASEMENT:

BEING ALL OF THE SOUTHERLY 10' OF LOTS 1 AND 2 EXCEPT THE WESTERLY 15' OF SAID LOT 1 OF THE ABOVE BAYLESS INDUSTRIAL PARK PHASE 3, A RECORDED SUBDIVISION IN PLAT BOOK ZZ PAGE 162 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2 THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2 THE FOLLOWING THREE (3) COURSES:

1.) N 88°27'30" W A DISTANCE OF 209.32';

2.) N 88°27'30" W A DISTANCE OF 310.00';

3.) N 83°02'10" W A DISTANCE OF 146.96' TO A POINT LYING ON THE EASTERLY SIDE OF A 15' WIDE UTILITY EASEMENT LYING ON THE EASTERLY RIGHT-OF-WAY OF ALLIANCE AVE. (80') AS IT NOW EXISTS;

THENCE ALONG SAID 15' EASEMENT WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.00', WITH A RADIUS OF 805.00', WITH A CHORD BEARING OF N 06°37'52" E, WITH A CHORD LENGTH OF 10.00';

THENCE LEAVING SAID 15' EASEMENT EASTERLY S 83°02'10" E A DISTANCE OF 146.54';

THENCE S 88°27'30" E A DISTANCE OF 309.53';

THENCE S 88°27'30" E A DISTANCE OF 209.42' TO THE EASTERLY LINE OF SAID LOT 2;

THENCE ALONG SAID EASTERLY LINE S 02°05'45" W A DISTANCE OF 10.00' TO SAID POINT OF BEGINNING, HAVING AN AREA OF 6,658.71 SQUARE FEET, 0.153 ACRES
