



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-30 An Ordinance of the City Council of the City of Republic, Missouri, Vacating Right-Of-Way at 1700 South Empire Avenue.

Submitted By: Karen Haynes, Planning Director

Date: August 18, 2020

Issue Statement

The City of Republic is requesting a Right-of-Way Vacation of the improved and unimproved access road along the southern portion of the Heart of America (HOA) parcel, located at 1700 South Empire Avenue.

Discussion and/or Analysis

The City of Republic is requesting a Right-of-Way Vacation of the improved and unimproved access road along the southern portion of the parcel located at 1700 South Empire Avenue; the Right-of-Way was dedicated to the City during development of the Heart of America parcel. The dedication included an access road leading from the western parking lot of the Heart of America building south to the north termination of West Carnahan Street; the access road serves as access for HOA trucks and a secondary means of access for emergency services. The unimproved portion of Right-of-Way along the southern portion of the HOA parcel extends to a State Highway MM; this area was dedicated for a possible future new public street and intersection with State Highway MM.

The City of Republic does not intend to develop a new public street in the unimproved Right-of-Way nor a new intersection with State Highway MM at this location. The improved Right-of-Way will continue to serve the needs of the HOA development and will continue to serve as a secondary means of emergency access; the ROW Vacation will return the ownership of the referenced property to Heart of America. The ROW Vacation legal description includes an exception regarding the water, wastewater, and stormwater systems present in the referenced ROW, these utility lines will remain public lines within Utility Easements.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to adopted plans of the City:

Transportation: The proposal eliminates a future public street and intersection with State Highway MM. The City has identified the referenced street and intersection as a proposed future transportation improvement proposed to be removed from the City's Transportation Plan and Major Thoroughfare Plan, currently under revision.

Land Use: The proposal has no development impact to the HOA or adjacent properties.



Municipal Utilities: The proposed Vacation has no impact on the City's water, wastewater, or stormwater systems currently in place in the referenced Right-of-Way; the water, wastewater, and stormwater systems in place will remain public, in Utility Easements.

Floodplain: The proposal is not anticipated to have any impact on areas of Floodplain.

Other Public Services: The proposal is not anticipated to have any impact on any other public services.

Emergency Services: The proposal has no impact on emergency services; emergency services may continue to utilize the proposed private access as needed.

Recommended Action

The Community Development Department recommends approval of the requested Right-of-Way Vacation.