Z&P Meeting: December 8, 2014
City Council Meeting: January 5, 2015

STAFF PLANNING REPORT
Final Plat

CASE 051-14:

Final Plat review for "Twin Hills Plat 2"

NAME OF SUBDIVISION: Twin Hills Plat 2

LOCATION: 26th St. & Horton Smith Drive

APPLICANT: Crossland Construction

PRESENT ZONING: R-1 (Single-Family Residential)

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Twin Hills Country Club	Twin Hills Country Club	Single-Family	Future Single-Family

SUBDIVISION:

Number of lots	Smallest lot	Largest lot	Average lot size
8	23,645 ft²	46,475 ft²	35,266 ft²

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
W. 26th Street	Collector	Approx. 60'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES: Utilities are being extended to the property.

FLOOD PLAIN: Zone X – Area of minimal flooding.

STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?

The proposed subdivision complies with the City's Subdivision Regulations, including minimum lot width and size.

DISCUSSION

The final plat is for Twin Hills Subdivision Plat 2, an 8 lot residential subdivision. The preliminary plat was approved in March of this year. Twin Hills Plat 2 is located west of Twin Hills Plat 1 that is currently under development. Similar phases of the subdivision are planned to be completed towards the west near the intersection of 26th St. and Country Club Dr.

Staff recommends approval of Case 051-14.

ENCLOSURES:
Final Plat

RECEIVED 11-3-14

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Return Form To:
Municipal Planner
Municipal Building
303 East Main
P. O. Box 1355
Joplin, Missouri 64802
417-624-0820

Case Subdivision ~~No.~~: 051-14
Date Filed: 11-3-14
Date of Meeting:
Fee: —
Deposit: —

I. Name of Subdivision: Twin Hills

II. Name of Owner: Crossland Construction

III. Name of Sub divider: Crossland Construction

IV. Name of Person who prepared the Plat? Randy Lyon

V. Date of Hearing: 10-31-2014

VI. Location of Property by Streets: 26th and Horton Smith Dr.

VII. Present Zoning of Property R-1

VIII. Present Uses of Property Vacant

IX. No. of Acres I Total Tract 7.4 No. of Lots 24

Instructions:

The following checklist is to be completed by the Zoning Administrator and shall accompany the Final Plat when it is submitted to the Planning and Zoning Commission. If the answer to any of the questions is "No", a written explanation must accompany this checklist.

X. Does the Final Plan show the following information?	Yes	No
A. Name of the subdivision.	X	

B.	Location of section township, range, county and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct.	Y	
C.	Location of monuments or bench marks. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street, lines, including the true angles and distances to such reference points or monuments.	Y	
D.	The location of lots, blocks, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all curbs to lot lines.	Y	
E.	Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block.	Y	
F.	Exact locations, widths and names of all streets and alleys to be dedicated.	Y	
G.	Boundary lines and descriptions of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use.	Y	
H.	Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning Commission.		
I.	Building setback lines on the front and side streets with dimensions.		
J.	Name and address of the registered land surveyor preparing the plat.	Y	
K.	Scale of plat, 1" = 100' or larger, date or preparation and north point.	Y	
L.	Statement dedicating all easements, streets, alleys, and all other areas are not previously dedicated.	Y	

XI. Was the original on Mylar, tracing cloth, or similar material, and were 10 copies submitted? _____ _____

XII. Have all acknowledgments been signed? _____ _____

A. Owner or owners and all mortgager. _____ _____

B. Dedications or reservations. _____ _____

C. Engineer, surveyor or person preparing plat. _____ _____

D. Zoning Administrator and County Collector. _____ _____

XII. Title Opinion:

A. Submitted (Date)_____ _____ _____

B. Have all owners and mortgager signed plat? _____ _____

XIII. Has certification been submitted stating that all taxes and special assessments due and payable have been paid? _____ _____

XIV. Deed Restrictions:

A. Are any deed restrictions planned for subdivision? _____ _____

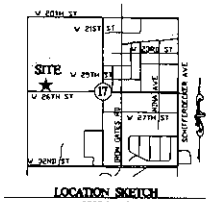
B. If so, has a copy been submitted? _____ _____

XV. How has the installation of the following improvement been guaranteed?

	Construction	Bond	Petition (%)
Streets	_____	_____	_____
Water	_____	_____	_____
Sewer	_____	_____	_____
Sidewalks	_____	_____	_____
Other, As required			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

XVI Are additional comments attached? _____ _____

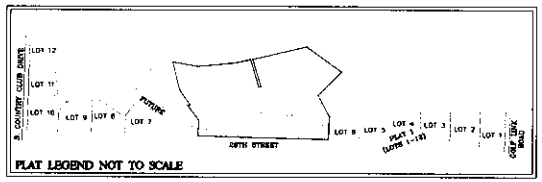
FINAL PLAT OF
TWIN HILLS SUBDIVISION PLAT 2
CITY OF JOPLIN, JASPER COUNTY, MISSOURI



LOCATION SKETCH
SECTION 17
T. 27 N., R. 33 W
SCALE: 1"=2000

CURVE TABLE					
CURVE #	DELTA	ARC LENGTH	RADIUS	BEARING	CHORD LEGTH

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



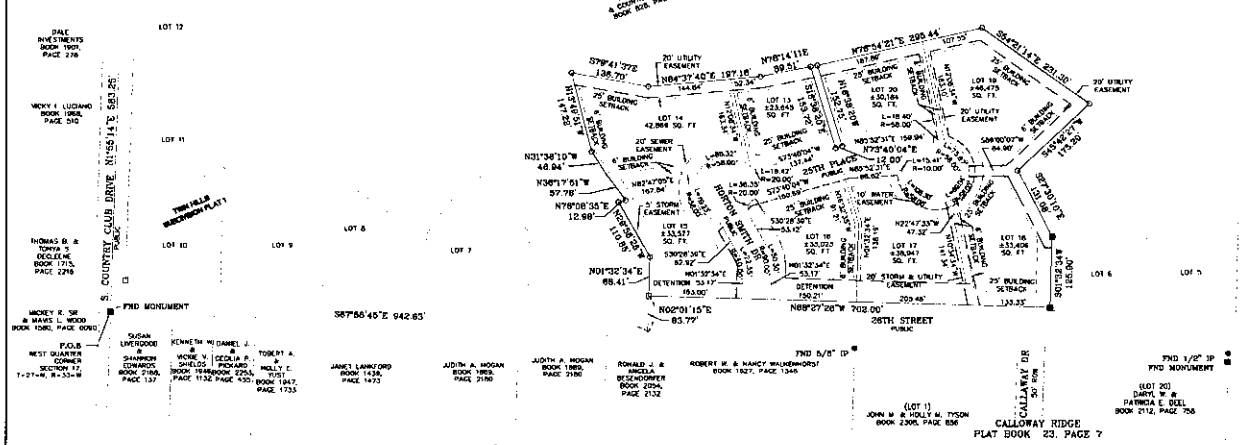
PLAT LEGEND NOT TO SCALE

UTILITY NOTE
THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UTILITY LOCATE NUMBER 133530308

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0235C, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2012 AND IN FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0255C, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

LEGEND

FND IP	FOUND IRON PIN
SET IP	SET IRON PIN
SET MONUMENT	SET SEMI PERMANENT MONUMENT
PROPERTY LINE	
EASEMENT LINE	
BUILDING SETBACK LINE	
EASEMENT LINE	


TWIN HILLS GOLF & COUNTRY CLUB, INC. BOOK 828, PAGE 190
DALE INVESTMENTS BOOK 1991, PAGE 278
VICKY I. LUCHANO BOOK 1804, PAGE 510
THOMAS B. & TONYA S. DEGLEHE BOOK 1715, PAGE 2216
MICKEY R. SR & MAVIS L. WOOD BOOK 1580, PAGE 0090
P.O.B. WEST QUARTER CORNER SECTION 17, T-27-N, R-33-W
SUSAN LIVERGOOD & SHANNON EDWARDS BOOK 2186, PAGE 137
KENNETH W. DANIEL JR. & WOKIE J. SHIELDS BOOK 1945, PAGE 1132
CECILIA R. PICKARD BOOK 2255, PAGE 435
TOBERT A. & HOLLY C. HUST BOOK 1847, PAGE 1733
JAMES LAWKFORD BOOK 1438, PAGE 1473
JUDITH A. MOGAN BOOK 1989, PAGE 2180
JUDITH A. MOGAN BOOK 1989, PAGE 2180
RONALD J. & ANGELA BISENGIMER BOOK 2094, PAGE 2132
ROBERT W. & NANCY WALKENHORST BOOK 1827, PAGE 1346
FND 5/8" IP
FND MONUMENT
S87°56'46"E 942.83'
N01°56'14"E 583.26'
N01°56'14"E 2093.32'
FND IP
NORTHWEST CORNER SECTION 17, T-27-N, R-33-W
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
COUNTRY CLUB DRIVE
TWIN HILLS SUBDIVISION PLAT 1
S79°41'37"E 138.70'
20' UTILITY EASEMENT
N84°39'40"E 197.18'
144.84'
N76°14'11"E 99.51'
52.36'
N76°54'21"E 299.44'
S84°21'14"E 291.30'
N01°56'14"E 564.26'
N31°36'19"W 46.94'
N36°17'51"W 57.76'
N76°08'35"E 12.98'
N01°32'34"E 68.41'
N02°01'15"E 83.77'
N89°27'26"W 702.00'
28TH STREET
PUBLIC
S01°58'34"W 185.90'
S45°42'27"W 175.20'
S88°00'07"W 64.90'
N03°32'31"E 158.94'
N73°40'04"E 12.00'
N22°47'33"W 47.32'
N01°32'34"E 53.17'
DETENTION 53.17'
193.00'
DETENTION 190.21'
209.48'
133.33'
LOT 13 ±33,649 SQ. FT.
LOT 14 42,864 SQ. FT.
LOT 15 ±33,527 SQ. FT.
LOT 16 ±33,406 SQ. FT.
LOT 17 ±39,941 SQ. FT.
LOT 18 ±33,020 SQ. FT.
LOT 19 ±46,475 SQ. FT.
LOT 20 ±30,169 SQ. FT.
BUILDING SETBACK
20' SEWER EASEMENT
5' STORM EASEMENT
10' WATER EASEMENT
20' STORM & UTILITY EASEMENT
25' BUILDING SETBACK
6' BUILDING SETBACK
R=58.00'
R=20.00'
R=10.00'
L=15.41'
L=36.39'
L=18.22'
L=89.32'
L=15.60'
L=137.44'
L=100.69'
L=100.00'
L=100.00'
L=100.00

Case 051-14: 26th Street and Horton Smith Drive – A request for the review of a final plat for "Twin Hills Plat 2" – Crossland Construction.

Mr. Eastman opened the public comment period for Case 051-14.

Mr. Bolander stated that the developer submitted a preliminary plat at the beginning of 2014. This final plat is just the next phase of that subdivision. The plat meets the requirements of the subdivision code, with the City staff recommending approval of the plat.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public comment period for Case 051-14.

MR. CORTEZ MOVED, SECONDED BY MR. BROWN, THAT THE FINAL PLAT AS PRESENTED IN CASE 051-14 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).