Z&P Meeting: December 9, 2019
City Council Meeting: January 6, 2019

STAFF PLANNING REPORT
Final Plat

CASE 046-19 Final Plat review

NAME OF SUBDIVISION Hal's Subdivision

LOCATION: NW Corner of W 26th St. & S. Roosevelt Ave.

APPLICANT: Joel Standeford

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	Single-family Residential	Single-family Residential	Single-family Residential	Single-family Residential

SUBDIVISION:

Number of lots
8

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
W 26th St.	Collector	55'
S Roosevelt Ave.	Local	50'

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

No.

UTILITIES: Existing. New easements are included with the replat. A new sewer extension is planned.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

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

Yes.

DISCUSSION:

The final plat approval is for Hal's Subdivision, a replat of lots 1-3 of Schoolview Estates Third Addition. This subdivision will be 8 lots, zoned R-1 Single-family Residential. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations.

Joel Standeford is seeking an 8-lot subdivision for new single-family development located at the Northwest corner of W 26th St. and S. Roosevelt Ave. Lots 7 and 8 will have a shared access easement to ensure adequate room for access off of McKinley Ave. The applicant has also opted for a stormwater buyout in order to meet the stormwater requirements of the proposed increase in impervious surface.

Staff recommends approval of Case 046-19.

ENCLOSURES:

Final Plat

Submit by Email | Print Form

RECEIVED 10-4-19

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Case # 046-19
~~Subdivision~~ No.:
Date Filed: 10-4-19
Date of Meeting: 12-9-19
Fee: $2

Return Form To:
Municipal Planner
321 East 4th Street
P.O. Box 1355
Joplin, Missouri 64802
417-624-0820 Ext. 511
FAX 417-625-4738

I. Name of Subdivision: Hal's Subdivision

II. Name of Owner: Joel Standeford

III. Name of Subdivider: Joel Standeford

IV. Name of Person who prepared the Plat: Gregory Bowers

V. Date of Hearing: 11/11/2019

VI. Location of Property by Streets: Southeast of McKinley Avenue, West of Roosevelt Avenue, North of 26th Street

VII. Present Zoning of Property R1

VIII. Present Uses of Property Vacant

IX. No. of Acres in Total Tract 2.03 No. of Lots 8

Instructions:

The following checklist is to be completed by the Municipal Planner and may 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 may accompany this checklist.

X. Does the Final Plat show the following information?	Yes	No
A. Name of the subdivision.	☑	☐
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.	☑	☐

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. ☑ ☐

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. ☑ ☐

E. Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block. ☑ ☐

F. Exact locations, widths and names of all streets and alleys to be dedicated. ☑ ☐

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. ☑ ☐

H. Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning and Zoning 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. ☑ ☐

K. Scale of plat, 1" = 100' or larger, date or preparation and north point. ☑ ☐

L. Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated. ☑ ☐

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. Surveyor preparing plat. ☐ ☐

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

XIII. Deed Restrictions:

A. Are any deed restrictions planned for subdivision? ☐ ☑

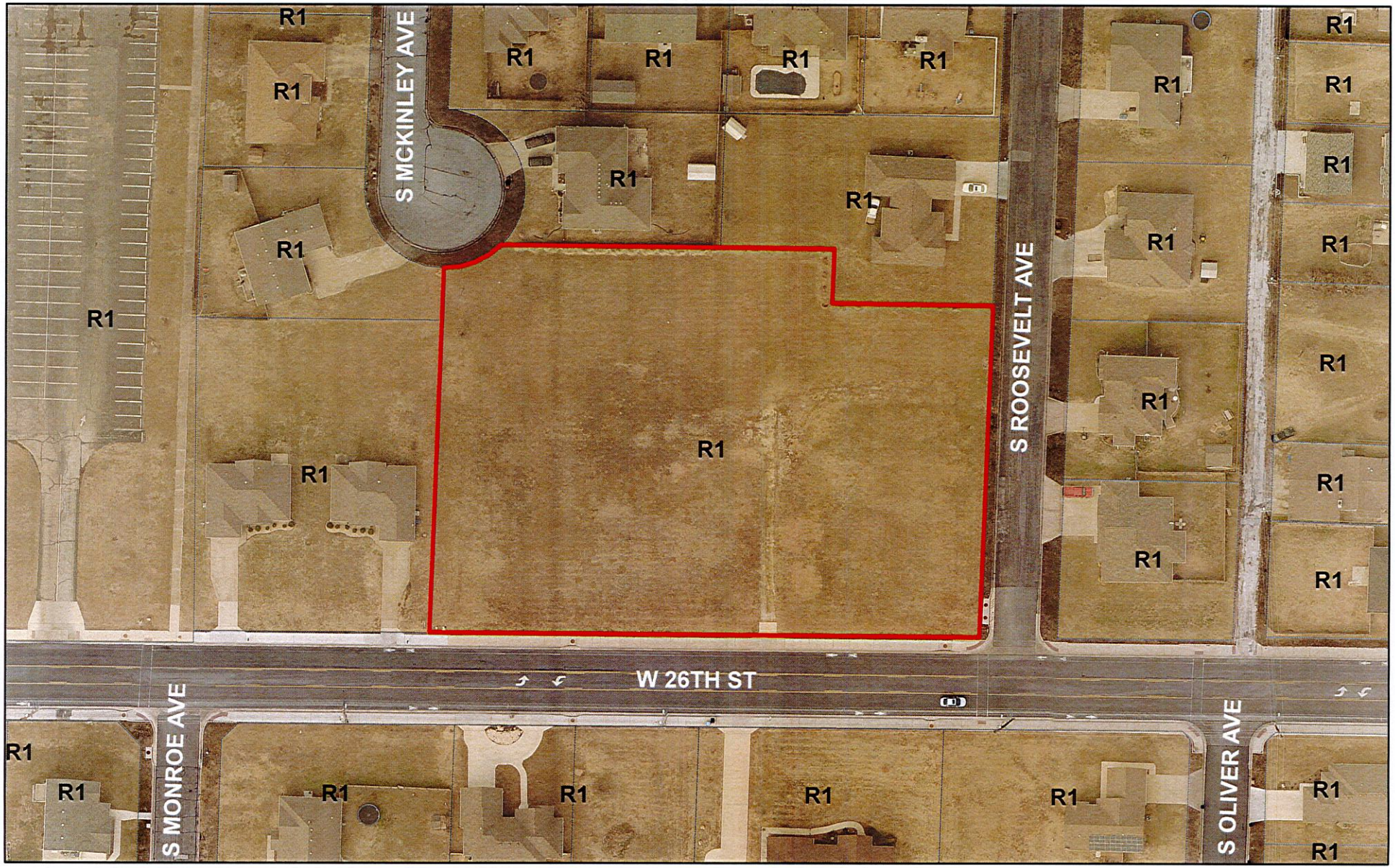
B. If so, has a copy been submitted? ☐ ☐

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

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

XV. Are additional comments attached? ☐ ☑

Case 046-19: Northwest corner of the intersection of W. 26th St. and S. Roosevelt Ave.
Final Plat Review



Case 046-19: Final Plat Review – A request to review the Final Plat of Hal's Subdivision located on the Northwest corner of the intersection of W. 26th St. and S. Roosevelt Ave. – Joel Standeford

N

0 37.5 75 150 225 300 Feet