Z&P Meeting: December 10, 2018
City Council Meeting: January 7, 2019

STAFF PLANNING REPORT
Final Plat

CASE 041-18 Final Plat review

NAME OF SUBDIVISION Standeford-Russow

LOCATION: Northwest corner of Schifferdecker Avenue and 24th Street

APPLICANT: Joel Standeford & Jesse Russow

PRESENT ZONING: R-1, Single Family Residential District

PRESENT LAND USE: Residential

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Residential	Residential	Residential	Residential

SUBDIVISION:

Number of lots
17

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Schifferdecker Avenue	Arterial	80’
Mina Avenue	Local	60’
23rd Street	Local	50’
24th Street	Local	50’

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

No.

UTILITIES A new sewer extension will be added to service any new development.

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 the Standeford-Russow addition. This addition will be seventeen lots zoned Single-Family Residential (R1) at the Northwest corner of Schifferdecker Avenue and 24th Street. The Final Plat requires City Council approval.

The tract of land where this proposed subdivision will be, is approximately 4.5 acres and is mostly undeveloped. There are several structures on the northeast corner of the parcel that have access onto Schifferdecker Avenue. The Plat shows one lot with access onto Schifferedecker Avenue; the access would be located about 60 feet south of the existing drive access. All other lots will either have access from 23rd Street on the north or from 24th Street on the south.

All required building setbacks have been shown on the plat. Two of the lots will be 79 feet wide, and the rest will be 70 feet wide. Ten of the lots will be 175 feet long; four lots will be 140 feet long; and one lot will be 219 feet long. Ten of the lots will be approximately 12,250 square feet; four lots will be 9,800 square feet; two lots will be 10,860 square feet; and one lot will be 15,330 square feet.

The plat shows a 70-foot storm water access easement through the center of the tract, going east to west. There will also be a 10-foot utility easement on the outside edge of the entire tract. This plat meets all requirements of the Joplin subdivision regulations.

Staff recommends approval of Case 041-18.

ENCLOSURES:

Final Plat

RECEIVED
11-2-18

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.: 041-18
Date Filed: _____
Date of Meeting: 12-10-18
Fee: _____

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: Stadeford - Russow Subdivision

II. Name of Owner: Joel Stadeford & Jesse Russow

III. Name of Subdivider: Joel Stadeford & Jesse Russow

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

V. Date of Hearing: _____

VI. Location of Property by Streets: Schifferdecker between 23rd & 24th Street

VII. Present Zoning of Property R1

VIII. Present Uses of Property Residential

IX. No. of Acres in Total Tract 4.56 No. of Lots 17

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 041-18: A parcel of land on the northwest corner of Schifferdecker Avenue and 24th Street -- A request to review the final plat of the Standeford-Russow Subdivision -- Joel Standeford