CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2019-289 – Final Plat Review, Hal's Subdivision.

MEETING DATE:
January 6, 2020

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, Interim City Manager- Daniel Pekarek.

SUMMARY REQUEST:
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

BACKGROUND:
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. 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.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Stanton stated this was the final plat for Hal's Subdivision on 26th Street and Roosevelt Avenue. . It does meet all of the Subdivision Regulations in our code.

They do plan to subdivide into eight (8) distinct parcels. There will be 5 parcels on 26th Street, one will have frontage on Roosevelt, and two (2) will have frontage on the S. McKinley Avenue cul-de-sac. There is a sewer extension planned. The current sewer runs on the northern part of the parcel.

PUBLIC COMMENT;
None.

FUNDING SOURCE
These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 046-19.
Planning and Zoning Commission approved 6 in Favor, 0 Nays, 1 Absent

ATTACHMENTS:
CB 2019-289, Planning Report, Plat Commission Minutes.

Case 045-19: Preliminary Plat Review – A request to review the Preliminary Plat of Hal's Subdivision located on the Northwest corner of the intersection of W. 26th St. and S. Roosevelt Ave. – Joel Standeford

Mr. Stanton stated this first would be a review of the preliminary plat. Staff reviewed this preliminary plat with the Public Works Department and the Engineering Department and found that it has met requirements of our subdivision code. They do plan to subdivide into eight (8) distinct parcels. There will be 5 parcels on 26th Street, one will have frontage on Roosevelt, and two (2) will have frontage on the S. McKinley Avenue cul-de-sac. There is a sewer extension planned. The current sewer runs on the northern part of the parcel, when subdivided they will extend it down Roosevelt Avenue to meet those parcels on 26th Street. They opted for a stormwater buy out instead of doing on site retention/detention.

Mr. Ramsour asked if Commissioners had any questions? They did not.

MR. EASTMAN MOVED, SECONDED BY MR. DERMOTT FOR CASE 045-19 BE APPROVED. MOTION CARRIED, MRS. KOELKEBECK, MRS. STEELE, MR. RAMSOUR, MR. DERMOTT, MR. EASTMAN, AND MR. MCCULLOUGH, VOTING "AYE. (6 IN FAVOR, 0 NAYS, 1 ABSENT).

CB 2019-289

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

Mr. Stanton stated this was the final plat for Hal's Subdivision on 26th Street and Roosevelt Avenue. This one will go to City Council for their approval. It does meet all of the Subdivision Regulations in our code.

MRS. STEELE MOVED, SECONDED BY MR. EASTMAN FOR CASE 046-19 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, MRS. KOELKEBECK, MRS. STEELE, MR. RAMSOUR, MR. DERMOTT, MR. EASTMAN, AND MR. MCCULLOUGH, VOTING "AYE. (6 IN FAVOR, 0 NAYS, 1 ABSENT).

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? ☐ ☑

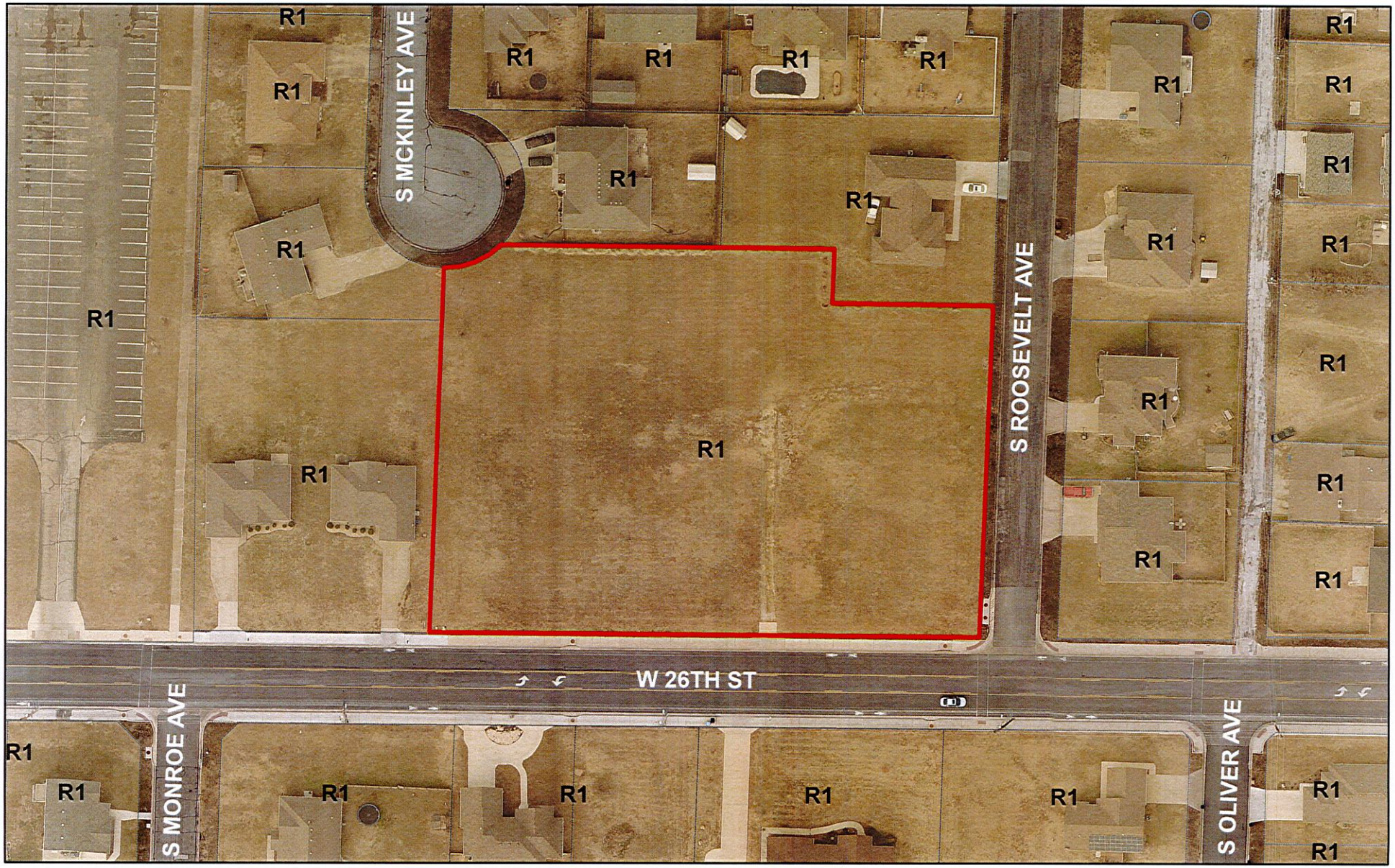
B. If so, has a copy been submitted? ☐ ☐

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



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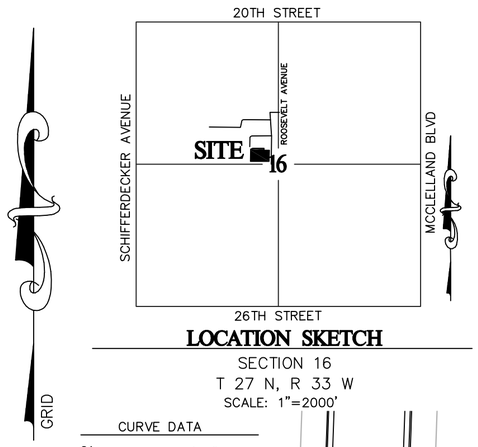
N

0 37.5 75 150 225 300 Feet

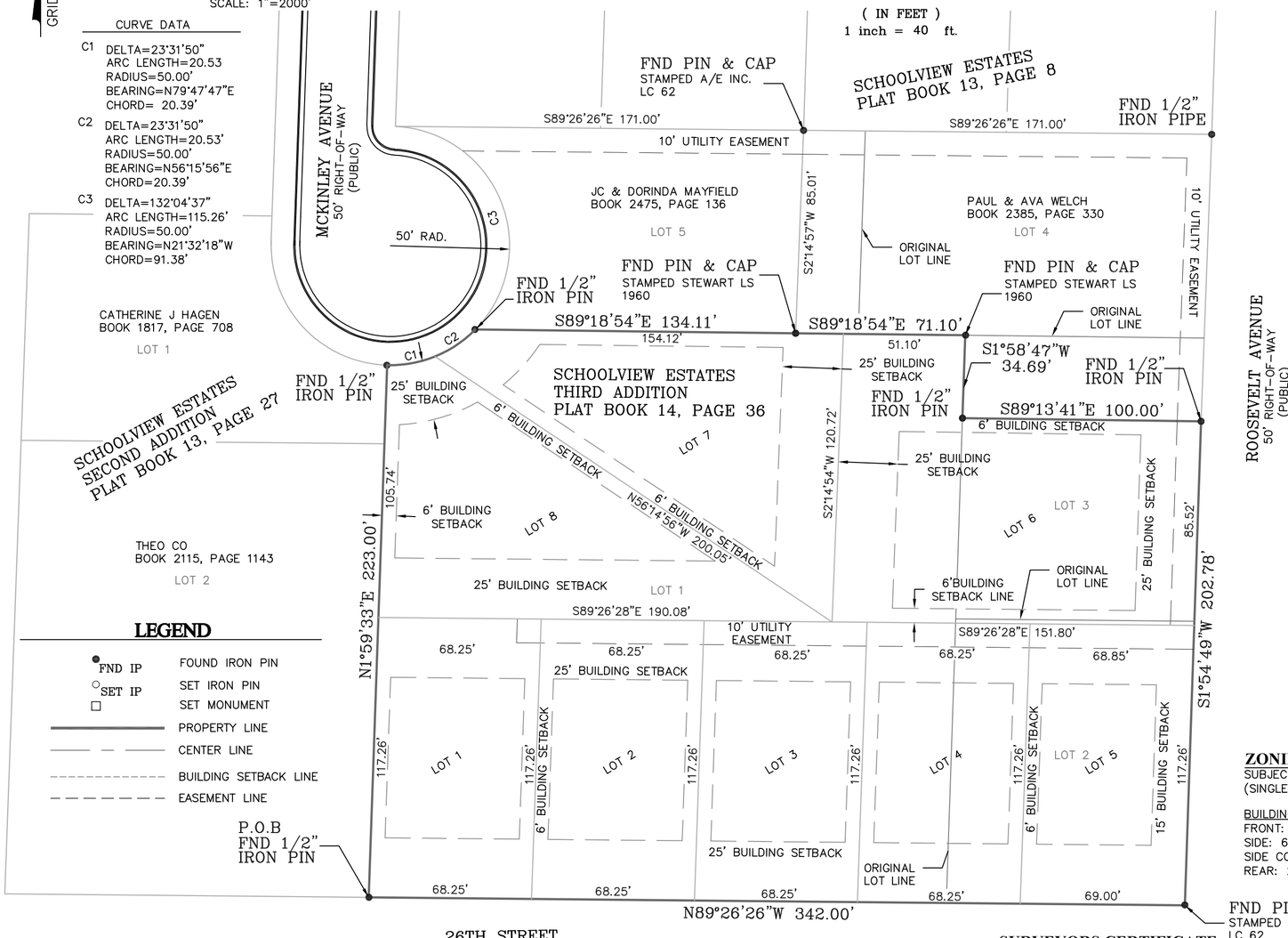
FINAL PLAT OF
HAL'S SUBDIVISION
BEING A REPLAT OF LOTS 1-3 SCHOOLVIEW ESTATES THRID ADDITION CITY OF JOPLIN, JASPER COUNTY, MISSOURI



LOCATION SKETCH
SECTION 16
T 27 N, R 33 W
SCALE: 1"=2000'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

CURVE DATA
C1 DELTA=23°31'50"
ARC LENGTH=20.53
RADIUS=50.00'
BEARING=N79°47'47"E
CHORD= 20.39'
C2 DELTA=23°31'50"
ARC LENGTH=20.53'
RADIUS=50.00'
BEARING=N56°15'56"E
CHORD=20.39'
C3 DELTA=132°04'37"
ARC LENGTH=115.26'
RADIUS=50.00'
BEARING=N21°32'18"W
CHORD=91.38'



THEO CO
BOOK 2115, PAGE 1143
LOT 2

26TH STREET
60' RIGHT-OF-WAY
(PUBLIC)

LEGEND
- FND IP — FOUND IRON PIN
- SET IP — SET IRON PIN
- SET MONUMENT
- PROPERTY LINE
- CENTER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

SURVEY DESCRIPTION

A SURVEY OF LOTS 1,2 AND 3 IN SCHOOLVIEW ESTATES THIRD ADDITION A REPLAT OF LOT 3 IN SCHOOLVIEW ESTATES SECOND ADDITION BEING A REPLAT OF LOTS 26,27,28 AND 29 IN SCHOOLVIEW ESTATES IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ALL BEING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIN AT THE SOUTHWEST CORNER OF LOT ONE (1) IN SCHOOLVIEW ESTATES THIRD ADDITION AFOREMENTIONED, THENCE NORTH 01°59'33" EAST ALONG THE WEST LINE OF SAID LOT ONE (1), 223.00 FEET TO A FOUND 1/2" IRON PIN, THENCE 41.07 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AN A BEARING OF NORTH 68°01'51" EAST AN A CHORD DISTANCE OF 39.92 FEET TO A FOUND 1/2" IRON PIN ON THE NORTH LINE OF SAID LOT ONE (1), THENCE SOUTH 89°18'54" EAST ALONG SAID NORTH LINE OF LOT ONE (1), 205.21 FEET TO A FOUND PIN AND CAP STAMPED STEWART LS 1960, THENCE SOUTH 01°58'47" WEST, 34.69 FEET TO A FOUND 1/2" IRON PIN, THENCE SOUTH 89°13'41" EAST, 100.00 FEET TO A FOUND 1/2" IRON PIN BEING ON THE WEST RIGHT-OF-WAY OF ROOSEVELT AVENUE, THENCE SOUTH 01°54'49" WEST ALONG SAID WEST RIGHT-OF-WAY, 202.78 FEET TO A FOUND PIN AND CAP STAMPED A/E INC. LC 62 AT THE INTERSECTION OF ROOSEVELT AVENUE AND 26TH STREET, THENCE NORTH 89°26'26" WEST ALONG THE NORTH RIGHT-OF-WAY OF 26TH STREET, 342.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.03 ACRES MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

OWNER'S CERTIFICATE AND DEDICATION

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. STREETS AND EASEMENTS ARE RELINQUISHED AND DEDICATED TO THE PUBLIC. ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID IN FULL, IN WITNESS WHERE OF, I, *JOEL STANDEFORD*, HAVE HEREUNTO SET MY HAND, THIS _____ DAY OF _____, 20 ____.

(Signed)_____
JOEL STANDEFORD

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENTS IN WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND THE YEAR ABOVE WRITTEN.

_____ (SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY APPROVAL

THIS PLAT OF HAL'S SUBDIVISION, INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN CITY COUNCIL BY ORDINANCE NO. _____, DULY PASSED AND APPROVED BY THE MAYOR ON THE_____DAY OF_____, 20_____. OF JOPLIN, MISSOURI,

ATTEST: _____ MAYOR

_____ _____
CITY CLERK PUBLIC WORKS DIRECTOR

CERTIFICATE OF RECORDING

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

I, _____, RECORDER OF JASPER COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED ON THE _____DAY OF_____ _____, 20_____ A.D. _____ O'CLOCK _____MIN. _____M. DULY FOR RECORD AND IS RECORDED IN THIS OFFICE IN PLAT BOOK _____AT PAGE _____ IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT NEOSHO, MISSOURI, THIS ____ DAY OF _____ 20_____.

_____ _____
RECORDER DEPUTY

ZONING INFORMATION

SUBJECT PROPERTY IS ZONED R-1
(SINGLE-FAMILY RESIDENTIAL DISTRICT)

BUILDING SETBACK LINES:
FRONT: 25'
SIDE: 6'
SIDE CORNER LOT: 15'
REAR: 25'

SUBDIVISION INFORMATION

TOTAL ACRES:	2.03±
TOTAL NO OF LOTS:	8
CURRENT ZONING:	R-1
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
SUBMITTAL DATE:	09-24-19
SOURCE OF WATER:	MISSOURI AMERICAN WATER
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 2513, PG 54
PRELIMINARY APPROVAL:	
ACCURACY STANDARD:	URBAN

DEVELOPER AND OWNER
JOEL STANDEFORD
3375 E. HOKE DRIVE
SPRINGFIELD MO. 65804

SOURCE OF DEED
C & S BUILDERS
BOOK 2513, PAGE 54

ENGINEER/LAND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
WAYNE STEPHENSON, P.E.
GREGORY B. BOWERS, P.L.S.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, GREGORY B. BOWERS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREON DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY ANDERSON ENGINEERING, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED OR WILL BE PLACED WITH IN 12 MONTHS AFTER RECORDING PLAT.
LAST REVISION DATE SEPTEMBER 24, 2019

ANDERSON ENGINEERING, INC. L.C. 62
by

PRELIMINARY

_____ DATE 9-24-19
GREGORY B. BOWERS
LS 2672

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS · SURVEYORS · LABORATORIES · DRILLING · GIS

811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

FINAL PLAT
HAL'S SUBDIVISION

JOP 100-5347

DRAWN: RWW DATE: 09-24-19
CHECKED: GBB JOB NO: 19J010052
SHT. 1 OF 1 REV.___

P & Z Case 046-19
Joel Standeford
(P & Z Recommended Approval)

COUNCIL BILL NO. 2019-289 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Hal's Subdivision located at NW Corner of W 26th St. & S. Roosevelt Ave. in the City of Joplin, Jasper County, Missouri.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the grades in the Plat of Subdivision located at the NW Corner of W 26th St. & S. Roosevelt Ave in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

A SURVEY OF LOTS 1,2 AND 3 IN SCHOOLVIEW ESTATES THIRD ADDITION A REPLAT OF LOT 3 IN SCHOOLVIEW ESTATES SECOND ADDITION BEING A REPLAT OF LOTS 26,27,28 AND 29 IN SCHOOLVIEW ESTATES IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ALL BEING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ½" IRON PIN AT THE SOUTHWEST CORNER OF LOT ONE (1) IN SCHOOLVIEW ESTATES THIRD ADDITION AFOREMENTIONED, THENCE NORTH 01˚59'33" EAST ALONG THE WEST LINE OF SAID LOT ONE (1), 223.00 FEET TO A FOUND ½" IRON PIN, THENCE 41.07 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A BEARING OF NORTH 68˚01'51" EAST AN A CHORD DISTANCE OF 39.29 FEET TO A FOUND ½' IRON PIN ON THE NORTH LINE OF SAID LOT ONE (1), THENCE SOUTH 89˚18'54" EAST ALONG SAID NORTH LINE OF LOT ONE (1), 205.21 FEET TO A FOUND PIN AND CAP STAMPED STEWART LS 1960, THENCE SOUTH 01˚58'47" WEST, 34.69 FEET TO A FOUND ½" IRON PIN, THENCE SOUTH 89˚13'41" EAST, 100.00 FEET TO A FOUND ½" IRON PIN BEING ON THE WEST RIGHT-OF-WAY OF ROOSEVELT AVENUE, THENCE SOUTH 01˚54'49" WEST ALONG SAID WEST RIGHT-OF-WAY, 202.78 FEET TO A FOUND PIN AND CAP STAMPED A/E INC. LC 62 AT THE INTERSECTION OF ROOSEVELT AVENUE AND 26TH STREET, THENCE NORTH 89˚26'26" WEST ALONG THE NORTH RIGHT-OF-WAY OF 26TH STREET, 342.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.03 ACRES MORE OR LESS. BEARINGS BASE ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE

Section 2. That said plat, having been filed showing that the lots have been staked out and platted and the streets and alleys have been dedicated to the public for public use, and that the proper levels have been run and the grades established for said addition, is hereby accepted

by the City of Joplin, Jasper County, Missouri, and according to the statues of the State of Missouri .

Section 3. That the City Clerk is hereby authorized and directed to endorse upon such plat the approval of the Council under her hand and the Seal of the City of Joplin, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2019, by a vote of _____.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney