CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2019-250 – Final Plat Review, Standeford-Russow Subdivision.

MEETING DATE:
January 7, 2019

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, City Manager- Sam Anselm.

SUMMARY REQUEST:
Case 041-18: Final plat review – a request to review the preliminary plat of the Standeford-Russow Subdivision located at the northwest corner of Schifferdecker Avenue and 24th Street – Joel Standeford

BACKGROUND:
The final plat approval is for the Standeford-Russow Subdivision. This will contain seventeen lots zoned Single-Family Residential (R1) at the Northwest corner of Schifferdecker Avenue and 24th Street.

PLANNING & ZONING COMMISSION TESTIMONY:
The Plat shows one lot with access onto Schifferdecker 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.

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.

PUBLIC COMMENT:
Wayne Stevenson, 811 E 3rd Street, Joplin, MO. The tract of land will be split into 17 individual lots. The streets are in place, there is a minor sewer main extension, we have submitted plans to serve the south lots. The lots are proposed as R-1 (Single Family Residential). The access will be from both 23rd and 24th Streets, and one home will be on Schifferdecker Ave. There is some stormwater management between the middle of the lots. We will meet all required setbacks for R-1 lots.

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

RECOMMENDATION:
Staff recommends approval of Case 041-18.

ATTACHMENTS:
CB 2019-250, Planning Report, Commission Minutes

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.			

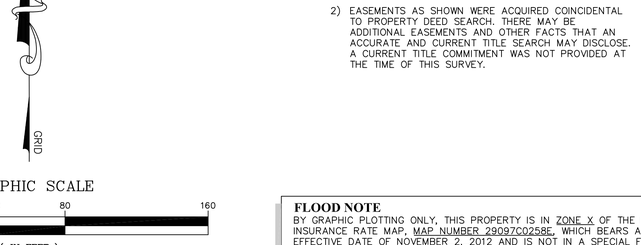
XV. Are additional comments attached? ☐ ☒



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

FINAL PLAT OF STANDEFORD-RUSSOW SUBDIVISION
BEING A RE-PLAT OF LOTS 31-33 AND LOTS 40-42 OF WANOKA HIGHLANDS IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI





LOCATION SKETCH
SECTION 17
T 27 N, R 33 W
SCALE: 1"=2000'

LEGEND
- FND IP FOUND IRON PIN
- SET IP SET IRON PIN
- PROPERTY LINE
- EASEMENT LINE
- ORIGINAL LOT LINE
- SECTION LINE

GRID

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

NOTES
1) BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
2) EASEMENTS AS SHOWN WERE ACQUIRED COINCIDENTAL TO PROPERTY DEED SEARCH. THERE MAY BE ADDITIONAL EASEMENTS AND OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 29097C0258E, 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.

CITY APPROVAL
THIS PLAT OF STANDEFORD-RUSSOW 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,

_____
GARY SHAW
MAYOR

ATTEST: _____ _____
BARBARA GOLLHOFER, CITY CLERK — DAVID HERTZBERG, PE, PUBLIC WORKS DIRECTOR

CERTIFICATE OF RECORDING
STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

I, CHARLOTTE PICKERING, 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 CARTHAGE, MISSOURI, THIS ____ DAY OF _____ 20____,

_____ _____
CHARLOTTE PICKERING, RECORDER — DEPUTY

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 WHEREOF, I, JOEL STANDEFORD AND I, JESSE RUSSOW HAVE HEREUNTO SET OUR HANDS, THIS_____ DAY OF_____, 20____.

_____
JOEL STANDEFORD

_____
JESSE RUSSOW

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 JOEL STANDEFOR AND JESSE RUSSOW TO ME PERSONALLY KNOWN TO BE THE SAME PERSON(S) 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: _____

DEED DESCRIPTION
ALL OF LOTS NUMBERED THIRTY-ONE (31), THIRTY-TWO (32), THIRTY-THREE (33), FORTY (40), FORTY-ONE (41), AND FORTY-TWO (42) IN WANOKA HIGHLANDS, A SUB-DIVISION OF PART OF SECTION 17, TOWNSHIP 27, RANGE 33, TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES.

CERTIFICATE OF PLANNING AND ZONING COMMISSION
THIS PLAT OF STANDEFORD-RUSSOW SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ _____ 20____.

_____
KENT EASTMAN
CHAIRMAN

SUBDIVISION INFORMATION
TOTAL ACRES:	4.56±
ACREAGE DEDICATED STREETS:	NONE
MINIMUM LOT SIZE:	9,800± SQ. FT.
MAXIMUM LOT SIZE:	15,330± SQ. FT.
AVERAGE LOT SIZE:	12,250± SQ. FT.
TOTAL NO OF LOTS:	17
CURRENT ZONING:	R-1
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
SUBMITTAL DATE:	
SOURCE OF WATER:	MISSOURI AMERICAN WATER
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BOOK 2469, PAGE 14
PRELIMINARY APPROVAL:	
ACCURACY STANDARD:	URBAN

ZONING INFORMATION
SUBJECT PROPERTY IS ZONED R-1 (RESIDENTIAL DISTRICT)

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

SOURCE OF DEED
JOEL STANDEFORD & JESSE RUSSOW
BOOK 2469, PAGE 0014

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 NOVEMBER 1, 2018
ANDERSON ENGINEERING, INC. L.C. 62
by

FOR REVIEW

_____ 11-1-18
GREGORY B. BOWERS, MO P.L.S. NO. 2672 — DATE

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

DEVELOPER AND OWNER
JOEL STANDEFORD & JESSE RUSSOW
3375 E HOKE DRIVE
SPRINGFIELD MO 65804

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS | SURVEYORS | LABORATORIES | DRILLING
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

FIELD: RW DATE: 11-1-18
DRAWN: SLM FIELD BK:
CHECKED: JLH JOB NO:18JO10053

JOP 100-4976
SHT. 1 OF 1 REV. ___

CB 2019-250

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Wayne Stevenson, 811 E 3rd Street, Joplin, MO. The tract of land will be split into 17 individual lots. The streets are in place, there is a minor sewer main extension, we have submitted plans to serve the south lots. The lots are proposed as R-1 (Single Family Residential). The access will be from both 23rd and 24th Streets, and one home will be on Schifferdecker Ave. There is some stormwater management between the middle of the lots. We will meet all required setbacks for R-1 lots.

MRS. STEELE MOVED, SECONDED BY MR. MCCULLOUGH TO APPROVE CASE 041-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

P & Z Case 041-18
Joel Standeford & Jesse Russow
(P & Z Recommended Approval)

COUNCIL BILL NO. 2019-250 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Plat of Standeford-Russow located at the northwest corner of Schifferdecker Avenue and 24th Street 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 Standeford-Russow located at the northwest Corner of Schifferdecker Avenue and 24th Street in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

ALL OF LOTS NUMBERED THIRTY-ONE (31), THIRTY-TWO (32), THIRTY-THREE (33), FORTY (40), FORTY-ONE (41), AND FORTY-TWO (42) IN WANOKA HIGHLANDS, A SUB-DIVISION OF PART OF SECTION 17, TOWNSHIP 27, RANGE 33, TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES

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