CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-258 – Final Plat Review, Thawakle Subdivision.

MEETING DATE:
February 1, 2021

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- Nicholas Edwards.

SUMMARY REQUEST:
Case 007-21: Final Plat Review – A request to review the Final Plat of Thawakle Sub-division located at 3033 W. 26th St. – Dr. Iftikhar Ali

BACKGROUND:
The final plat approval is for Thawakle Sub-division located at the Northwest corner of W. 26th St. and S. Schifferdecker Ave. This subdivision will be 7 residential lots, zoned R-1 Single-family residential. Utilities are already in place to serve some of the lots that will be created. Sewer extension will be required, and easements are provided on the plat. Stormwater management facilities will also be required. Easements for these are provided. All lots meet the minimum lot size requirements for area and width.

PLANNING & ZONING COMMISSION TESTIMONY:
Darin Collins, 3600 SE 110th Street, Galena, Kansas. He is representing Dr. Ali and wanting to divide into eight lots for single family residence. There is one house that has been completed in the subdivision.
Mr. Eastman asked if it would enter in and off 26th Street not Schifferdecker correct?

Mr. Collins stated there are two that are designed to enter off Schifferdecker

Mr. Kimble stated that there will be eight (8) lots in that corner lot. How much difference square-footage-wise will those homes be compared to what is in the neighborhood now?

Mr. Collins stated that it would be comparable.

Mr. Ramsour asked about the access of lots 3 and 4.

Mr. Collins stated there was an ingress/egress easement.

PUBLIC COMMENT;
None.

FUNDING SOURCE
These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 007-21.
Planning and Zoning Commission approved Case 007-21 (7 Favor, 0 Nays)

ATTACHMENTS:
CB 2021-258, Planning Report, Commission Minutes, Plat-Thawakle Subdivision.

CB 2021-258

P&Z minutes for Preliminary Plat

Case 048-20: Preliminary Plat Review – A request to review the Preliminary Plat of Thawakle Sub-division located at 3033 W. 26th St. – Dr. Iftikhar Ali

Darin Collins, 3600 SE 110th Street, Galena, Kansas. He is representing Dr. Ali and wanting to divide into eight lots for single family residence. There is one house that has been completed in the subdivision.

Mr. Ramsour asked if the Commissioners had any questions.

Mr. Eastman asked if it would enter in and off 26th Street not Schifferdecker correct?

Mr. Collins stated there are two that are designed to enter off Schifferdecker

Mr. Kimble stated that there will be eight (8) lots in that corner lot. How much difference square-footage-wise will those homes be compared to what is in the neighborhood now?

Mr. Collins stated that it would be comparable.

Mr. Ramsour asked about the access of lots 3 and 4.

Mr. Collins stated there was an ingress/egress easement.

Mr. Ramsour wanted to know if there were any other questions from the Commissioners. There were not. Mr. Ramsour asked if there anyone in the audience who would like to speak in favor of this case? There was not. Mr. Ramsour asked if there anyone who would like to speak in opposition of the case? There was not.

MR. EASTMAN MOVED, SECONDED BY MR. KIMBLE THAT CASE 048-20 BE APPROVED BY THE PLANNING AND ZONING COMMISSION. MOTION CARRIED, WITH MR. RAMSOUR, MS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MS. BRUCKNER-SEARS (ON PHONE), MR. KIMBLE, AND MS. PHILLIPS VOTING "AYE" (7 IN FAVOR).

P&Z Final Plat Review Minutes

Case 007-21: Final Plat Review – A request to review the Final Plat of Thawakle Sub-division located at 3033 W. 26th St. – Dr. Iftikhar Ali

Darin Collins, 3600 SE 110th Street, Galena Kansas. He is representing Dr. Ali and wanting to divide into eight (8) lots for single family residence.

Mr. Ramsour asked if the Commissioners had any questions for Mr. Collins on the Final Plat.

Ms. Steele stated that she was pleased to see the water retention.

Mr. Collins stated that they have had meeting with the different departments in the City and have put the required and necessary items on the plat for approval.

Mr. Stanton stated that the City had meetings with Mr. Collins and his survey team to make sure that was addressed. The Engineers know that this portion of Schifferdecker corridor particularly has storm water issues, so we made sure that was addressed.

Mr. Ramsour asked if there were any additional questions from the Commissioners? There were not. Mr. Ramsour asked if there anyone in the audience who would like to speak in favor of this case? There was not. Mr. Ramsour asked if there anyone who would like to speak in opposition of the case? There was not.

MR. EASTMAN MOVED, SECONDED BY MS. STEELE THAT CASE 007-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MS. BRUCKNER-SEARS (ON PHONE), MR. KIMBLE, AND MS. PHILLIPS VOTING "AYE" (7 IN FAVOR).

Z&P Meeting: January 11, 2021
City Council Meeting: February 1, 2021

STAFF PLANNING REPORT
Final Plat

CASE 007-21 Final Plat Review

NAME OF SUBDIVISION Thawakle Sub-division

LOCATION: 3017 W. 26th St.

APPLICANT: Dr. Iftikhar Ali

PRESENT ZONING: R-1

PRESENT LAND USE: Single-family Residential

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
7

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
S. Schifferdecker Ave	Arterial	85'
W. 26th St.	Local	50'

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

No.

UTILITIES: Some existing. Sewer extension will need to be provided. Easements for utilities are shown on the plat.

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 Thawakle Sub-division located at the Northwest corner of W. 26th St. and S. Schifferdecker Ave. This subdivision will be 7 residential lots, zoned R-1 Single-family residential. This zoning is appropriate for the existing use as well as the area and conforms to the future land use map. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations.

Dr. Iftikhar Ali is seeking a 7-lot residential subdivision for single-family residential uses located at 3017 W. 26th St. Utilities are already in place to serve some of the lots that will be created. Sewer extension will be required, and easements are provided on the plat. Stormwater management facilities will also be required. Easements for these are provided. All lots meet the minimum lot size requirements for area and width.

Staff recommends approval of Case 007-21.

ENCLOSURES:

Application
Final Plat

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.: 007-21
Date Filed:
Date of Meeting: 1/11/21 P+Z 2/1/21 C.C
Filing Fee:

Return Form To:
Planner
602 S. Main St.
Joplin, Missouri 64802
417-624-0820 Ext. 511
FAX 417-625-4738

I. Name of Subdivision: Thawdle Sub-Division
II. Name of Owner: Dr. Iftikhar Ali
III. Name of Subdivider: MJ Surveying
IV. Name of Person who prepared the Plat: JPM
V. Date of Hearing: 1/11/21 P+Z 2/1/21 CC
VI. Location of Property by Streets: 26th + Schifferdecker (NW Corner)
VII. Present Zoning of Property: R-1
VIII. Present Uses of Property: Residential Const
IX. No. of Acres in Total Tract: 2 No. of Lots: 7

Instructions:
The following checklist is to be completed 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 should accompany this checklist.

IX. 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. ____ ____

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 installation of the following improvement been guaranteed?

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

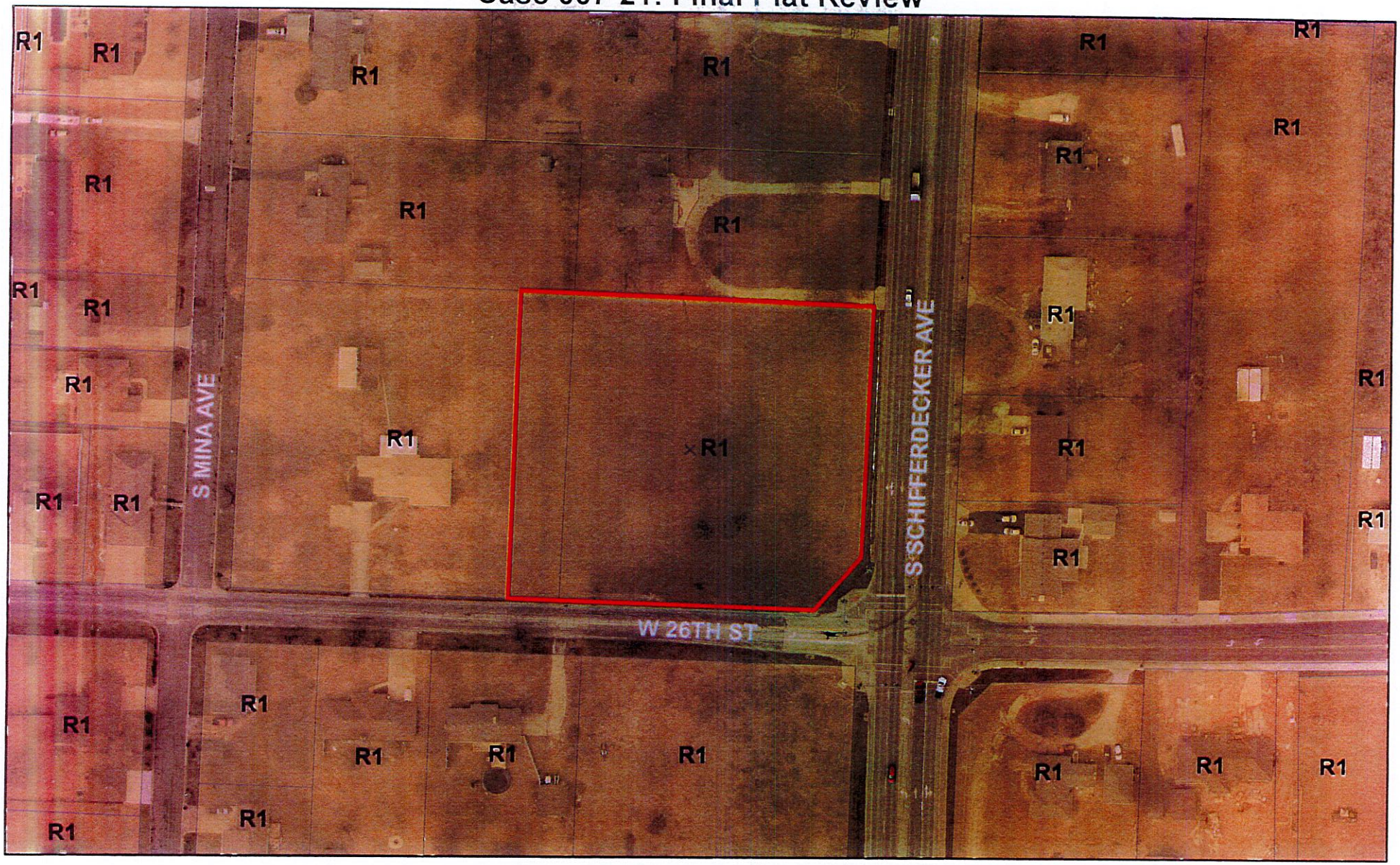
XVI. Are additional comments attached? _____ ✓

Preliminary plats that do not meet subdivision regulations will not be processed to the Planning and Zoning Commission until corrected.

_____ _____

Signature Date

Case 007-21: Final Plat Review



Case 007-21: Final Plat Review – A request to review the Final Plat of Thawakle Sub-division located at 3033 W. 26th St. – Dr. Iftikhar Ali

Joplin City Limits

0 62.5 125 250 375 500 Feet

N

FINAL PLAT OF

THAWAKLE SUB-DIVISION

BEING A REPLAT OF LOTS NUMBER NINE AND PART OF TEN IN GLENWOOD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

DEDICATION
KNOW ALL ME BY THESE PRESENTS DR. IFIKHAR ALI OF JASPER COUNTY, MISSOURI, DO HEREBY PUBLISH, DECLARE, AND ACKNOWLEDGE THE ANNEXED PLAT THEREOF WITH THE LOTS AND EASEMENTS SHOWN THEREON AND DO HEREBY DEDICATE ALL EASEMENTS AS SHOWN FOR UTILITY PURPOSES FOREVER, AND DO HEREBY CERTIFY THAT THE TAXES FOR THE YEAR _____ AND ALL PREVIOUS YEARS ARE PAID.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS _____ DAY OF _____, 2020.

_____
DR. IFIKHAR ALI MEMBER

THIS PLAT OF THAWAKLE SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2020.

_____
CHAIRMAN

THIS PLAT OF THAWAKLE SUBDIVISION INCLUDING EASEMENTS 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 OF JOPLIN, MISSOURI ON THE _____ DAY OF _____, 2020.

_____ _____
MAYOR CITY CLERK

STATE OF MISSOURI
COUNTY OF JASPER } SS

ON THIS _____ DAY OF _____, 2020, BEFORE ME A NOTARY PUBLIC IN SAID COUNTY AND STATE PERSONALLY APPEARED DR. IFIKHAR ALI, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

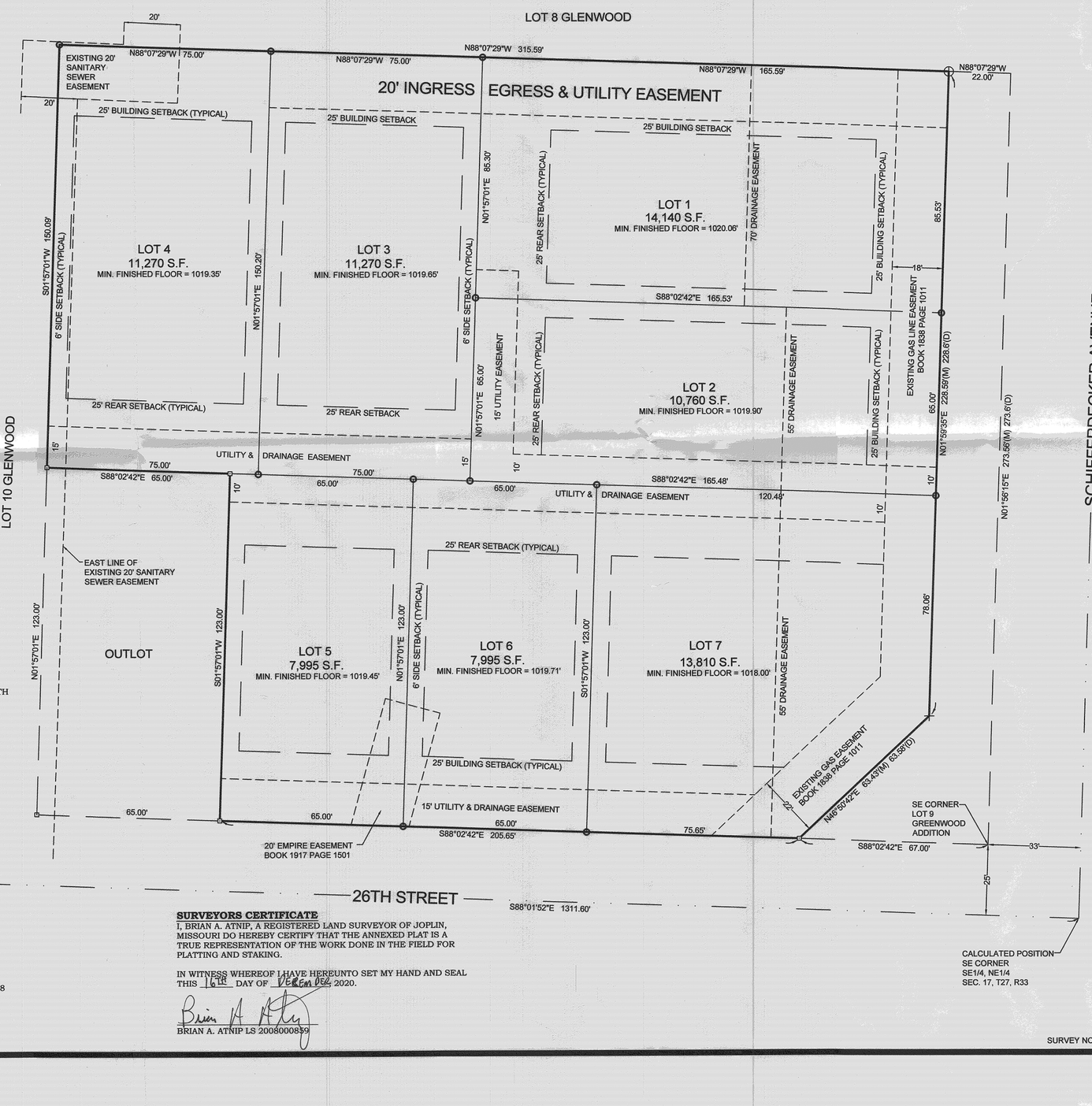
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN JOPLIN, SAID COUNTY AND STATE.

_____ MY COMMISSION EXPIRES:
NOTARY PUBLIC

STATE OF MISSOURI
COUNTY OF JASPER } SS

IN THE OFFICE OF THE RECORDER OF DEEDS I, CHARLOTTE PICKERING, RECORDER OF SAID COUNTY AND STATE DO HEREBY CERTIFY THAT WITHIN INSTRUMENT OF WRITING AND PLAT WAS WITH CERTIFICATE THEREON AT _____ O'CLOCK AND _____ MINUTES, __M. ON THIS _____ DAY OF _____, 2020, DULY FILED FOR RECORD IN THIS OFFICE IN BOOK _____ AT PAGE _____.

_____
RECORDER OF DEEDS



VERTICAL DATUM
ELEVATIONS ARE BASED ON NAVD88

SURVEYORS CERTIFICATE
I, BRIAN A. ATNIP, A REGISTERED LAND SURVEYOR OF JOPLIN, MISSOURI DO HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE REPRESENTATION OF THE WORK DONE IN THE FIELD FOR PLATTING AND STAKING.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 16th DAY OF DECEMBER 2020.

Brian A Atnip
BRIAN A. ATNIP LS 2008000859

DESCRIPTION
ALL THAT PART OF LOTS NUMBERED NINE (9) AND TEN (10) IN GLENWOOD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9, THENCE N88°02'42"W A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING; THENCE N46°50'42"E A DISTANCE OF 63.58 FEET (63.43 FEET MEASURED) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCHIFFERDECKER AVENUE;
THENCE N01°59'35"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 228.59 FEET;
THENCE N88°07'29"W A DISTANCE OF 315.59 FEET;
THENCE S01°57'01"W A DISTANCE OF 150.09 FEET;
THENCE S88°02'42"E A DISTANCE OF 65.00 FEET;
THENCE S01°57'01"W A DISTANCE OF 123.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 26TH STREET;
THENCE S88°02'42"E ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 205.65 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS
BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE.

CLASS OF PROPERTY
URBAN

SOURCE DOCUMENTS
RECORDED PLAT OF GREENWOOD ADDITION.

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29097C0258E, WHICH BEARS AN EFFECTIVE DATE OF 11/2/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NOTES
NO UTILITIES SHOWN AS A PART OF THIS SURVEY.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LOT CORNERS TO BE SET WITHIN 12 MONTHS OF THE RECORDING OF THE FINAL PLAT.

PROPERTY OWNER & SUBDIVIDER
DR. IFIKHAR ALI
PHAWAKLE, LLC.
2613 S. MAIN ST.
JOPLIN, MO 64804

BUILDING SETBACKS
FRONT SETBACK - 25'
SIDE SETBACK - 6'
REAR SETBACK - 25'

SUBDIVISION INFORMATION

TOTAL ACRES:	2.0
TOTAL NUMBER OF LOTS:	7
ZONING:	R-1
MAXIMUM LOT SIZE:	14,140 S.F.
MINIMUM LOT SIZE:	7,995 S.F.
AVERAGE LOT SIZE:	11,000 S.F.

LEGEND
- FOUND IRON PIN
- SET IRON PIN
- FOUND CROSS
- SET CROSS
- (M) MEASURED
- (P) PLAT

THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014013548 EXPIRATION 12/31/2020

STATE OF MISSOURI — BRIAN A. ATNIP — NUMBER PLS-2008000859 — 12/16/20 — PROFESSIONAL LAND SURVEYOR

MJ SURVEYING, LLC
PH 417.623.2525
2224 S. MAIN ST.
JOPLIN, MO 64804
www.MJSurveyingLLC.com

DRAWN JPM	DATE 12/16/2020	DR. ALI THAWAKLE SUB. TO CITY OF JOPLIN, JASPER COUNTY, MISSOURI.
APPROVED BAA	DATE 12/16/2020	
SCALE 1"=20'	SHEET B & R	PROJECT # 20108

SURVEY NOT VALID UNLESS SIGNED IN BLUE INK

P & Z Case 007-21
Dr. Iftakhar Ali
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-258 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Thawakle Subdivision located 3017 W. 26th 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 Subdivision located at 3017 W. 26th Street in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

> ALL THAT PART OF LOTS NUMBERED NINE (9) AND TEN (10) IN GLENWOOD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9, THENCE N88˚02'42"W A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING; THENCE N46˚50'42"E A DISTANCE OF 63.58 FEET (63.43 FEET MEASURED) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCHIFFERDECKER AVENUE; THENCE N01˚59'35"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 228.59 FEET; THENCE N88˚07'29"W A DISTANCE OF 315.59 FEET; THENCE S01˚57'01" W A DISTANCE OF 150.09 FEET; THENCE S88˚02'42"E A DISTANCE OF 65.00 FEET; THENCE S01˚57'01"W A DISTANCE OF 123.00 FEET TO THE POINT ON THE NORTH RIGHT-OF-WAY LINE OF 26TH STREET; THENCE S88˚02'42"E ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 205.65 FEET TO THE POINT OF BEGINNING.

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 statutes 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 _____, 2021, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney