CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-255 – Final Plat

MEETING DATE:
February 5, 2024

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
These payments are included in the FY2024 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 004-24: Property West of the Intersection of Wildwood Ranch Parkway and Nellie Mae – Final Plat – A request to review a final plat for Eagle's Edge Phase 4 – Lance Ledford

BACKGROUND:
The proposed plan meets the Subdivision Regulations in the Joplin Development Code under Article 3, and Lot size requirements outlined in Article 5. Phases 1 and 2 of this subdivision were previously approved by the Planning and Zoning Commission and City Council. Phase 4 is consistent with the rest of the subdivision phases in terms of the number of lots, lot sizes, and lot layout. There is a total of 18 lots in this phase.

PLANNING & ZONING COMMISSION TESTIMONY:
Katrina Smith from OWN Engineering represented the case. Mr. Lance Ledford, the co-owner of Ledford Construction was also present for any questions. Ms. Phillips asked when construction would begin. Mr. Ledford stated hopefully by May 1st.

PUBLIC COMMENT;
There was no comment in favor or in opposition of this case.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2024-255
Planning & Zoning Commission recommends approval for Case 004-24 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Case 004-24: Final Plat

Property west of the intersection of W 32nd St and Nellie Mae-Final Plat-A request to review a final plat for Eagle's Edge Phase 4-Lance Ledford.

Katrina Smith, 3019 Pennsylvania Ave., Joplin, Missouri present on behalf of OWN, Inc. representing the Ledfords. She is presenting the final plat 4 for Eagle's Edge.

Mr. Kimble asked if there were any questions from the Commission on Case 004-24.

Ms. Phillips asked when will the construction begin.
Lance Ledford, 2806 Arizona Ave., Suite C, Joplin, Missouri. He stated he was co-owner of Ledford Construction and was available if anyone had questions.

Mr. Ledford stated hopefully May 1st.

Mr. Kimble asked if there was any one to speak in favor of Case 004-24.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 004-24.

There were none.

MR. ROSENBERG MOVED THAT CASE 004-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT).

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Final Plat

CASE 004-24 Final Plat Review

NAME OF SUBDIVISION Eagle's Edge Phase 4

LOCATION: Property West of the Intersection of Wildwood Ranch Parkway and Nellie Mae

APPLICANT: Lance Ledford

PRESENT ZONING: R-1 (Single-Family Residential)

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-2	R-1	MUC	MUC/R-2/Outside of City Limits
Land Use	Vacant	Single-Family Dwellings	Vacant	Vacant

SUBDIVISION:

Number of lots
18

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Leah Lane	Local	50′
W 29th St	Local	50′
W 32nd St	Arterial	60′

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

No.

UTILITIES: All necessary utilities will be extended and constructed for the site. This includes stormwater detention, sewer, electric, water, and gas.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

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

Yes.

DISCUSSION:

The proposed plan meets the Subdivision Regulations in the Joplin Development Code under Article 3, and Lot size requirements outlined in Article 5. Phases 1 and 2 of this subdivision were previously approved by the Planning and Zoning Commission and City Council. Phase 4 is consistent with the rest of the subdivision phases in terms of the number of lots, lot sizes, and lot layout. There is a total of 18 lots in this phase.

Staff recommends approval of Case 004-24

ENCLOSURES:

Applicant Material
Final Plat
Map

Final Plat Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 004-24
Filing Fee: $0
Received: 12/1/23
Subdivision No.:
Proj. No.: 24-014

Applicant: Lance Ledford Phone No.:

Address: 2806 Arizona Ave, Suite C Email: lanceledford@yahoo.com

Owner: Ledford Construction + Development Company, LLC Phone No.: 417-952-2364

Address: 2806 Arizona Ave., Suite C Email:

Location of Property: [redacted] W. 32nd St.

Present Use of Property: Vacant/Ag Zoning: none

Design Professional who Prepared the Plat: OWN, Inc.

Phone No.: 417-782-7399 Email: ksmith@weareown.com; cshort@weareown.com

Name of Subdivision: Eagles Edge Plat 4

Total Acres: 4.90 Total Lots: 18

Instructions:
The following checklist is to be completed **by the applicant** and shall 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.

To be shown on plat: The following information is **required** to be shown on the plat.

Yes	No	
⊘	○	Name of the subdivision

X	○	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
X	○	Location of monuments or benchmarks. 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
X	○	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
X	○	Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block
X	○	Exact locations, widths and names of all streets and alleys to be dedicated. Street names coordinate with existing city streets
X	○	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
○	○	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
X	○	Building setback lines on the front, side, and rear property lines dimensions. Meet minimum zoning requirements
X	○	Name and address of the registered land surveyor preparing the plat
X	○	Scale of plat, 1" = 100' or larger, date or preparation and north point
X	○	Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated

Submission of Documents: The following documents **must** be submitted in addition to this application.

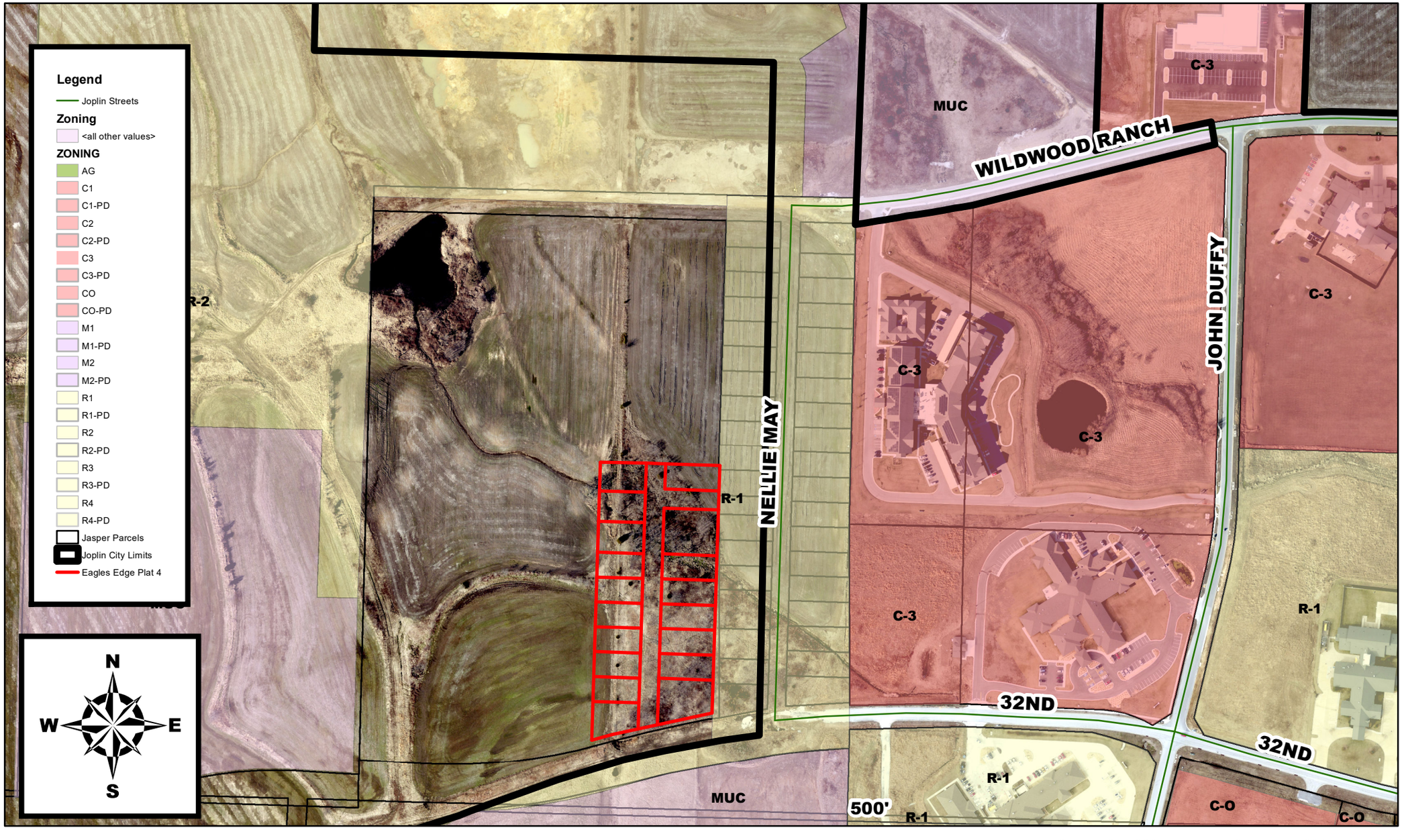
Yes	No	
X	○	Was the original on mylar, and 20 paper copies submitted?
X	○	Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?

○	☒	Was a bond or letter of credit submitted?
☒	○	Has certification been submitted stating that all taxes and special assessments due and payable have been paid?
☒	○	Is the signature of owner(s) and, as necessary, mortgager(s) on plat?
☒	○	Are dedications or reservations signed over on plat?
☒	○	Has the surveyor preparing plat stamped and signed?
○	☒	Has a copy of any deed restrictions or covenants been provided?
○	☒	Are additional comments attached?

Final plats that do not meet subdivision regulations will **not** be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: _____ **Date:** _____

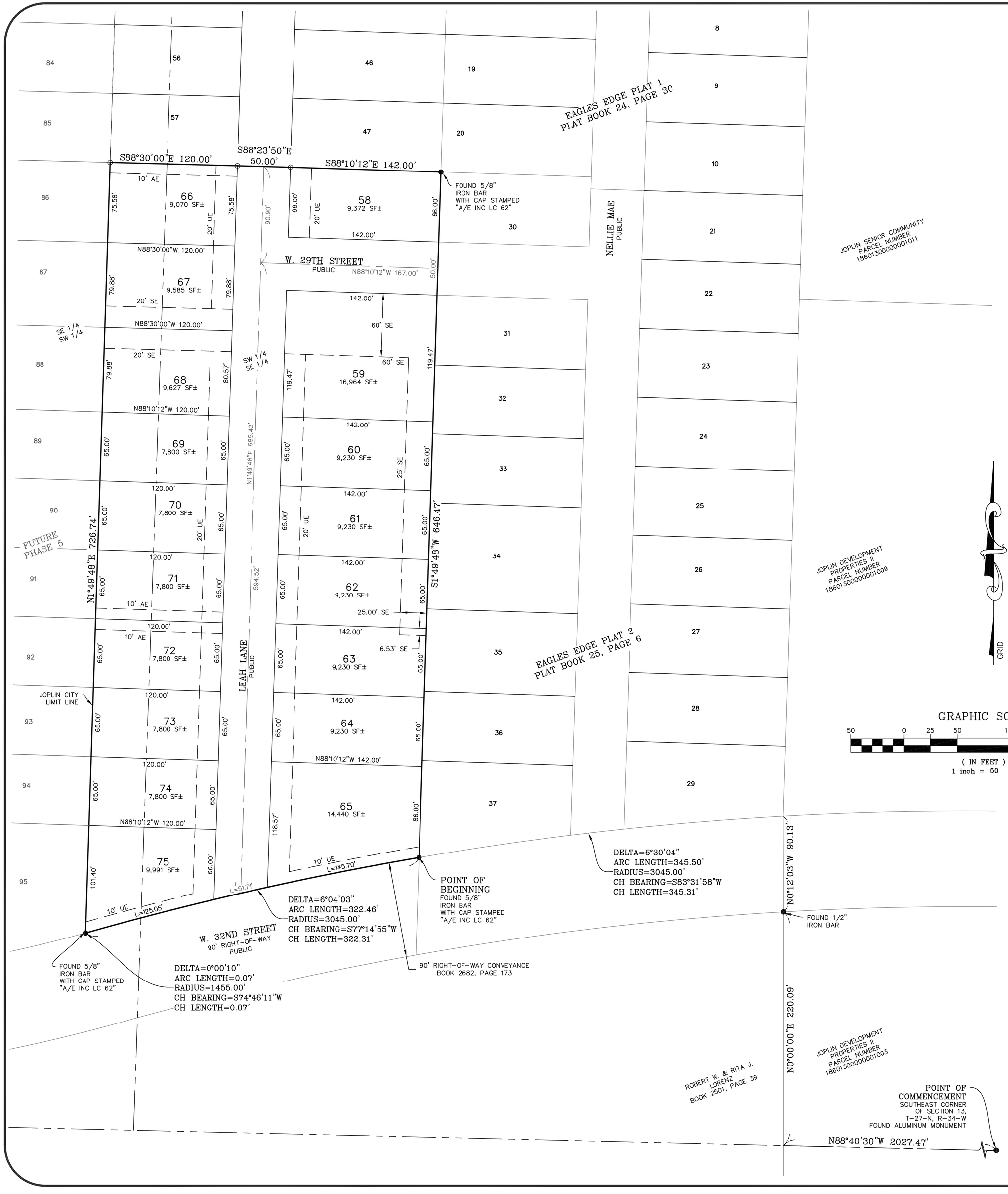
Case 004-24: Final Plat

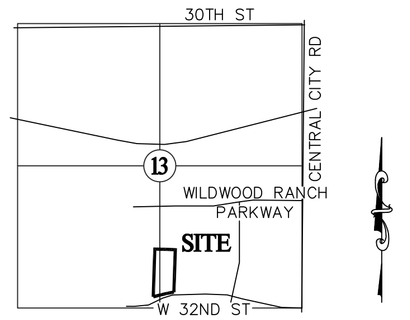


Property West of the Intersection of W 32nd St and Nellie Mae– Final Plat - A request to review a final plat for Eagle's Edge Phase 4 – Lance Ledford

0 110 220 440 660 880
Feet

FINAL PLAT OF EAGLES EDGE PLAT 4 CITY OF JOPLIN, JASPER COUNTY, MISSOURI





LOCATION SKETCH
SECTION 13
T 27 N, R 34 W
SCALE: 1"=2000'

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 29097C0265E, 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.

LEGEND

●	FOUND MONUMENT AS NOTED
○	SET 5/8" IRON PIN WITH PLASTIC CAP STAMPED LC 62
UE	UTILITY EASEMENT
SE	STORM DRAINAGE EASEMENT
AE	ACCESS EASEMENT
	PROPERTY LINE
— — — —	EASEMENT
— · — · —	CITY LIMIT LINE
— — — —	SECTION LINE

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

BUILDING SETBACK LINE
FRONT: 25'
SIDE: 6'
SIDE CORNER LOT:
RESIDENTIAL STREET: 6'
COLLECTOR STREET: 10'
PRIMARY THOROUGHFARES: 15'
ALL STREETS LESS THAN 50' RIGHT-OF-WAY: 15'
REAR: 25'

NOTES

1. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES IN US SURVEY FEET.

SURVEY DESCRIPTION

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2528, PAGE 23 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING PART OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 88°40'30" WEST ALONG THE SOUTH LINE THEREOF, 2027.47 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2501, PAGE 39 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE THEREOF, 220.09 FEET TO A FOUND 1/2" IRON BAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°12'03" WEST, 90.13 FEET TO THE NORTH RIGHT-OF-WAY OF WEST 32ND STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, 345.50 FEET ALONG A 3045.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 83°31'58" WEST, A DISTANCE OF 345.31 FEET, TO THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO COURSES, 322.46 FEET ALONG A 3045.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 77°14'55" WEST, A DISTANCE OF 322.31 FEET; THENCE 0.07 FEET ALONG A 1455.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 74°46'11" WEST, A DISTANCE OF 0.07 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY NORTH 01°49'48" EAST, 726.74 FEET; THENCE SOUTH 88°30'00" EAST, 120.00 FEET; THENCE SOUTH 88°23'50" EAST, 50.00 FEET; THENCE SOUTH 88°10'12" EAST, 142.00 FEET TO THE NORTHWEST CORNER OF EAGLES EDGE PLAT 2, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 25, AT PAGE 6; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°49'48" WEST, 646.47 FEET TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF WEST 32ND STREET SAID POINT ALSO BEING THE POINT OF BEGINNING. ALL LYING IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. CONTAINING 4.90 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, COVENANTS, RIGHT-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD. CONDITIONS AND MONUMENTS ARE AS SHOWN ON OWN, INC. FORMERLY KNOWN AS ANDERSON ENGINEERING, INC. DRAWING NUMBER JOP-100-7255.

SUBDIVISION INFORMATION

TOTAL ACRES:	4.90±
STREET DEDICATION ACRES:	0.95±
TOTAL NO OF LOTS:	18
SMALLEST LOT:	7,800± SQ. FT. (LOTS 69-74)
LARGEST LOT:	16,964± SQ. FT. (LOT 59)
CURRENT ZONING:	R-1
SOURCE OF WATER:	CITY OF JOPLIN
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 2528, PG 23
ACCURACY STANDARD:	URBAN

SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
THAT I, RONALD W. WALLACE, 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 STANDARDS FOR URBAN PROPERTY SURVEYS, AND THAT THE BOUNDARY CORNER MONUMENTS ARE AS SHOWN HEREON, AND THAT THE LOT CORNER MONUMENTS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER THE PLAT HAS BEEN RECORDED.

LAST REVISION DATE DECEMBER 11, 2023
ANDERSON ENGINEERING, INC. L.C. 62
by

STATE OF MISSOURI
RONALD W. WALLACE
NUMBER PLS-2019015191
PROFESSIONAL LAND SURVEYOR

RONALD W. WALLACE
MO P.L.S. NO. 2019015191

12-11-23
DATE

ZONING & PLANNING COMMISSION APPROVAL
THIS PLAT OF EAGLES EDGE PLAT 4 HAS BEEN SUBMITTED TO AND RECOMMENDED FOR APPROVAL BY THE JOPLIN CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ SECRETARY _____

CITY APPROVAL
THIS PLAT OF EAGLES EDGE PLAT 4, 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.

_____ (SEAL)
MAYOR

ATTEST:

CITY CLERK _____ CITY ENGINEER _____

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, LANCE LEDFORD, PRESIDENT OF LEDFORD CONSTRUCTION AND DEVELOPMENT COMPANY, LLC, HAVE HEREUNTO SET MY HAND, THIS _____ DAY OF _____, 20____.

(Signed)_____
LANCE LEDFORD
2806 ARIZONA AVE, SUITE C
JOPLIN, MO 64804

ACKNOWLEDGMENT
STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME LANCE LEDFORD, PRESIDENT OF LEDFORD CONSTRUCTION AND DEVELOPMENT COMPANY, LLC, 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: _____

CERTIFICATE OF RECORDING

SOURCE OF DEED
LEDFORD CONSTRUCTION & DEVELOPMENT COMPANY, LLC
BOOK 2528, PAGE 23

DEVELOPER AND OWNER
LEDFORD CONSTRUCTION & DEVELOPMENT COMPANY, LLC
2806 ARIZONA AVE., SUITE C
JOPLIN, MO 65804

ENGINEER/LAND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
JOSHUA OATHOUT, P.E.
RONALD W. WALLACE, P.L.S.

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

FIELD: DATE: 12-11-23
DRAWN: SLM FIELD BK:
CHECKED: RWW JOB NO: 23J010080

JOP 100-7255
SHT. 1 OF 1 REV. ___

P & Z Case 004-24
Lance Ledford
(P & Z Recommended Approval)

COUNCIL BILL NO. 2024-255 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Eagle's Edge 4th Addition located West of the Intersection of Wildwood Ranch Parkway and Nellie Mae, in the City of Joplin, Jasper County, Missouri

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

Section 1. That the grades in the Plat of Subdivision located at West of the Intersection of Wildwood Ranch Parkway and Nellie Mae, in the City of Joplin, Jasper County Missouri be and the same are hereby fixed and established as follows:

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2528, PAGE 23 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING PART OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 88°40'30" WEST ALONG THE SOUTH LINE THEREOF, 2027.47 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2501, PAGE 39 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE THEREOF, 220.09 FEET TO A FOUND 1/2" IRON BAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°12'03" WEST, 90.13 FEET TO THE NORTH RIGHT-OF-WAY OF WEST 32ND STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, 345.50 FEET ALONG A 3045.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 83°31'58" WEST, A DISTANCE OF 345.31 FEET, TO THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO COURSES, 322.46 FEET ALONG A 3045.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 77°14'55" WEST, A DISTANCE OF 322.31 FEET; THENCE 0.07 FEET ALONG A 1455.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 74°46'11" WEST, A DISTANCE OF 0.07 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY NORTH 01°49'48" EAST, 726.74 FEET; THENCE SOUTH 88°30'00" EAST, 120.00 FEET; THENCE SOUTH 88°23'50" EAST, 50.00 FEET; THENCE SOUTH 88°10'12" EAST, 142.00 FEET TO THE NORTHWEST CORNER OF EAGLES EDGE PLAT 2, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 25, AT PAGE 6; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°49'48" WEST, 646.47 FEET TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF WEST 32ND STREET SAID POINT ALSO BEING THE POINT OF BEGINNING. ALL LYING IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST,

JASPER COUNTY, MISSOURI. CONTAINING 4.90 ACRES, MORE OR LESS.

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 the _____ day of_____, 2024, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney