Z&P Meeting: March 11, 2019
City Council Meeting: April 1, 2019

STAFF PLANNING REPORT
Final Plat

CASE 014-19 Final Plat Review

NAME OF SUBDIVISION Koinonia Subdivision

LOCATION: Immediately west of the intersection of North Duquesne Road and Birch Lane

APPLICANT: Koinonia Christian Campus Ministry

PRESENT ZONING: R-1, Single Family-Residential District

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single Family homes	Single Family homes	Vacant	Single Family homes

SUBDIVISION:

Number of lots
8

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Duquesne Road	Arterial	70’

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 Koinonia Subdivision. This subdivision will be eight lots zoned Single-Family Residential (R1) located immediately west of the intersection of North Duquesne Road and Birch Lane. Adjacent to the west is Mina Avenue and to the north is 23rd street. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations.

Koinonia is a non-denominational campus ministry which strives to connect Missouri Southern students with ways to serve others. The new homes within the proposed subdivision will be owned by the Ministry and rented mostly to MSSU students involved with Koinonia at a reasonable monthly rate; there could also potentially be families living in these homes. In addition to the housing of the subdivision, future plans will include constructing a worship center on the large lot labeled Student Ministry Commons Area.

Staff recommends approval of Case 014-19.

ENCLOSURES:

Final Plat

CITY OF JOPLIN, MISSOURI

RECEIVED 2-12-19

FINAL PLAT CHECKLIST

Subdivision No.: 014-19
Date Filed: 2-12-19
Date of Meeting: 3-11-19
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: KOINONIA SUBDIVISION

II. Name of Owner: KOINONIA CHRISTIAN CAMPUS MINISTRY

III. Name of Subdivider: KOINONIA CHRISTIAN CAMPUS MINISTRY

IV. Name of Person who prepared the Plat: MONNIE D. SEARS, P.L.S.

V. Date of Hearing: _____

VI. Location of Property by Streets: North Duquesne Road and Birch Lane

VII. Present Zoning of Property R1-Residential Single Family

VIII. Present Uses of Property _____

IX. No. of Acres in Total Tract 3.48 +/- Acres 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. ☐ N/A ☐

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? ☐ ☐

Dan Weaver 2-12-19

Koinonia Christian Campus Ministry
4311 E Newman Rd.
Joplin, MO 64801



Case 014-19: A parcel of land located immediately west of the intersection of Duquesne Road and Birch Lane -- A request to review the final plat of the Koinonia Subdivision -- Kainonia Christian Campus Ministry