Z&P Meeting: March 14, 2016
City Council Meeting: April 4, 2016

STAFF PLANNING REPORT
Final Plat

CASE 013-16 Final Plat review

NAME OF SUBDIVISION The Woodlands 2

LOCATION: 350 feet south of the intersection of 32nd Street and John Duffy Drive

APPLICANT: Schuber Mitchell Homes

PRESENT ZONING: R-1-PD, Planned Single Family Residential

PRESENT LAND USE: Undeveloped

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C-O	R-1	R-1	R-1
Land Use	Undeveloped	Undeveloped	Undeveloped	Undeveloped

SUBDIVISION:

Number of lots
10

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
John Duffy Drive	Secondary	60'

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

No.

UTILITIES Utilities are nearby and will be extended to the property.

FLOOD PLAIN Zone X – area of minimal flooding.

STAFF ANALYSIS:

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

Yes.

DISCUSSION

The Woodlands Final Plat went through the Planning and Zoning Commission in April of 2015 and City Council the following month. However, the engineering and design professionals had an omission in the original plat that needed corrected. The original plat incorrectly located a storm water and sewer easement. In order to keep the project moving along, this portion of the subdivision has been replatted to correct the location of future storm water and sewer improvements.

Because this is the Final Plat, this does require City Council approval.

Staff recommends approval of Case 013-16.

ENCLOSURES:

Final Plat

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Return Form To:
Municipal Planner
Municipal Building
303 East Main
P. O. Box 1355
Joplin, Missouri 64802
417-624-0820

Subdivision No.: 013-16
Date Filed:
Date of Meeting: 3-14-16
Fee:
Deposit:

I. Name of Subdivision: The Woodlands Plat 2

II. Name of Owner: Schuber Mitchell Homes, LLC

III. Name of Sub divider: Schuber Mitchell Homes, LLC

IV. Name of Person who prepared the Plat? Jerrod Hogan, PLS

V. Date of Hearing: _____

VI. Location of Property by Streets: John Duffy Dr and Cottage Circle

VII. Present Zoning of Property R-1 PD

VIII. Present Uses of Property Vacant

IX. No. of Acres I Total Tract 3.23 No. of Lots 10

Instructions:

The following checklist is to be completed by the Zoning Administrator 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 must accompany this checklist.

X. Does the Final Plan 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 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 are not previously dedicated. ✓ ____

XI. Was the original on Mylar, tracing cloth, or similar material, and were 10 copies submitted? _____ ✓ 10 COPIES SUBMITTE NO MYLARS

XII. Have all acknowledgments been signed? _____ _____

A. Owner or owners and all mortgager. _____ _____

B. Dedications or reservations. _____ _____

C. Engineer, surveyor or person preparing plat. _____ _____

D. Zoning Administrator and County Collector. _____ _____

XII. Title Opinion:

A. Submitted (Date)_____ _____ _____

B. Have all owners and mortgager signed 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? _____ ✓

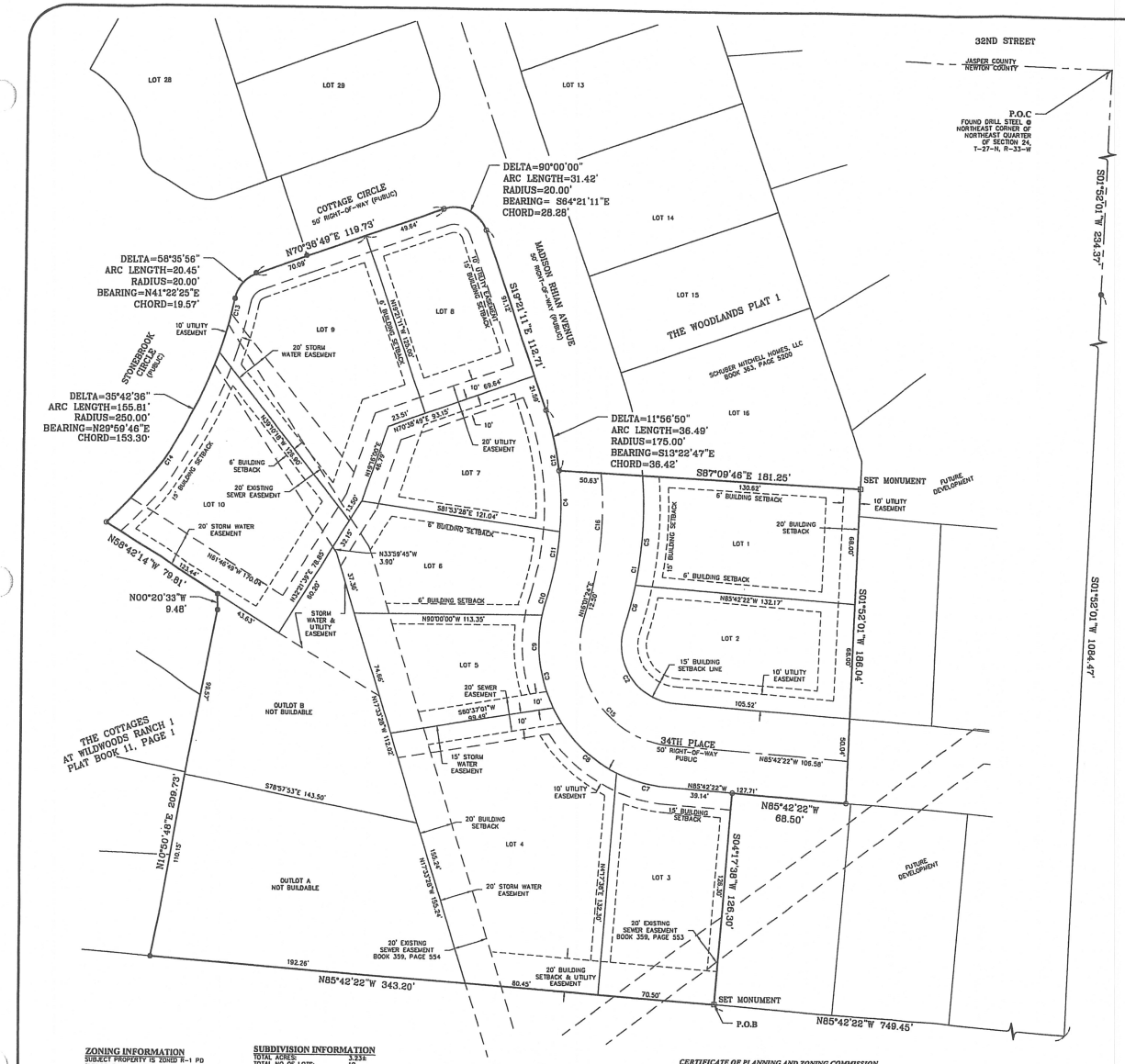
B. If so, has a copy been submitted? _____ _____

XV. How has the 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? _____ ✓

FINAL PLAT OF THE WOODLANDS PLAT 2
BEING A REPLAT OF LOTS 17-27 THE WOODLANDS PLAT 1 CITY OF JOPLIN, NEWTON COUNTY, MISSOURI





LOCATION SKETCH
SECTION 24
T 27 N, R 34 W
SCALE: 1"=2000'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GRID

CURVE TABLE					
CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	22.93°	80.03'	225.00	N6° 21' 01"E	89.43'
C2	103.53°	83.24'	35.00	S33° 56' 47"E	54.98'
C3	103.53°	153.57'	85.00	S33° 56' 47"E	133.52'
C4	11.91°	36.38'	175.00	N1° 27' 02"W	36.32'
C5	16.52°	64.86'	225.00	N3° 08' 41"E	64.63'
C6	6.41°	25.18'	225.00	N14° 36' 29"E	25.16'
C7	21.65°	32.12'	85.00	S74° 52' 55"E	31.93'
C8	37.42°	55.52'	85.00	S45° 20' 45"E	54.54'
C9	38.07°	58.48'	85.00	S7° 35' 57"E	55.44'
C10	6.38°	9.46'	85.00	S14° 37' 29"W	9.46'
C11	13.31°	40.65'	175.00	N11° 09' 34"E	40.56'
C12	23.86°	72.87'	175.00	N7° 25' 26"W	72.35'
C13	7.61°	33.21'	250.00	N15° 58' 47"E	33.18'
C14	28.10°	122.61'	250.00	N33° 48' 05"E	121.38'
C15	103.52°	108.41'	60.00	S33° 56' 47"E	94.25'
C16	20.35°	71.03'	200.00	N4° 03' 34"E	70.65'

SURVEY DESCRIPTION

A SURVEY OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 34 WEST, JOPLIN, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND DRILL STEEL AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 34 WEST, THENCE ALONG THE EAST LINE OF SAID SECTION, SOUTH 01°52'01" WEST, 234.37 FEET; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01°52'01" WEST, 1094.47 FEET; THENCE LEAVING EAST LINE, NORTH 85°42'22" WEST, 749.45 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 85°42'22" WEST, 343.20 FEET; THENCE NORTH 10°50'48" EAST, 209.73 FEET; THENCE NORTH 00°20'33" WEST, 9.48 FEET; THENCE NORTH 58°42'14" WEST, 79.81 FEET; THENCE 155.81 FEET ALONG A 250.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING NORTH 29°59'46" EAST, 153.30 FEET; THENCE 20.45 FEET ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING NORTH 41°22'25" EAST, 19.57 FEET; THENCE NORTH 70°36'49" EAST, 119.73 FEET; THENCE 31.42 FEET ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING SOUTH 64°21'11" EAST, A DISTANCE OF 28.28 FEET; THENCE SOUTH 19°21'11" EAST, 112.71 FEET; THENCE 36.49 FEET ALONG A 175.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING SOUTH 13°22'47" EAST, A DISTANCE OF 36.42 FEET; THENCE SOUTH 87°09'46" EAST, 130.62 FEET; THENCE SOUTH 01°52'01" WEST, 1094.47 FEET; THENCE NORTH 85°42'22" WEST, 68.50 FEET; THENCE SOUTH 04°17'38" WEST, 126.50 FEET, TO THE POINT OF BEGINNING. CONTAINING 3.23 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, *DAN MITCHELL, MEMBER OF SCHUBER-MITCHELL HOMES, LLC*, HAVE HEREUNTO SET MY HAND, THIS ____ DAY OF _____, 20____.

(Signed)_____
DAN MITCHELL

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF NEWTON)

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 WOODLANDS PLAT 2, 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 NEWTON)

I, _____ RECORDER OF NEWTON 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

LEGEND

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

ZONING INFORMATION

SUBJECT PROPERTY IS ZONED R-1 PD (RESIDENTAL DISTRICT)

BUILDING SETBACK LINES:
FRONT: 15'
SIDE: 6'
SIDE CORNER LOT: 15'
REAR: 20'

SUBDIVISION INFORMATION

TOTAL ACRES:	3.232
TOTAL NO OF LOTS:	10
CURRENT ZONING:	R-1 PD
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
SUBMITTAL DATE:	2-6-16
SOURCE OF WATER:	MISSOURI AMERICAN WATER
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 363, PG 5200 & BK 363, PG 5201
PRELIMINARY APPROVAL:	
ACCURACY STANDARD:	URBAN

CERTIFICATE OF PLANNING AND ZONING COMMISSION

THIS PLAT OF WOODLANDS PLAT 2 HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 20____

_____ CHAIRMAN

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT I, JERROD L. HOGAN, 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 MARCH 10, 2016

ANDERSON ENGINEERING, INC. LC 62
by

_____ JERROD L. HOGAN
MO P.L.S. NO. 2004001333

JERROD L. HOGAN
NUMBER PLS-2004001333
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR

3-10-16
DATE

SOURCE OF DEED
SCHUBER MITCHELL HOMES, LLC
BOOK 363, PAGE 5200
BOOK 363, PAGE 5201

DEVELOPER AND OWNER
SCHUBER-MITCHELL HOMES
1621 ANDERSON DRIVE
WEBB CITY, MISSOURI 64870

ENGINEER AND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
WAYNE STEPHENSON, P.E.
JERROD L. HOGAN, P.L.S.

ANDERSON ENGINEERING, INC.
ENGINEERS•SURVEYORS•LABORATORIES•DRILLING
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7339

FIELD:	DATE: 2-4-16	JOP 100-4053
DRAWN: SLM	FIELD BK:	
CHECKED: JLH	JOB NO: 70078-14	SHT. 1 OF 1 REV.

Case 013-16

Case 013-16: 350 feet south of the intersection of 32nd Street and John Duffy Drive – A request to review the Final Plat of The Woodlands Plat 2 – Schuber Mitchell Homes.

Mr. Eastman opened the public comment period for Case 013-16.

Mr. Dan Mitchell, Schuber-Mitchell Homes, 1621 Anderson Drive, Webb City, Missouri, appeared to request the review of the final plat for The Woodlands Plat 2.

Mr. Duncan asked Mr. Mitchell if there are any changes from the preliminary plat, and he replied no.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public comment period for Case 013-16.

MR. RAMSOUR MOVED, SECONDED BY MR. DERMOTT, THAT THE FINAL PLAT AS PRESENTED IN CASE 013-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE"; AND WITH MR. BROWN AND MR. CORTEZ BEING ABSENT (5 IN FAVOR, 2 ABSENT).