JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Final Plat

CASE 024-22 Final Plat Review

NAME OF SUBDIVISION Drury 2nd Subdivision

LOCATION: Northeast Corner of S. Range Line Rd. and E. 36th St.

APPLICANT: Chick-fil-a, Inc.

PRESENT ZONING: C-3

PRESENT LAND USE: Vacant (Restaurant Under Construction)

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C-3	C-3	C-3	C-3
Land Use	Vacant	Hotel	Hotel	Hotel/Fuel Sales

SUBDIVISION:

Number of lots
2

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
E. 36th St.	Local	50′
S. Range Line Rd.	Arterial	105′

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

No. Entryways into the subdivision via commercial driveways are positioned as far from the intersection of Range Line and 36th St. as possible. Cross-access is platted between the 2 lots.

UTILITIES: In place. Stormwater detention is underground.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

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

Yes.

DISCUSSION:

This final plat approval is for Drury 2nd Subdivision located at Northeast corner of S. Range Line Rd. and W. 36th St. This subdivision will be 2 commercial lots, zoned C-3 Commercial. 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.

Chick-fil-a, Inc. is seeking a 2-lot commercial subdivision for general commercial uses. Utilities will not need to be extended, though stormwater detention will be built underground under the proposed parking lot.

Staff recommends approval of Case 024-22.

ENCLOSURES:

Application
Preliminary Plat

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

~~Subdivision~~ No.: 026-22
Date Filed: _____
Date of Meeting: 3-14-22
Filing Fee: $0

Return Form To:
Planner
602 S. Main St.
Joplin, Missouri 64802
417-624-0820 Ext. 1511
FAX 417-625-4738

I. Name of Subdivision: Drury Second Subdivision

II. Name of Owner: Chick-fil-A, Inc. (c/o Justin Lurk)

III. Name of Subdivider: Chick-fil-A, Inc. (c/o Justin Lurk)

IV. Name of Person who prepared the Plat: Anderson Engineering (Gregory Bowers, PLS)

V. Point of Contact: Joe Vavrina, PE (HR Green, Inc.) Phone No.: 815-385-1778

VI. Email: jvavrina@hrgreen.com

VII. Location of Property by Streets: NE Corner of Range Line Road and E. 36th Street Intersection

VIII. Present Zoning of Property: C-3

IX. Present Uses of Property: Commercial

X. No. of Acres in Total Tract: 2.63 No. of Lots: 2

XI. Date of Hearing: _____

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.

XII. 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 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. ✓ ____

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. Street names coordinate with existing city streets. ____ ✓ N/A

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, side, and rear property lines dimensions. Meet minimum zoning requirements. ✓ ____

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. ✓ ____

XIII. Was the original on mylar, and 20 paper copies submitted? ✓ Mylar to be submitted after plat is approved. ____

XIV. Was a .pdf copy, shapefile, and .docx of legal description submitted on thumb drive? ✓ Shapefile to be provided after plat is approved. ____

XV. Have all acknowledgments been signed?

A. Owner or owners and all mortgager. ____ ✓ Plat to be signed after plat has been approved.

B. Dedications or reservations. ____ ✓

C. Surveyor preparing plat. _____ ✓

XVI. Has certification been submitted stating that all taxes and special assessments due and payable have been paid? _____ ✓ Can be provided in future submittal.

XVII. Deed Restrictions:

A. Are any deed restrictions planned for subdivision? _____ ✓

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

XVIII. How has installation of the following improvement been guaranteed?

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

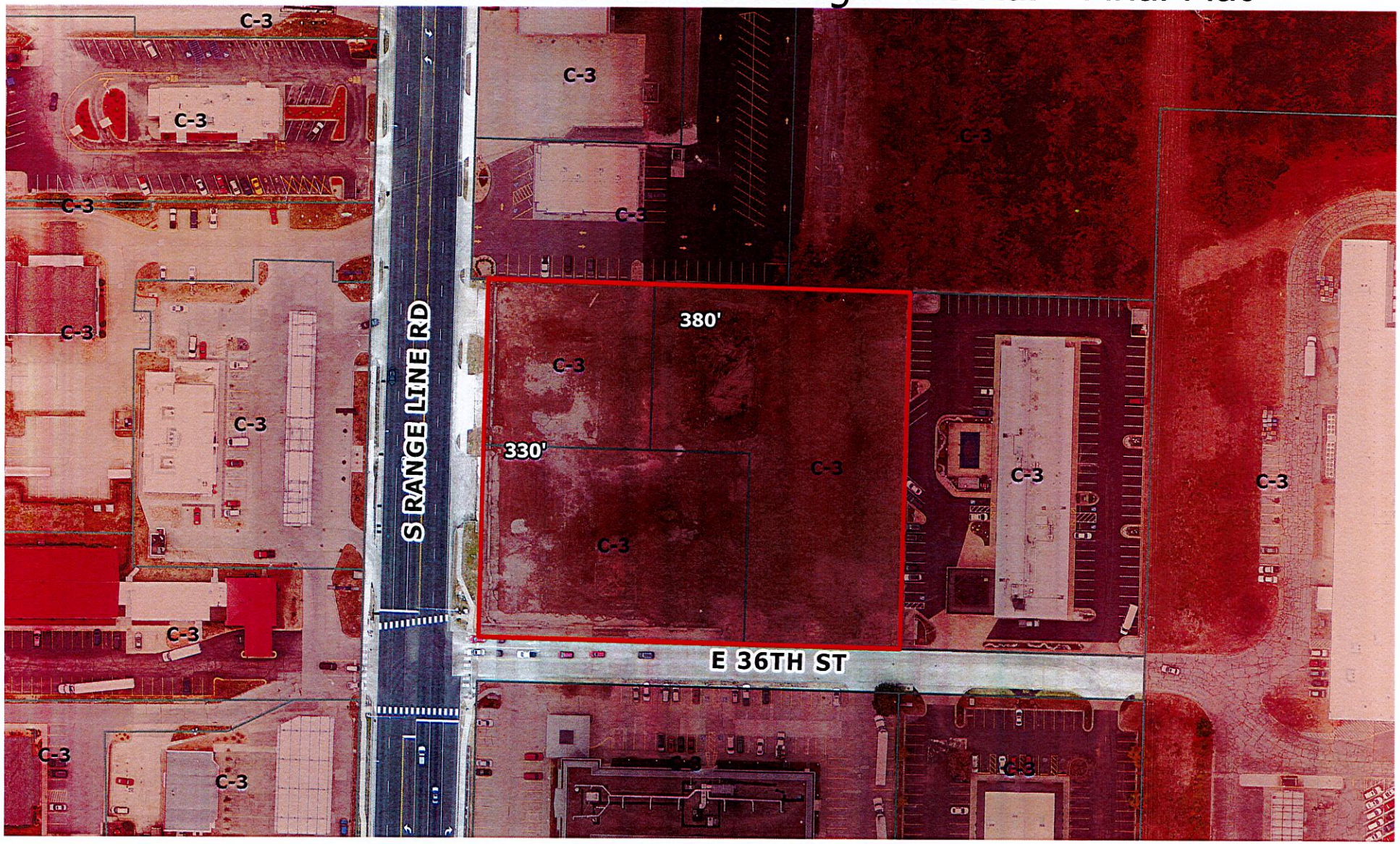
XIX. Are additional comments attached? _____ _____

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.

_____ 10/27/2021

Signature Date

Case 024-22: E. 36th St. and S. Range Line Rd. - Final Plat



Case 024-22: E. 36th St. and S. Range Line Rd. – A request to review a final plat – Chick-fil-A, Inc.