CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-264 – Final Plat Review- Drury 2nd Subdivision,

MEETING DATE:
April 4, 2022

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

BACKGROUND:
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

PLANNING & ZONING COMMISSION TESTIMONY:
Ron Willis, Anderson Engineering, requesting approval for the final plat.

Mr. Eastman asked how the traffic will be handled?

Mr. Stanton stated that they actually designed a wrap-around drive thru in their site plan to allow for significant stacking. It is a two-lane drive thru. Both entrances to the site are going to be at the furthest points from the intersection.

PUBLIC COMMENT:
None.

FUNDING SOURCE
These payments are included in the FY 2021-22 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 024-22.
Planning and Zoning Commission approved Case 024-22 (7 Favor, 0 Nays,)

ATTACHMENTS:
CB 2022-264, Planning Report, Commission Minutes, Drury 2nd Subdivision Plat

CB 2022-264

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

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Mr. Eastman asked how the traffic will be handled?

Mr. Stanton stated that they actually designed a wrap-around drive thru in their site plan to allow for significant stacking. It is a two-lane drive thru. Both entrances to the site are going to be at the furthest points from the intersection.

Ms. Phillips wanted to know if MoDOT has approved all this, or do they need too?

Mr. Bolander stated they have approved, but what was not mentioned is another road going thru between Sam's Club and the hotel. There will be two traffic signals.

MS. STEELE MOVED, SECONDED BY MS. WARREN THAT CASE 024-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MS. BRUECKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MR. KIMBLE, MS. WARREN, AND MS. PHILLIPS "AYE" (7 IN FAVOR, 0 NAYS)

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. _____	_____	_____	_____

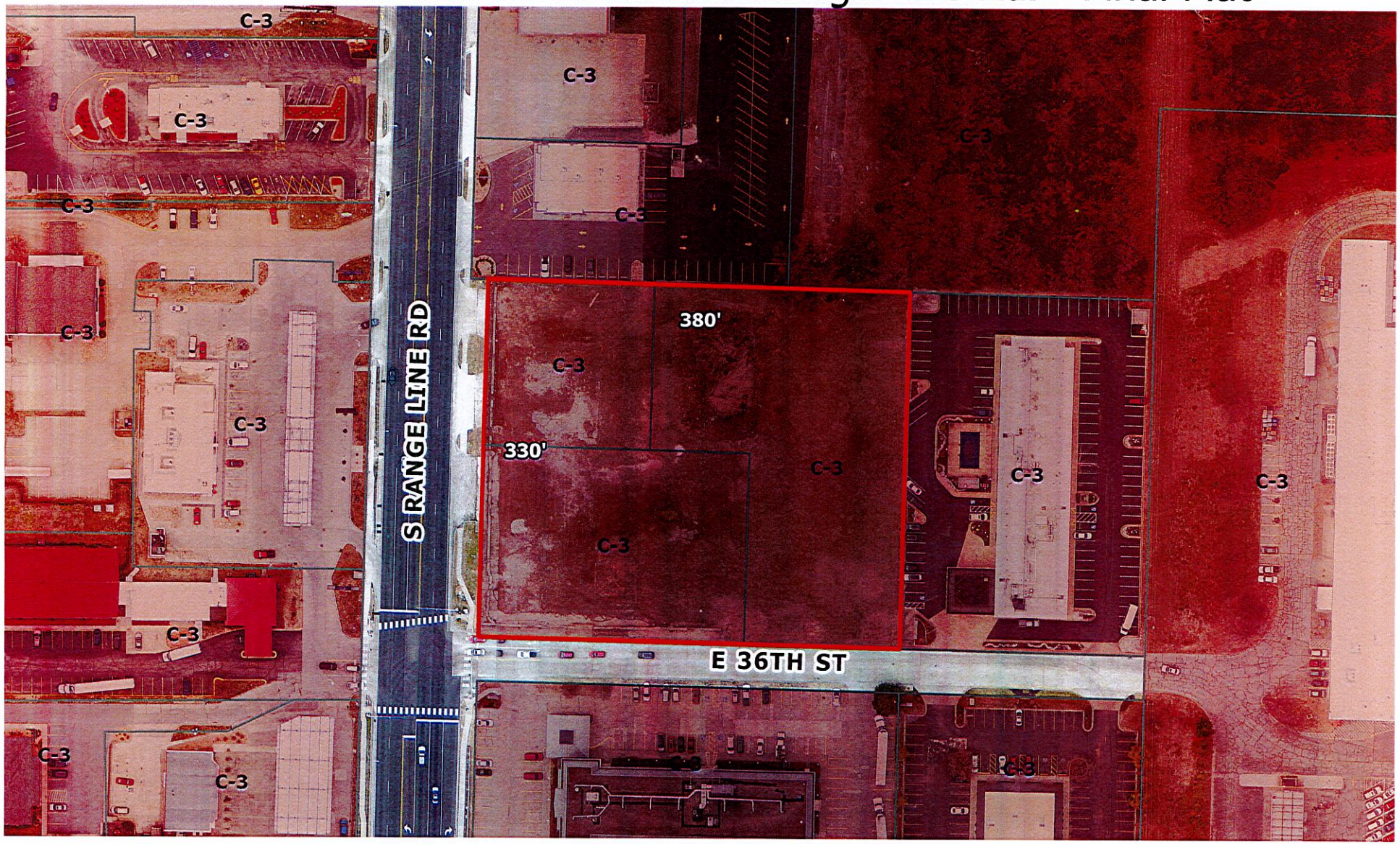
XIX. Are additional comments attached? _____ _____

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

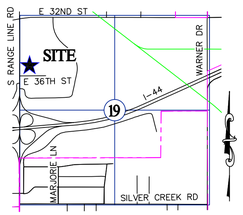
Signature Date

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

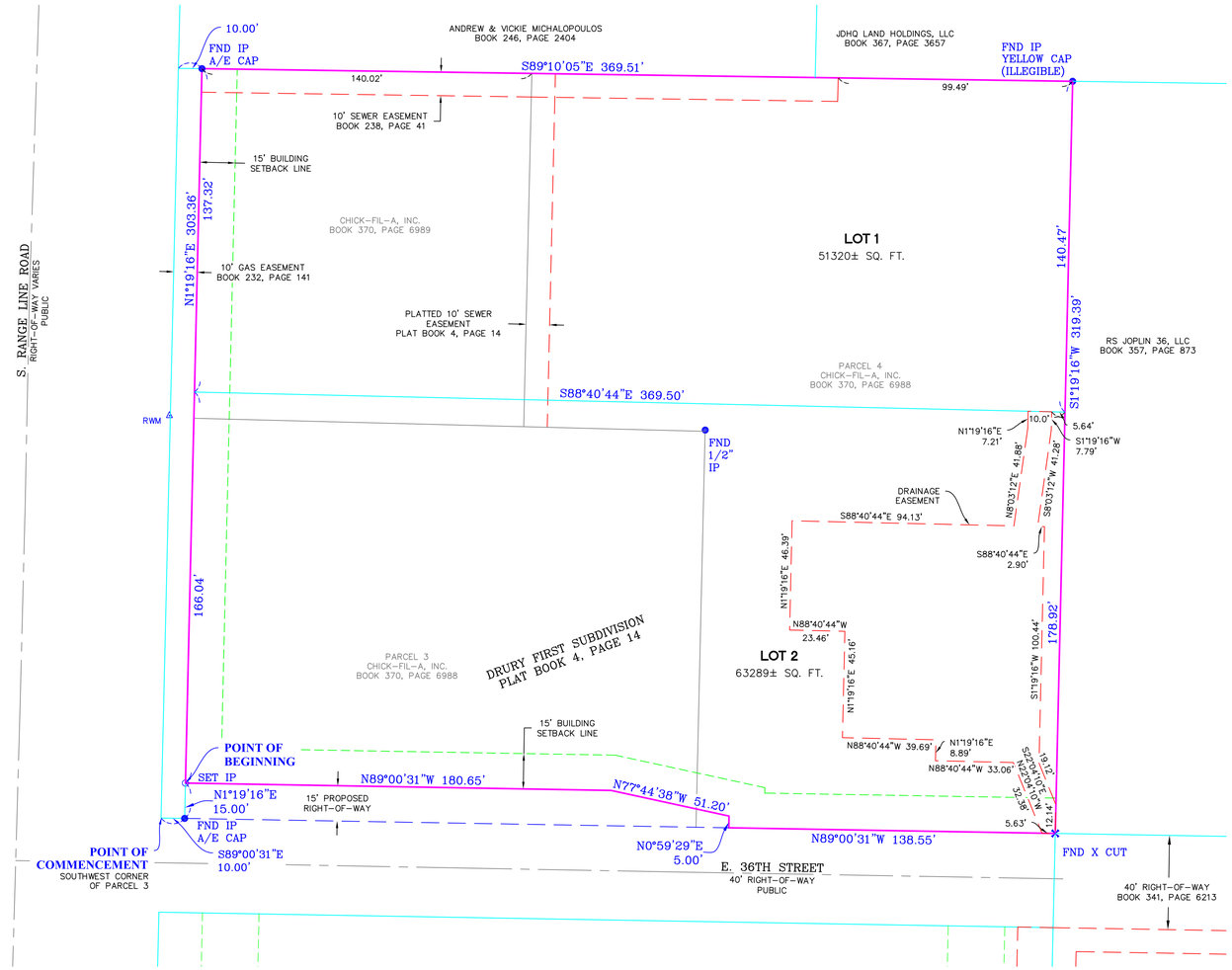


Case 024-22: E. 36th St. and S. Range Line Rd. – A request to review a final plat – Chick-fil-A, Inc.

FINAL PLAT OF
DRURY SECOND SUBDIVISION
BEING A REPLAT OF PHASE 3 AND 4 OF
DRURY FIRST SUBDIVISION AND ADDITIONAL AREA
CITY OF JOPLIN, NEWTON COUNTY, MISSOURI



LOCATION SKETCH
SECTION 19
T 27 N, R 32 W
SCALE: 1"=2000'



LEGEND

- SET CHISELED "X" CUT
- SET X CUT
- FOUND IRON PIN–AS NOTED
- SET 1/2" IRON PIN WITH CAP STAMPED A/E INC LC 62
- RIGHT–OF–WAY MARKER
- PROPERTY LINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

ZONING DATA

SUBJECT PROPERTY IS ZONED C–3 (COMMERCIAL DISTRICT)

BUILDING REQUIREMENTS: NO BUILDING SHALL EXCEED 3 STORIES OR 45'.

BUILDING SETBACK LINES:
FRONT: 15'
SIDE: NONE
REAR: NONE

SUBDIVISION INFORMATION

TOTAL ACRES:	2.63±
TOTAL NO OF LOTS:	2
CURRENT ZONING:	C–3
SUBMITTAL DATE:	
SOURCE OF WATER:	CITY OF JOPLIN
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 370, PG 6988 BK 370, PG 6989
PRELIMINARY APPROVAL:	
ACCURACY STANDARD:	URBAN

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0286E, 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.

SURVEY DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 32 WEST, NEWTON COUNTY, MISSOURI, BEING PART OF PARCEL 3 AND ALL OF PARCEL 4 OF DRURY FIRST SUBDIVISION AS SHOWN IN PLAT BOOK 4, AT PAGE 14 IN THE NEWTON COUNTY RECORDER'S OFFICE, AND PART OF A TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 6988 AND IN BOOK 370, PAGE 6989 IN THE NEWTON COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 3 IN DRURY FIRST SUBDIVISION, AFORESAID; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 3, SOUTH 89°00'31" EAST, 10.00 FEET, TO THE INTERSECTION OF THE EAST RIGHT–OF–WAY LINE OF SOUTH RANGE LINE ROAD AND THE NORTH RIGHT–OF–WAY LINE OF EAST 36TH STREET; THENCE ALONG THE EAST RIGHT–OF–WAY OF RANGE LINE ROAD, NORTH 01°19'16" EAST, 15.00 FEET, TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT–OF–WAY LINE, NORTH 01°19'16" EAST, 303.36 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 6989; THENCE LEAVING SAID EAST RIGHT–OF–WAY, SOUTH 89°10'05" EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND, AND THE NORTH LINE OF PARCEL 4 IN SAID DRURY FIRST SUBDIVISION, 369.51 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4; THENCE SOUTH 01°19'16" WEST ALONG THE EAST LINE OF SAID PARCEL 4, 319.39 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 4; THENCE NORTH 89°00'31" WEST ALONG THE SOUTH LINE OF SAID PARCELS 4 IN SAID DRURY FIRST SUBDIVISION, 138.55 FEET; THENCE NORTH 00°59'29" EAST, 5.00 FEET; THENCE NORTH 77°44'38" WEST, 51.20 FEET; THENCE NORTH 89°00'31" WEST, 180.65 FEET, TO THE POINT OF BEGINNING. CONTAINING 2.63 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

NOTES

1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

2) ELEVATIONS ARE NAVD88 DERIVED FROM GPS OBSERVATION AND OPUS SOLUTION ON LOCAL CONTROL.

3) THERE ARE PLATTED EASEMENTS AS WELL AS EASEMENTS DEDICATED BY BOOK 337, PAGE 1286, BOOK 337, PAGE 1431, AND BOOK 343, PAGE 4802 ON THE SUBJECT PROPERTY. THESE EASEMENTS ARE IN THE PROCESS OF BEING VACATED AND HAVE NOT BEEN GRAPHICALLY DEPICTED ON THE PLAT PER THE CLIENT'S REQUEST.

CERTIFICATE OF RECORDING
STATE OF MISSOURI)
) SS
COUNTY OF NEWTON)

I, JENNIFER CHILDERS, RECORDER OF NEWTON COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS, ON THE _____ DAY OF _____ 20____ A.D. AT _____ O'CLOCK _____ MIN. _____ M. DULY FILED FOR RECORD IN THIS OFFICE AND IS RECORDED IN THE RECORDS OF 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____.

_____ _____
JENNIFER CHILDERS DEPUTY
RECORDER

ZONING & PLANNING COMMISSION APPROVAL
THIS PLAT OF DRURY SECOND SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN PLANNING AND ZONING COMMISSION THIS ___ _____ DAY OF _____, 20____.

_____
CHAIRMAN

CITY APPROVAL
THIS PLAT OF DRURY SECOND SUBDIVISION, 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, JUSTIN LURK, PROJECT DEVELOPMENT LEAD OF CHICK–FIL–A, INC., HAVE HEREUNTO SET MY HAND, THIS _____ DAY OF _____, 20____.

(Signed)_____
JUSTIN LURK

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 JUSTIN LURK, PROJECT DEVELOPMENT LEAD 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: _____

SOURCE OF DEED
CHICK–FIL–A, INC.
BOOK 370, PAGE 6988
BOOK 370, PAGE 6989

DEVELOPER
CHICK–FIL–A
5200 BUFFINGTON RD
ATLANTA, GA 30349

ENGINEER/LAND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
GREGORY B. BOWERS, P.L.S.

SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
THAT I, GREGORY B. BOWERS, 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, PREPARED BY ANDERSON ENGINEERING, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT.
LAST REVISION DATE: JANUARY 6, 2022

ANDERSON ENGINEERING, INC. L.C. 62
by

FOR REVIEW

_____ DATE 1–6–2022
GREGORY B. BOWERS
MO P.L.S. NO. 2672

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING GIS

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

FIELD: DATE: 1–6–22
DRAWN: SLM FIELD BK:
CHECKED: JLH JOB NO: 20J020114

JOP 100–5966
SHT. 1 OF 1 REV. ___

P & Z Case 024-22
Chick-fil-A
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-264 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Drury 2nd Subdivision located at the Northeast Corner of S. Range Line Rd. and E. 36th St. 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 the Northeast Corner of S. Range Line Rd. and E. 36th St. in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 32 WEST, NEWTON COUNTY, MISSOURI, BEING PART OF PARCEL 3 AND ALL OF PARCEL 4 OF DRURY FIRST SUBDIVISION AS SHOWN IN PLAT BOOK 4, AT PAGE 14 IN THE NEWTON COUNTY RECORDER'S OFFICE, AND PART OF A TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 6988 AND IN BOOK 370, PAGE 6989 IN THE NEWTON COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 3 IN DRURY FIRST SUBDIVISION, AFORESAID; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 3, SOUTH 89'00'31" EAST, 10.00 FEET, TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH RANGE LINE ROAD AND THE NORTH RIGHT-OF-WAY LINE OF EAST 36TH STREET; THENCE ALONG THE EAST RIGHT-OF-WAY OF RANGE LINE ROAD, NORTH 01'19'16" EAST, 15.00 FEET, TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 0119'16" EAST, 303.36 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 6989; THENCE LEAVING SAID EAST RIGHT-OF-WAY, SOUTH 89'10'05" EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND, AND THE NORTH LINE OF PARCEL 4 IN SAID DRURY FIRST SUBDIVISION, 369.51 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4; THENCE SOUTH 0119'16" WEST ALONG THE EAST LINE OF SAID PARCEL 4, 319.39 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 4; THENCE NORTH 89'00'31" WEST ALONG THE SOUTH LINE OF SAID PARCELS 4 IN SAID DRURY FIRST SUBDIVISION, 138.55 FEET; THENCE NORTH 00'59'29" EAST, 5.00 FEET; THENCE NORTH 77'44'38" WEST, 51.20 FEET; THENCE NORTH 89'00'31" WEST, 180.65 FEET, TO THE POINT OF BEGINNING. CONTAINING 2.63 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

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 _____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney