CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-265 – Final Plat Review, Charlie Jane Addition.

MEETING DATE:
April 5, 2021

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 016-21: Final Plat Review – A request to review the Final Plat of Charlie Jane Addition located at the Northwest Corner of S. Schifferdecker Ave. and W. 32nd St. – Schuber Mitchell Homes

BACKGROUND:
This subdivision will be 7 residential lots, zoned R-1 Single-family residential. This zoning is appropriate for the existing use as well as the area and conforms to the future land use map. This plat meets the requirements of the subdivision regulations.

PLANNING & ZONING COMMISSION TESTIMONY:
Harry Mitchell, 303 Sunny Brook, Carl Junction, MO. What we would like to do is the plat calls for seven (7) lots. We are requesting this subdivision plan.

Mr. Kimble asked if they were making any alteration.

Mr. Mitchell said they met with the attorney and the HOA from Sunset Ridge earlier today about joining into the HOA. We aren't going to build $100 thousand homes on that stretch, and no one wanted that, that is not what we were wanting to do. We will build our larger homes, 2,000 sq. ft. and up. They are taking it to their board tonight.

PUBLIC COMMENT:
None.

FUNDING SOURCE
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 016-21.
Planning and Zoning Commission approved Case 016-21 (5 Favor, 1 Abstain, 1 Absent,)

ATTACHMENTS:
CB 2021-265, Planning Report, Commission Minutes, Plat-Charlie Jane Addition.

CB 2021-265

Case 015-21: **Preliminary Plat Review** – A request to review the Preliminary Plat of Charlie Jane Addition located at the Northwest Corner of S. Schifferdecker Ave. and W. 32nd St. – Schuber Mitchell Homes.

Mr. Eastman wanted to make note that he did sell this property to them and will not have future financial gain. They actually own that property now.

Mrs. Bruckner-Sears will be recusing herself from both Case 015-21 and 016-21 because she lives in the adjacent subdivision.

Harry Mitchell, 303 Sunny Brook, Carl Junction, MO. What we would like to do is the plat calls for seven (7) lots. We are requesting this subdivision plan.

Mr. Kimble asked if they were making any alteration.

Mr. Mitchell said they met with the attorney and the HOA from Sunset Ridge earlier today about joining into the HOA. We aren't going to build $100 thousand homes on that stretch, and no one wanted that, that is not what we were wanting to do. We will build our larger homes, 2,000 sq. ft. and up. They are taking it to their board tonight.

Mr. Ramsour asked if the commissioners had any questions for Mr. Mitchell?

Mr. McCullough wanted to know if this subdivision was a stand-alone or/and extension of that subdivision?

Mr. Mitchell stated it is a standalone subdivision.

Mr. Bolander mentioned for history purpose this property was never part of the existing subdivision there, so it is a separate piece of property.

Mr. Ramsour asked if there was anyone in the audience who would like to speak in favor of this case? There was not. Mr. Ramsour asked if there was anyone in the audience who would like to speak in opposition to this case? There was not.

MR. KIMBLE MOVED, SECONDED BY MR. EASTMAN THAT CASE 015-21 BE APPROVED. MOTION CARRIED, WITH MR. RAMSOUR, MR. MCCULLOUGH, MR. EASTMAN, MR. KIMBLE, AND MS. PHILLIPS VOTING "AYE" AND MS. BRUCKNER-SEARS ABSTAINED. (5 IN FAVOR, 1 ABSENT, 1 ABSTAINED)

Case 016-21: **Final Plat Review** – A request to review the Final Plat of Charlie Jane Addition located at the Northwest Corner of S. Schifferdecker Ave. and W. 32nd St. – Schuber Mitchell Homes.

Gary Mitchell, 303 Sunny Brook, Carl Junction, MO. Steve from Stewart & Neece, stated that the Subdivision needed a name and Mr. Mitchell didn't pick up his phone so Steve named it after his granddaughter.

Mr. Ramsour asked if there was anyone in the audience who would like to speak in favor of this case? There was not. Mr. Ramsour asked if there was anyone in the audience who would like to speak in opposition to this case? There was not.

MR. KIMBLE MOVED, SECONDED BY MS. PHILLIPS THAT CASE 016-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. MCCULLOUGH, MR. EASTMAN, MR. KIMBLE, AND MS. PHILLIPS VOTING "AYE" AND MS. BRUCKNER-SEARS ABSTAINED. (5 IN FAVOR, 1 ABSENT, 1 ABSTAINED)

Z&P Meeting: March 8, 2021
City Council Meeting: April 5, 2021

STAFF PLANNING REPORT
Final Plat

CASE 016-21 Final Plat Review

NAME OF SUBDIVISION Charlie Jane Subdivision

LOCATION: NW Corner of S. Schifferdecker Ave. and W. 32nd St.

APPLICANT: Schuber Mitchell Homes

PRESENT ZONING: R-1

PRESENT LAND USE: Single-family Residential

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Single-family Residential	Single-family Residential

SUBDIVISION:

Number of lots
7

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
S. Schifferdecker Ave	Arterial	95'
W. 32nd St.	Arterial	75'

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

No.

UTILITIES: Utilities are existing.

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 Charlie Jane Subdivision located at the Northwest corner of W. 32nd St. and S. Schifferdecker Ave. This subdivision will be 7 residential lots, zoned R-1 Single-family residential. 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.

Schuber Mitchell Homes is seeking a 7-lot residential subdivision for single-family residential uses located at Northwest corner of W. 32nd St. and S. Schifferdecker Ave. Utilities are already in place to serve the lots that will be created. All lots meet the minimum lot size requirements for area and width.

Staff recommends approval of Case 016-21.

ENCLOSURES:

Application
Final Plat

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.: 016-21
Date Filed: _____
Date of Meeting: 3-8-21
~~Filing Fee~~: CC - 4-5-21

Return Form To:
Planner
602 S. Main St.
Joplin, Missouri 64802
417-624-0820 Ext. 511
FAX 417-625-4738

I. Name of Subdivision: Charlie Jane Subdivision
II. Name of Owner: Schuber Mitchell Homes
III. Name of Subdivider: Stewart + Neece
IV. Name of Person who prepared the Plat: Rodney Neece
V. Date of Hearing: _____
VI. Location of Property by Streets: NWC of S. Schifferdecker and W 82nd St
VII. Present Zoning of Property: R-1
VIII. Present Uses of Property: Vacant
IX. No. of Acres in Total Tract: 2.13 No. of Lots: 7

Instructions:
The following checklist is to be completed 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 should accompany this checklist.

IX. 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. ✓ ____

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. ____ ____

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 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? _____ ✓

Preliminary plats that do not meet subdivision regulations will not be processed to the Planning and Zoning Commission until corrected.



Signature

1/28/21

Date

Case 016-21: Final Plat Review



Case 016-21: Final Plat Review – A request to review the Final Plat of Charlie Jane Addition located at the Northwest Corner of S. Schifferdecker Ave. and W. 32nd St. – Schuber Mitchell Homes

Joplin City Limits

0 90 180 360 540 720 Feet

N

0 50 100 150

SCALE: One inch equals 50 feet.

Final Plat of

CHARLIE JANE ADDITION

To the City of Joplin, Jasper County, Missouri
in Section 17, Township 27, Range 33,

DEDICATION:

Know all men by these presents that Schuber Mitchell Homes, owners of Charlie Jane Addition, to the City of Joplin, Jasper County, Missouri, do hereby publish, declare, and acknowledge, the annexed plat thereof with Lots, Streets, and Easements as shown thereon and do hereby dedicate all streets and easements, and easements, as shown thereon to the public forever, and do hereby certify that the taxes for 20_____,

In witness whereof I have set my hand this _____ day of _____, 20_____,

_____ - President

_____ - Secretary / Treasurer

State of Missouri, County of Jasper, SS

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 instrument of writing and duly acknowledged the execution of same, In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the Day and year above written,

_____ SEAL

_____ NOTARY PUBLIC

My Commission Expires:_____

CERIFICATE OF APPROVAL:

This plat of Charlie Jane Addilton, has been submitted to and approved by the Joplin Planning and Zoning Commission this _____ Day of _____, 20_____,

_____ CHARIMAN

This plat of Charlie Jane Addition, including easements, and right-of-way 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.

_____ MAYOR

_____ City Clerk

_____ City Engineer

NOTE:

Approval of this plat does not obligate the City for any construction or maintenance cost for the Streets, or any expense connected with the development of the Addition.

State of Missouri, County of Jasper, SS

I, _____, City Clerk of Joplin, in said County, and State do hereby certify, that the attached Plat of Charlie Jane Addition to the City of Joplin, was filed with said City Joplin, was filed with said City for approval on this _____, Day of _____, 20____, and that the sane was approved by the City Council of the City of Joplin, by Ordinance No._____, duly passed and approved by the Mayor on the _____ Day of _____, 20____,

State of Missouri, County of Jasper, SS

I _____, Recorder of Deeds of said County, do hereby certify that the within instument of writing was, on the _____ Day of _____, A.D. 20____ at _____ O'Clock and _____ Minutes, ___M., Duly Filed For Record in this Office, and is Recorded in Records of this Office in Plat Book _____ at Page _____, In Witness whereof, I have hereanto set my hand and affixed my seal at Carthage, Missouri, on the Day and Year aforesaid.

PROPERTY DESCRIPTION:

A part of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 17, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, being more particularly described as follows: Commencing at the Southeast Corner of Section 17, Township 27, Range 33, Jasper County, Missouri, Thence North 88 Degrees, 05 Minutes, 50 Seconds West along the South line of the Southeast Quarter (SE¼) of said Section 110.05 Feet, Thence North 01 Degrees, 50 Minutes, 13 Seconds East 45.00 feet to the North Right-of-way line of West 32nd Street and the Point of Beginning, Thence along said North Right-of-way line North 88 Degrees, 05 Minutes, 50 Seconds West 151.08 feet to the Easterly Right-of-way line of South Sunset East Drive, Thence along said Easterly Right-of-way line North 43 Degrees, 07 Minutes, 49 Seconds West 21.10 Feet, Thence continuing along said Easterly Right-of-way line North 01 Degrees, 50 Minutes, 13 Seconds East 126.88 feet, Thence continuing along said Easterly Right-of-way line along a curve to the Right having a Radius of 100.00 feet and an Arc Length of 68.68 feet, with a Chord Bearing and Distance of North 21 Degrees, 31 Minutes, 17 Seconds East 67.34 feet, Thence continuing along said Easterly Right-of-way line along a curve to the Left having a Radius of 125.00 Feet, and an Arc Length of 85.87 feet, with a Chord Bearing and Distance of North 21 Degrees, 30 Minutes, 50 Seconds East 84.19 feet, Thence continuing along said Easterly Right-of-way line North 01 Degrees, 50 Minutes, 13 Seconds East 219.80 feet to the Southwest Corner of Lot Number Four (4) in Sunset Ridge 5th Addition, Thence along the South line of said Lot Number Four (4) South 88 Degrees, 04 Minutes, 22 Seconds East 165.01 feet to the Westerly Right-of-way line of Schifferdecker Avenue, Thence along said Westerly Right-of-way line South 01 Degrees, 50 Minutes, 13 Seconds West 454.36 Feet, Thence continuing along said Westerly Right-of-way line South 46 Degrees, 57 Minutes, 30 Seconds West 70.63 feet to the Point of Beginning, Being subject to all easements, right-of-ways, and reservations of record, Containing 2.13 acres more or less.

BASIS OF BEARINGS:

The South line of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 17, Township 27, Range 33, taken as North 88 Degrees, 05 Minutes, 50 Seconds West as per Missouri West NAD83 as per MoDot GPS Network.

Source Deed:

Loyco Enterprises Book 1844, Page 1537

Flood Information:

This property falls in FEMA Identified Zone X (Areas determined to be outside the 0.2% annual chance floodplain), as shown on Community Panel 29097C0266E, Dated November 2nd, 2012. Please Note that the accuracy of this Flood Hazard Data is subject to Map Scale uncertainty and to any other uncertainty in location or elevation on the above referenced FEMA Map.

NOTES:

Surveyor has made no investigation or independent search for easements of record, encumberances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

½" iron pins set at all proeprty corners unless noted.

All utilities and contours shown are from the City of Joplin GIS Data.

Property Owner/Subdivider: Schuber Mitchell Homes 3331 North Rangeline, Joplin Mo. 64801

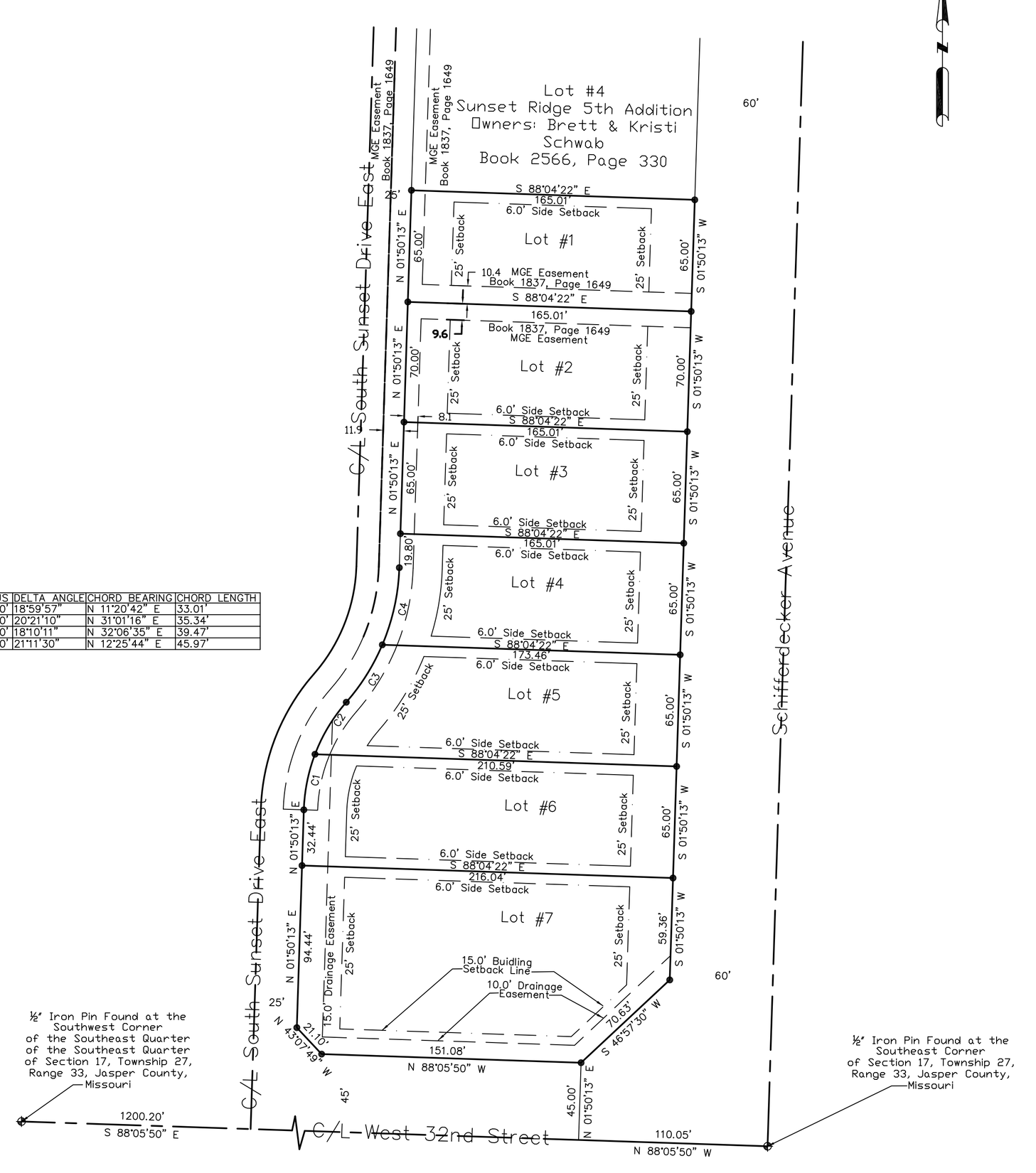
Surveyor: Stewart and Neece Land Surveying, (Rodney C. Neece) 1201 East 15th Street Joplin, Mo.

Zoning Classification: R-1

Lot Area:

Lot 1 - 10725.6 SQ. FT.
Lot 2 - 11550.7 SQ. FT.
Lot 3 - 10752.6 SQ. FT.
Lot 4 - 10851.2 SQ. FT.
Lot 5 - 12490.7 SQ. FT.
Lot 6 - 13984.2 SQ. FT.
Lot 7 - 22254.1 SQ. FT.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.16'	100.00'	18°59'57"	N 11°20'42" E	33.01'
C2	35.52'	100.00'	20°21'10"	N 31°01'16" E	35.34'
C3	39.64'	125.00'	18°10'11"	N 32°06'35" E	39.47'
C4	46.23'	125.00'	21°11'30"	N 12°25'44" E	45.97'



SURVEYOR'S CERTIFICATE:
I Rodney C. Neece a Registered Land Surveyor of Joplin, Jasper County, Missouri, Do hereby certify that the field notes and attached plat are true and accurate description of the work performed and measurements taken; survey made in accordance with the Missouri Standards for Property Boundary Surveys of the Department of Agriculture, Division of Weights & Measures and Consumer Protection, and is not a warranty of title either expressed or implied, This declaration is made to the original owner and/or purchaser of the survey as of the date indicated in the title block, It is not transferable to additional institutions or subsequent owners and may not be used in connection with a survey "Survey Affidvit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees, furthermore, this survey is not valid without the original signature and embossed seal.

S:\RCN Seal\Rodney Neece MO - JPG.jpg

S:\logo png.png

STEWART AND NEECE LAND SURVEYING, INC.
1201 East 15th Street, Joplin, Missouri 64801
Phone: 417-624-0311 Fax: 417-624-0365

PRELIMINARY PLAT FOR: Schuber Mitchell Homes		
DRAWN BY: Allgood	DATE: 1-11-21	ADDRESS: West 32nd Street & Schifferdecker Ave. Joplin, Missouri
APPROVED: RCN	S/T/R: 17-27-33	
SCALE: 1"=40'	FILE NAME: CJ172733	CERT OF AUTHORITY: LSC-2019012803

P & Z Case 016-21
Schuber Mitchell Homes
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-265 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Charlie Jane Addition located at the Northwest Corner of S. Schifferdecker Ave. and W. 32nd Street. in the 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 Northwest Corner of S. Schifferdecker Ave. and W. 32nd Street in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

A part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 17, Township 27, Range 3, in the City of Joplin, Jasper County, Missouri, being particularly described as follows: Commencing at the Southeast Corner of Section 17, Township 27, Range 33, Jasper County, Missouri, Thence North 88 Degrees, 05 Minutes, 50 Seconds West along the South line of the Southeast Quarter (SE ¼) of said Section 110.05 feet, Thence North 01 Degrees, 50 Minutes, 13 Seconds East 45.00 feet to the North Right-of-way line of West 32nd Street and the Point of Beginning, Thence along said North Right-of-way line North 88 Degrees, 05 Minutes, 50 Seconds West 151.08 feet to the Easterly Right-of-way line of South Sunset East Drive, Thence along said Easterly Right-of-way line North 43 Degrees, 07 Minutes, 49 Seconds West 21.10 feet, Thence continuing along said Easterly Right-of-way line North 01 Degrees, 50 Minutes, 13 Seconds East 126.88 feet, Thence continuing along said Easterly Right-of-way line along a curve to the Right have a Radius of 100.00 feet and an Arc Length of 68.68 feet, with a Chord Bearing a Distance of North 21 Degrees, 31 Minutes, 17 Seconds East 67.34 Feet, Thence continuing along said Easterly Right-of-way line along a curve to the Left having a Radius of 125.00 feet, and an Arc Length of 85.87 feet, with a Chord Bearing a Distance of North 21 Degrees, 30 Minutes, 50 Seconds East 84.19 feet, Thence continuing along said Easterly Right-of-way line North 01 Degrees, 50 Minutes, 13 Seconds East 219.80 feet to the Southwest Corner of Lot Number Four (4) in Sunset Ridge 5th Addition, Thence along the South line of said Lot Number (4) South 88 Degrees, 04 Minutes, 22 Seconds East 165.01 feet to the Westerly Right-of-way line of Schifferdecker Avenue, Thence along said Westerly Right-of-way line south 01 Degrees, 50 Minutes, 13 Seconds West 454.36 feet, Thence continuing along said Westerly Right-of-way line South 46 Degrees, 57 Minutes, 30 Seconds West 70.63 feet to the Point of Beginning, Being subject to all easements, rights-of-way, and reservations of record, Containing 2.13 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 _____ day of _____, 2021, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney