City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: June 5, 2017

Item: COUNCIL BILL NO. 2017-264
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2017-264
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 05/08/17

Recommended Action: Planning and Zoning Commission recommended approval by a vote of 5 In Favor, 2 Absent

SUMMARY/REQUEST:
Case 016-17: 26th Street and Jimmy Weaver Drive - A request to review the Final Plat of Twin Hill Plat 3 for the construction of single-family residential development – KCC Investments.

STAFF SUMMARY:
This final plat approval is for Twin Hills Plat 3. This final plat is for Phase 3 the Twin Hills Subdivision, a 24-lot subdivision on the south side of the existing Twin Hills Golf & Country Club. This phase contains 4 lots that range in size from approximately 19,000 square feet to 30,000 square feet. A cul-de-sac will be constructed to City Standards and dedicated to the City of Joplin as public right-of-way.

Staff recommends approval of Case 016-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Jerrod Hogan, Anderson Engineering, 811 East 3rd Street, Joplin, Missouri, explained that this is Phase 3 of an on-going platting process. It is just four (4) lots around the final cul-de-sac that hasn't been finished.

PUBLIC COMMENT:
None.

Z&P Meeting: May 8, 2017
City Council Meeting: June 5, 2017

STAFF PLANNING REPORT
Final Plat

CASE 016-17 Final Plat review

NAME OF SUBDIVISION Twin Hills 3

LOCATION 26th Street and Jimmy Weaver Drive

APPLICANT KCC Investments

PRESENT ZONING R-1 (Single-Family Residential Development)

PRESENT LAND USE Undeveloped

EXISTING CONDITIONS

	North	East	South	West
Existing Zoning	R-1	R-1	N/A	R-1
Land Use	Undeveloped	Residential	Jasper County Residential	Residential

SUBDIVISION

Number of lots
4

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Jimmy Weaver Drive	Local	50’

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?
No. All streets are being constructed to City standards and dedicated to the City as public Right-of-Way.

UTILITIES Property has utility connections.

FLOOD PLAIN N/A

STAFF ANALYSIS

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?
Yes. The proposed subdivision meets all City of Joplin standards and minimums as outlined in the Subdivision Regulations.

DISCUSSION
This final plat is for Phase 3 the Twin Hills Subdivision, a 24-lot subdivision on the south side of the existing Twin Hills Golf & Country Club. This phase contains 4 lots that range in size from approximately 19,000 square feet to 30,000 square feet. A cul-de-sac will be constructed to City Standards and dedicated to the City of Joplin as public right-of-way.

Staff recommends approval of Case 016-17.

ENCLOSURES
Final Plat



0 80 160 320 480 640 Feet

Case 016-17: 26th Street and Jimmy Weaver Drive – A request to review a Final Plat for Twin Hills Plat 3 – KCC Investments.

N

Case 016-17: 26th Street and Jimmy Weaver Drive– A request to review the Final Plat of Twin Hills Plat 3 for the construction of a single family residential development – KCC Investments

Jerrod Hogan, Anderson Engineering, 811 East 3rd Street, Joplin, Missouri, explained that this is Phase 3 of an on-going platting process. It is just four (4) lots around the final cul-de-sac that hasn't been finished.

Mr. Smith asked if there were any questions? There were none. Any one present that would like to speak in favor of this case? There were none. Anyone like to speak against this case? There were none.

MRS. BRUECKNER-SEARS MOVED, SECONDED BY MR. DUNCAN, THAT CASE 016-17 BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. THE MOTION CARRIED WITH MR. SMITH, MR. DUNCAN, MR. CORTEZ, MR. BROWN, MR. DERMOTT AND MS. BRUECKNER-SEARS VOTING "AYE". (5 IN FAVOR, 2 ABSENT)

P & Z Case 016-17
KCC Investments.
(P & Z Recommended Approval)

COUNCIL BILL NO. 2017-264 ORDINANCE NO.

AN ORDINANCE requesting to review the Final Plat of TWIN HILLS Plat 3, located at 26th Street and Jimmy Weaver Drive 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 TWIN HILLS Plat 3 located at 26th Street and Jimmy Weaver Drive in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

A PARCEL OF LAND BEING A PART OF THE GRANTOR'S TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI, BEING THE SAME PARCEL AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2326, IN PAGE 1274, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI, THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER, SOUTH 87°58'45" EAST, 730.16 FEET; THENCE LEAVING SAID SECTION LINE, NORTH 01°32'34" EAST, 62.00 FEET, TO THE SOUTHEAST CORNER OF LOT 7 IN TWIN HILL SUBDIVISION PLAT 1, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 23, AT PAGE 21, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID LOT 7, NORTH 01°32'34" EAST, 96.65 FEET, TO THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LOT LINE THE FOLLOWING FIVE COURSE, THENCE 25.66 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING NORTH 27°51'49" WEST, A DISTANCE OF 24.55 FEET; THENCE NORTH 57°16'12" WEST, 55.23 FEET; THENCE 10.30 FEET ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING NORTH 86°46'52" WEST, A DISTANCE OF 9.85 FEET; THENCE 74.64 FEET ALONG A 58.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING NORTH 79°25'25" WEST, A DISTANCE OF 69.60 FEET; THENCE SOUTH 36°10'18" WEST, 70.60 FEET; THENCE LEAVING SAID LOT 7, NORTH 54°49'02" WEST, 170.30 FEET; THENCE NORTH 00°00'00" EAST, 101.45 FEET; THENCE NORTH 64°46'34" EAST, 172.11 FEET; THENCE NORTH 82°44'45" EAST, 189.81 FEET; THENCE SOUTH 80°01'55" EAST, 35.03 FEET; THENCE SOUTH 13°49'51" EAST, 154.48 FEET; THENCE SOUTH 31°38'10" EAST, 51.31 FEET; THENCE SOUTH 36°17'51" EAST, 53.29 FEET, TO A POINT LYING ON THE WEST LINE OF LOT 15, IN TWIN HILLS SUBDIVISION PLAT 2, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 23, AT PAGE 40; THENCE ALONG SAID WEST LOT LINE THE FOLLOWING TWO COURSE, SOUTH 29°56'26" EAST, 110.85 FEET; THENCE SOUTH 01°32'34" WEST, 68.41 FEET, TO THE NORTH RIGHT-OF-WAY OF 26TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 88°27'26" WEST, 213.00 FEET, TO THE POINT OF BEGINNING; ALL LYING IN THE NORTHWEST QUARTER SECTION 17, TOWNSHIP 27

NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI. CONTAINING 2.8 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING, INC., DRAWING NUMBER JOP-100-4461.

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 statues 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 _____, 2017, by a vote of _____.

_____

ATTEST: Michael L. Seibert, Mayor

_____

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney