Z&P Meeting: June 8, 2020
City Council Meeting: July 6, 2020

STAFF PLANNING REPORT
Final Plat

CASE 027-20 Final Plat Review

NAME OF SUBDIVISION Eagles Edge

LOCATION: Between W. Wildwood Ranch Pkwy. and W. 32nd St.

APPLICANT: James & Lance Ledford

PRESENT ZONING: R-1 Single-family Residential

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Vacant	Vacant	Vacant	Vacant

SUBDIVISION:

Number of lots
20

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
W. 32nd St.	Collector	90’
W. Wildwood Ranch Pkwy.	Collector	65’

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

No.

UTILITIES: Existing. New easements are included with the replat. A new sewer extension is planned.

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 Eagles Edge Subdivision located in Wildwood Ranch. The property is currently outside of the city limits; however, the subdivision will be annexed into the city in phases as the neighborhood is constructed. This subdivision will be the first 20 lots of the total planned 152 lots, zoned R-1 Single-family Residential upon annexation. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations.

James and Lance Ledford are seeking a 20-lot final plat for a planned 152-lot subdivision for new single-family dwelling development located between W. Wildwood Ranch Pkwy. and W. 32nd St. The applicant will be extending both of those streets the length of the development as well as other utilities. The applicant is providing access through the development with streets going east to west along with sidewalk access across, as well as a stub out to the west for cross-access to future development. All lots meet the minimum lot size requirements for area and width. There will be stormwater facilities provided through the development to direct water flow to a detention area in the Northwest corner of the development.

Staff recommends approval of Case 027-20.

ENCLOSURES:

Application
Final Plat

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

~~Subdivision~~ No.: 027-20
Date Filed:
Date of Meeting:
Filing Fee:

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

I. Name of Subdivision: Eagle's Edge

II. Name of Owner: Ledford Construction and Development

III. Name of Subdivider: Ledford Construction and Development

IV. Name of Person who prepared the Plat: Anderson Engineering Inc.

V. Date of Hearing: June 8, 2020

VI. Location of Property by Streets: W. 32nd Street and W. Wildwood Ranch Parkway

VII. Present Zoning of Property: R-1

VIII. Present Uses of Property: Meadow

IX. No. of Acres in Total Tract: 5.70 Acres No. of Lots: 20

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	X	
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.	X	
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.	X	
D. The location of lots, blocks, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and		

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. _____	_____	_____	_____

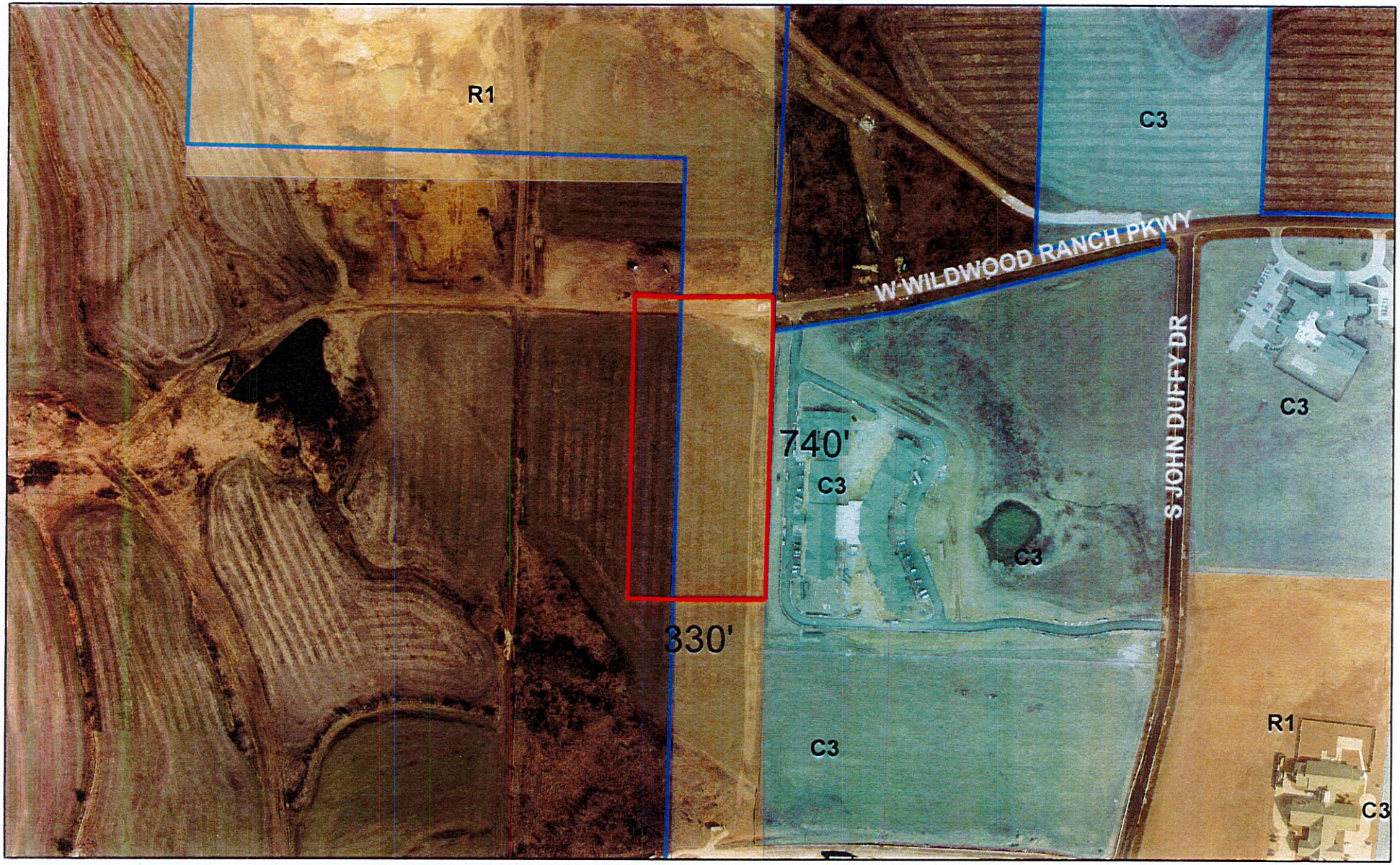
XVI. Are additional comments attached? _____ _____

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

_____ 6-17-20

Signature Date

Case 027-20: Final Plat Review



A request to review the Final Plat of Eagles Edge Subdivision located approximately 400' West and 650' North of the West end of public right-of-way on W. 32nd St. – James and Lance Ledford

Joplin City Limits

0 170 340 680 1,020 1,360 Feet

N