CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-266 – Final Plat Review, QuikTrip No. 7061 Subdivision

MEETING DATE:
July 6, 2020

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 026-20: Final Plat Review – A request to review the Final Plat of QuikTrip No. 7061 located 6601 E. 32nd St. – QuikTrip Corporation.

BACKGROUND:
The final plat review is for Quiktrip No. 7061 located just off of I-49 on E. 32nd St. This subdivision will be 3 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.

PLANNING & ZONING COMMISSION TESTIMONY:
Alan Betchan, AAB Engineering, LLC, 200 N. McKinley, Sand Springs, Oklahoma. This is a three (3) lot commercial development. QuikTrip has purchased the entirety of the tract and assembled it. The store has been constructed and will open in about three weeks. The balance of it is surplus property and will be sold off.

PUBLIC COMMENT;
None.

FUNDING SOURCE:
These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATION:
Planning & Zoning Commission recommend approval, 5 In Favor, 0 Nays, 1 Absent.
Staff recommends approval of Case 026-20.

ATTACHMENTS:
CB 2020-266, Planning Report, Commission Minutes

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

STAFF PLANNING REPORT
Final Plat

CASE 026-20 Final Plat Review

NAME OF SUBDIVISION Quiktrip No. 7061

LOCATION: Northeast corner of 32nd St. and Prosperity Rd.

APPLICANT: Daniel Chambers

PRESENT ZONING: C-3

PRESENT LAND USE: Fuel sales and convenience store

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C-3	C-3	M-2	C-3
Land Use	Future Warehousing	Vacant	Semi-truck sales & service	Vacant

SUBDIVISION:

Number of lots
3

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
E. 32nd St.	Arterial	150'
Prosperity Ave.	Local	100'

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 has been completed.

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 Quiktrip No. 7061 located in just off of I-49 on E. 32nd St. This subdivision will be 3 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.

Daniel Chambers of QuikTrip is seeking a 3-lot commercial subdivision for future commercial development located at the Northeast corner of E 32nd St. and Prosperity Ave. The applicant has already extended sewer and does show easements in the final plat for existing and future utilities, along with a dedication of 100' wide right-of-way for a future realignment of Prosperity Ave. All lots meet the minimum lot size requirements for area and width. There will be stormwater facilities provided with a detention area in the Northwest corner of the plat.

Staff recommends approval of Case 026-20.

ENCLOSURES:

Application
Final Plat

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

~~Subdivision~~ Case No.: 026-20
Date Filed: _____
Date of Meeting: 6-8-20
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: QuikTrip No. 7061

II. Name of Owner: QuikTrip Corporation, An Oklahoma Corporation

III. Name of Subdivider: Daniel Chambers

IV. Name of Person who prepared the Plat: Alan Betchan, PE - AAB Engineering, LLC 918-514-4283

V. Date of Hearing: _____

VI. Location of Property by Streets: Northeast corner of 32nd Street and Jaguar Road

VII. Present Zoning of Property: C3

VIII. Present Uses of Property: Vacant

IX. No. of Acres in Total Tract: 20.82 Acres No. of Lots: 3 lots

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		

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.	X	
E. Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block.	X	
F. Exact locations, widths and names of all streets and alleys to be dedicated.	X	
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.	X	
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.	X	
I. Building setback lines on the front and side streets with dimensions.	X	
J. Name and address of the registered land surveyor preparing the plat.	X	
K. Scale of plat, 1" = 100' or larger, date or preparation and north point.	X	
L. Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated.	X	
XI. Was the original on mylar, tracing cloth, or similar material, and were 10 copies submitted?	X	
XII. Have all acknowledgments been signed?		
A. Owner or owners and all mortgager.	X	
B. Dedications or reservations.	X	
C. Surveyor preparing plat.	X	
XIII. Has certification been submitted stating that all taxes and special assessments due and payable have been paid?	X	
XIV. Deed Restrictions:		
A. Are any deed restrictions planned for subdivision?		X

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? __X__ _____

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

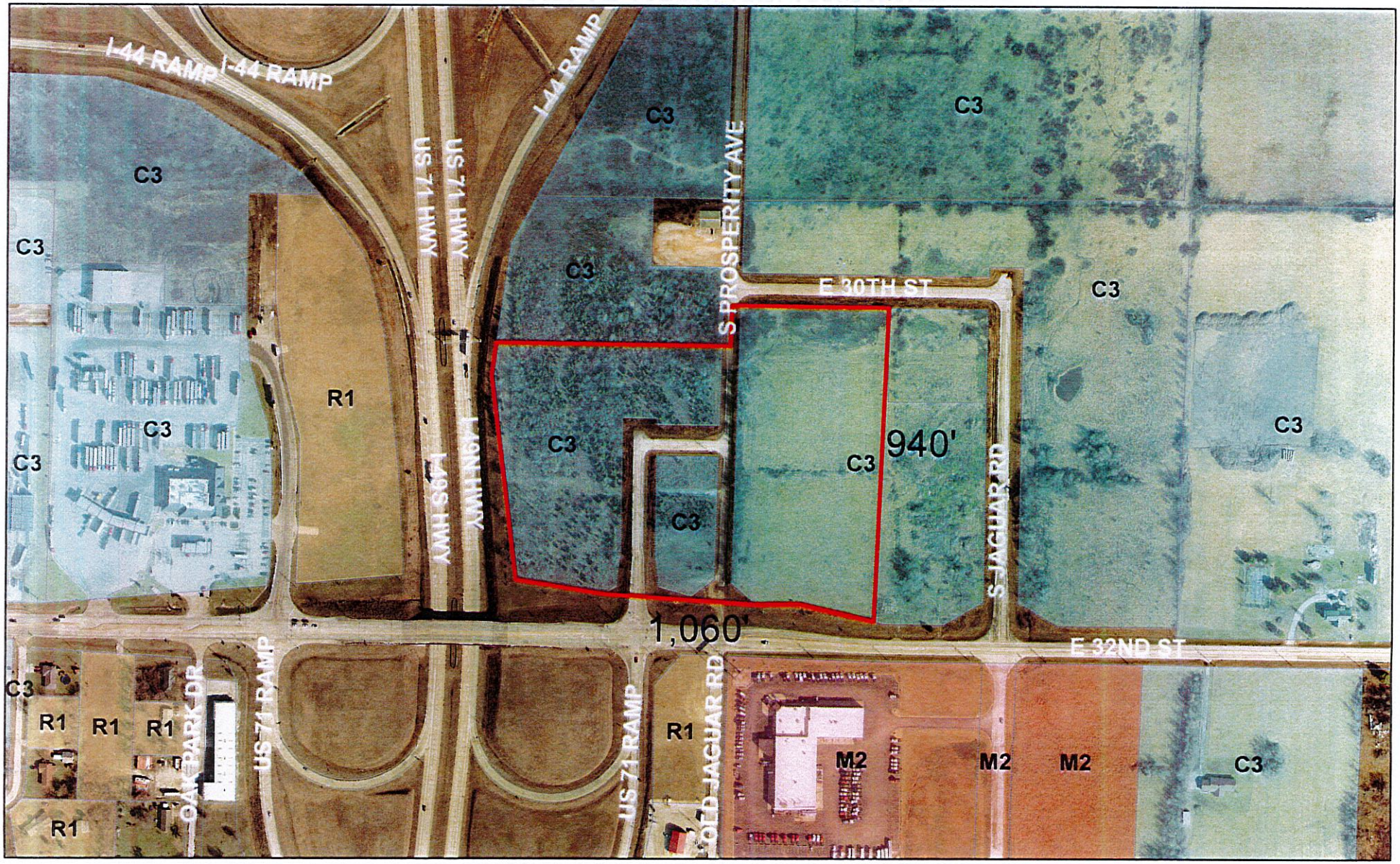


Signature

6-15-20

Date

Case 026-20: Final Plat Review



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0 205 410 820 1,230 1,640 Feet

N

CB 2020-266

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Alan Betchan, AAB Engineering, LLC, 200 N. McKinley, Sand Springs, Oklahoma, This Final Plat aligns with the preliminary that was just approved.

Mr. Ramsour asked if the Commissioners had any questions? They did not. Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case?

MR. EASTMAN MOVED, SECONDED BY MR. KIMBLE, CASE 026-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, AND MR. KIMBLE VOTING "AYE". (5 IN FAVOR, 0 NAYS, 1 ABSENT).

P & Z Case
Case 026-20
QuikTrip Corporation
(P & Z Recommended Approval)

COUNCIL BILL NO. 2020-266 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Plat of QuikTrip No. 7061 Subdivision located at 6601 E. 32nd St. 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 6601 E. 32nd St. 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 OF THE SOUTHEAST QUARTER OF SECTION 16, TOWSHIP 27 NORTH, RANGE 32 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI; AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 32 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

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 _____, 2020, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney