CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-267 – Final Plat Review, Eagles Edge 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 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

BACKGROUND:
James and Lance Ledford are seeking a final plat approval for the first 20 lots of a 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.

PLANNING & ZONING COMMISSION TESTIMONY:
Rick Nichols, Anderson Engineering, 1934 E. Manitou, Joplin, MO. The preliminary plat has come before you several weeks ago and nothing has changed. This sub-division is approximately 152 lots and proceeding in three phases with annexation of each phase.

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 027-20.

ATTACHMENTS:
CB 2020-267, Planning Report, Commission Minutes

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. _____	_____	_____	_____

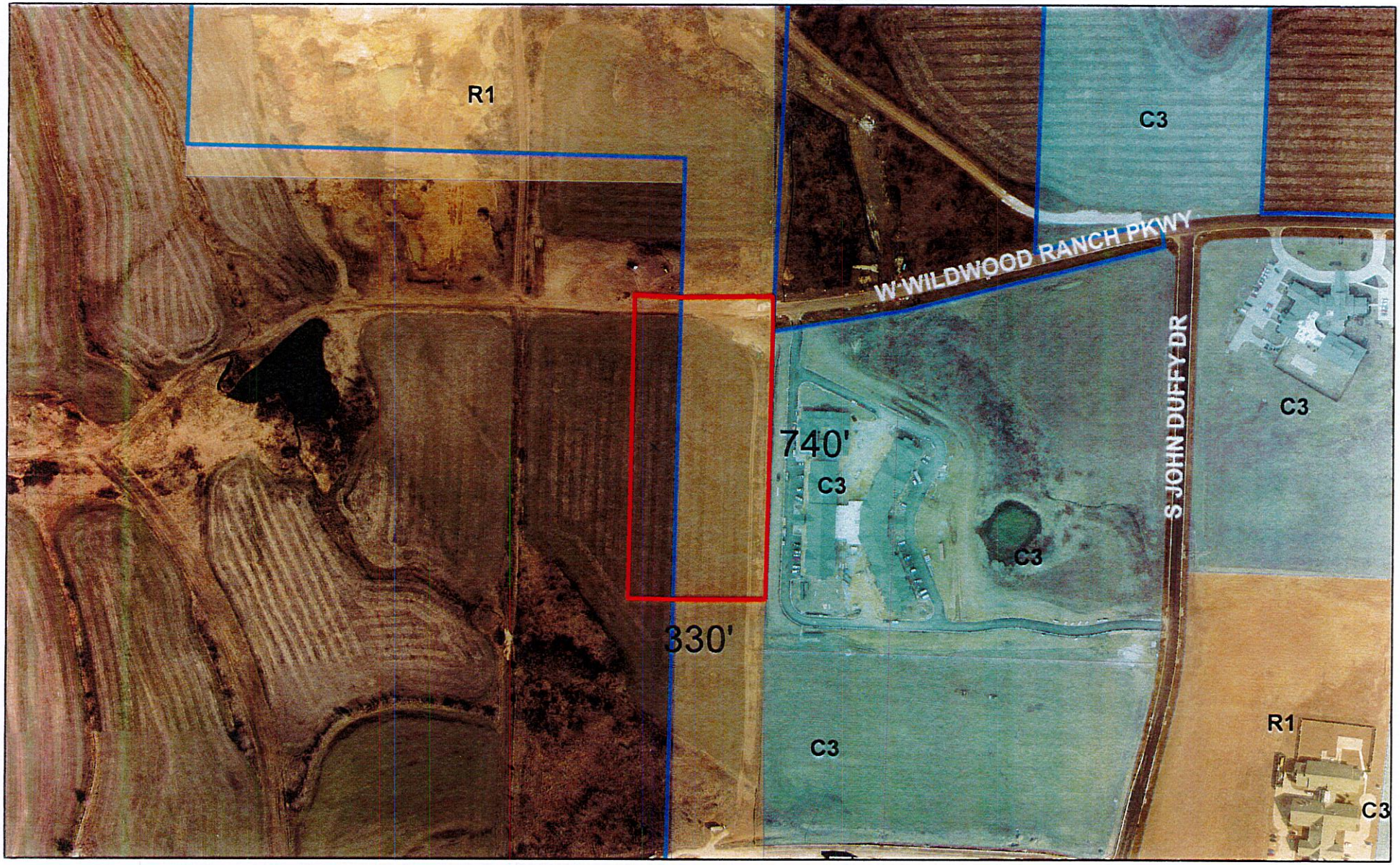
XVI. Are additional comments attached? _____ _____

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

CB 2020-267

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Rick Nichols, Anderson Engineering, 1934 E. Moniteau, Joplin, MO. The preliminary plat has come before you several weeks ago and nothing has changed.

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?

MS. STEELE MOVED, SECONDED BY MR. EASTMAN, CASE 027-20 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 027-20
James and Lance Ledford
(P & Z Recommended Approval)

COUNCIL BILL NO. 2020-267 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Plat of Eagles Edge Subdivision located at approximately 400' West and 650' North of the West end of public right-of-way on W. 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 approximately 400' West and 650' North of the West end of public right-of-way on W. 32nd St., in the City of Joplin, Jasper County, Missouri, be and the same are hereby fixed and established as follows:

> Commencing at a found aluminum monument at the Southeast corner of said Section 13; thence North 88°40'30" West along the South line thereof, 2027.47 feet to a point on the East line of a tract of land described in Book 2501, Page 39 in the Recorder of Deeds Office in Jasper County, Missouri; thence North 0°00'00" East along the East line thereof, 220.09 feet to a found 1/2" iron bar at the Northeast corner of said tract of land; thence North 1°33'33" East, 675.44 feet to the point of beginning of the tract herein described; thence North 88°10'12" West, 199.70 feet; thence North 1°49'48" East, 11.27 feet; thence North 88°10'12" West, 142.00 feet; thence North 1°49'48" East, 651.92 feet; thence North 1°30'00" East, 65.00 feet; thence South 88°30'00" East, 146.60 feet; thence 195.86 feet on a curve to the left, having a radius of 1970.00 feet and a chord bearing North 88°39'06" East, 195.78 feet; thence South 1°49'48" West along the West line of a tract of land described in Book 2398, Page 218, 739.89 feet to the point of beginning. Contains 5.70 acres, more or less, subject to any existing easements, more generally described as being located approximately 200' Southwest of the end of public right-of-way of W. Wildwood Ranch Pkwy.

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