Z&P Meeting: July 12, 2021
City Council Meeting: Aug 2, 2021

STAFF PLANNING REPORT
Final Plat

CASE 035-21 Final Plat Review

NAME OF SUBDIVISION Lou and Odes Acres

LOCATION: Southwest Corner of W. 26th St. and S. Winfield Ave.

APPLICANT: Michael and Kyle Carder

PRESENT ZONING: R-1

PRESENT LAND USE: Vacant

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
6

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
W. 26th St.	Collector	60'
S. Winfield Ave.	Local	50'

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

No. Lots facing 26th St. are located to the West of the intersection further down enough to be clear of conflict with the intersection. The corner lot will be required to have its driveway on Winfield.

UTILITIES: In place. Stormwater detention will be located on Lot 6 in the Southwest Corner.

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.: 035-21
Date Filed: _____
Date of Meeting: 7-12-21
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: Lou and Odes Acres
II. Name of Owner: Michael Carder and Kyle Carder
III. Name of Subdivider: Michael + Kyle Carder
IV. Name of Person who prepared the Plat: MJ Surveying
V. Date of Hearing: July 12, 2021
VI. Location of Property by Streets: 26th + Winfield
VII. Present Zoning of Property: R-1
VIII. Present Uses of Property: Vacant
IX. No. of Acres in Total Tract: 5.3 No. of Lots: 6

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? X _____

XV. How has installation of the following improvement been guaranteed?

	Construction	Bond	Petition (%)
Streets	_____	_____	_____
Water	_____	_____	_____
Sewer	_____	_____	_____
Sidewalks	_____	_____	_____
Other, as required			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

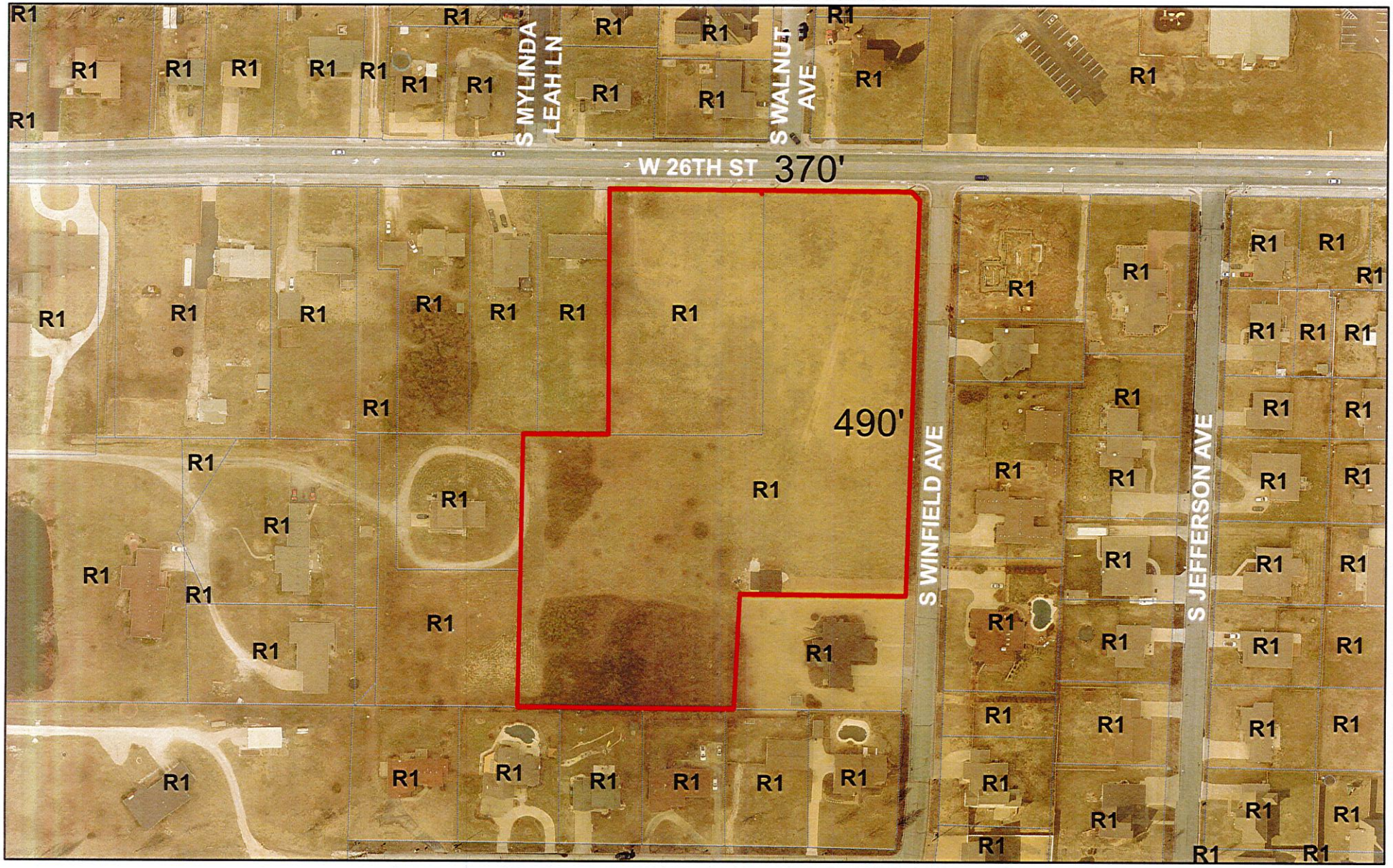
XVI. Are additional comments attached? _____ _____

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

Michael D. Condon D. Kyle Condon 6/14/21

Signature Date

Case 035-21: Final Plat Review



Case 035-21: Final Plat Review – A request to review the Final Plat of Lou and Odes Acres located at the Southwest corner of the intersection of W. 26th St. and S. Winfield Ave. – Michael and Kyle Carder

0 85 170 340 510 680 Feet

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