Z&P Meeting: July 8, 2019
City Council Meeting: August 5, 2019

STAFF PLANNING REPORT
Preliminary Plat

CASE 027-19 Final Plat review

NAME OF SUBDIVISION Sonic Addition Plat 2

LOCATION: 1030 E 7th Street

APPLICANT: D.L. Rogers Corporation

PRESENT ZONING: C-2 PD, Central Business District, Planned Development

PRESENT LAND USE: Sonic Drive-In

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C-3	C-2, Planned Development	C-2, Planned Development	C-2, Planned Development
Land Use	Commercial	Commercial	Commercial	Commercial

SUBDIVISION:

Number of lots
1

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
East 7th Street	Arterial	80'

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

No.

UTILITIES: Existing

FLOOD PLAIN: N/A

STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?

Yes.

DISCUSSION:

The preliminary plat approval is for the Sonic Addition Plat 2. This subdivision will be one lot, zoned Central Business District (C-2) Planned Development. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations.

D.L. Rogers Corporation is seeking a one lot subdivision for the Sonic Drive-In located at 1030 E 7th Street. Two access easements, on the east and west of the lot, allow for access to the lot from E 7th Street.

Staff recommends approval of Case 027-19.

ENCLOSURES:

Final Plat

CITY OF JOPLIN, MISSOURI

RECEIVED 5-30-19

FINAL PLAT CHECKLIST

Subdivision No.: 027-19
Date Filed: _____
Date of Meeting: 7/8/19
Fee: _____

Return Form To:
Municipal Planner
321 East 4th Street
P.O. Box 1355
Joplin, Missouri 64802
417-624-0820 Ext. 511
FAX 417-625-4738

I. Name of Subdivision: Sonic Addition Plat 2

II. Name of Owner: D. L. Rogers

III. Name of Subdivider: Olsson

IV. Name of Person who prepared the Plat: Steve Lewis

V. Date of Hearing: July 8, 2019

VI. Location of Property by Streets: 1030 E. 7th Joplin, MO

VII. Present Zoning of Property C-2-PD

VIII. Present Uses of Property Sonic Drive-In

IX. No. of Acres in Total Tract 0.2 No. of Lots 1

Instructions:

The following checklist is to be completed by the Municipal Planner 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 may accompany this checklist.

X. Does the Final Plat show the following information?	Yes	No
A. Name of the subdivision.	☐	☐
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.	☐	☐

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. ☐ ☐

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. ☐ ☐

E. Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block. ☐ ☐

F. Exact locations, widths and names of all streets and alleys to be dedicated. ☐ ☐

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. ☐ ☐

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. ☐ ☐

I. Building setback lines on the front and side streets with dimensions. ☐ ☐

J. Name and address of the registered land surveyor preparing the plat. ☐ ☐

K. Scale of plat, 1" = 100' or larger, date or preparation and north point. ☐ ☐

L. Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated. ☐ ☐

XI. Was the original on mylar, tracing cloth, or similar material, and were 10 copies submitted? ☐ ☐

XII. Have all acknowledgments been signed?

A. Owner or owners and all mortgager. ☐ ☐

B. Dedications or reservations. ☐ ☐

C. Surveyor preparing plat. ☐ ☐

XII. Has certification been submitted stating that all taxes and special assessments due and payable have been paid? ☐ ☐

XIII. Deed Restrictions:

A. Are any deed restrictions planned for subdivision? ☐ ☐

B. If so, has a copy been submitted? ☐ ☐

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

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

XV. Are additional comments attached? ☐ ☐

FINAL PLAT

SONIC ADDITION PLAT #2

PART OF THE NORTHEAST QUARTER
SECTION 11, TOWNSHIP 27 NORTH, RANGE 33 WEST
CITY OF JOPLIN, JASPER COUNTY, MISSOURI



N

1" = 20'

0' 10' 20' 40'

SCALE IN FEET

SEC. 11, T-27-N, R-33-W

LOCATION MAP

SCALE: 1"=2000'

BASIS OF BEARINGS
GRID NORTH BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE

PREPARED FOR

D.L. ROGERS CORP.
1225 S. MAIN ST
SUITE 300
GRAPEVINE, TX 76051

PREPARED BY

OLSSON, INC.
702 SOUTH MAIN
JOPLIN, MO 64802

NOTE

Existing buildings and canopies are shown on the plat.
Curbs, parking stripes, etc. are not shown for clarity.

CERTIFICATE OF SURVEY AND ACCURACY

Know all men by these presents:

That I, Steven G. Lewis, do hereby certify to D.L. Rogers Corp., that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson Inc., May 9, 2019, and signed by Steven G. Lewis , LS 2514, and that the monuments and lot corner pins shown herein were placed under the personal supervision of Steven G. Lewis, LS 2514, in accordance with the current "Missouri Standards For Property Boundary Surveys".

Steven G. Lewis, MO LS 2514
Olsson MO LC 366
slewis@olsson.com

5-30-2019
Date

olsson
Olsson - Civil Engineering
Missouri Certificate of Authority #366
702 S. Main Street
Joplin, MO 64801
TEL 417.781.0643
www.olsson.com

STATE OF MISSOURI
STEVEN G. LEWIS
NUMBER LS-2514
REGISTERED LAND SURVEYOR

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

DL ROGERS CORP.
SONIC ADDITION PLAT #2

NW 1/4, NE 1/4 SECTION 11, TOWNSHIP 27 NORTH, RANGE 33 WEST
JASPER COUNTY, MISSOURI

2019

JOPLIN, MISSOURI

drawn by: CAD
checked by:
approved by:
QA/QC by:
project no.: 019-0987
drawing no.: V_PPLAT_0190987
date: 05-29-19

SHEET
1 of 2

DWG: F:\2019\0501-1000\019-0987\40-Design\Survey\SRVY\Sheets\V_PPLAT_0190987.dwg USER: dhenderson
DATE: May 30, 2019 2:52pm XREFS: V_XBNDY_0190987 V_XTOPO_0190987 V_XBNDY_80880

PROPERTY DESCRIPTION

All of a tract of land lying in the Northwest Quarter of the Northeast Quarter of Section 11, Township 27 North, Range 33 West, in the City of Joplin, Jasper County, Missouri;
Commencing at a point 45 feet South and 25 feet West of the Northeast corner of said Northwest Quarter of the Northeast Quarter, said point being at the intersection of the South Right-of-way line of Seventh Street and the West Right-of-way line of High Avenue;
Thence N89°15'47"W along said South Right-of-way line of Seventh Street, 312.61 feet to the point of beginning;
Thence continuing N89°15'47"W, 152.24 feet;
Thence S03°59'54"W, 70.36 feet;
Thence S02°12'23"W, 140.50 feet;
Thence S00°30'40"W, 74.36 feet, to a point in the center of an east-west sidewalk;
Thence S87°58'10"E along the center line of said sidewalk, 158.43 feet;
Thence N02°12'23"E, 244.31 feet to a point on an existing curb;
Thence N05°49'32"W along said existing curb, 44.70 feet to the point of beginning.

Containing 1.0 acre more or less.

Except any part taken or deeded for road right-of-way on the north side thereof.
Subject to any existing restrictions or easements of record.

Access Easement #1
An Access easement lying in the Northwest Quarter of the Northeast Quarter of Section 11, Township 27 North, Range 33 West, in the City of Joplin, Jasper County, Missouri;
Commencing at a point 45 feet South and 25 feet West of the Northeast corner of said Northwest Quarter of the Northeast Quarter, said point being at the intersection of the South Right-of-way line of Seventh Street and the West Right-of-way line of High Avenue;
Thence N89°15'47"W along said South Right-of-way line of Seventh Street, 262.69 feet to the point of beginning;
Thence continuing N89°15'47"W, 49.92 feet;
Thence S05°49'32"E, 44.70 feet;
Thence S02°12'23"W, 244.31 feet;
Thence S87°58'10"E, 70.55 feet;
Thence N02°14'55"E, 95.79 feet,
Thence N38°37'25"W, 32.88 feet,
Thence N00°02'08"E, 121.51 feet to the point of beginning.

Containing 0.4 acres more or less.

Subject to any existing restrictions or easements of record.

Access Easement #2
An Access easement lying in the Northwest Quarter of the Northeast Quarter of Section 11, Township 27 North, Range 33 West, in the City of Joplin, Jasper County, Missouri;
Commencing at a point 45 feet South and 25 feet West of the Northeast corner of said Northwest Quarter of the Northeast Quarter, said point being at the intersection of the South Right-of-way line of Seventh Street and the West Right-of-way line of High Avenue;
Thence N89°15'47"W along said South Right-of-way line of Seventh Street, 464.85 feet to the point of beginning;
Thence continuing N89°15'47"W, 49.12 feet;
Thence S08°55'20"E, 100.34 feet;
Thence S01°54'30"W, 185.52 feet;
Thence S87°58'10"E, 28.78 feet;
Thence N00°30'40"E, 74.36 feet;
Thence N02°12'23"E, 140.50 feet;
Thence N03°59'54"E, 70.36 feet to the point of beginning.

Containing 0.2 acres more or less.

Subject to any existing restrictions or easements of record.

Sign Easement
A sign easement lying in the Northwest Quarter of the Northeast Quarter of Section 11, Township 27 North, Range 33 West, in the City of Joplin, Jasper County, Missouri;
Commencing at a point 45 feet South and 25 feet West of the Northeast corner of said Northwest Quarter of the Northeast Quarter, said point being at the intersection of the South Right-of-way line of Seventh Street and the West Right-of-way line of High Avenue;
Thence N89°15'47"W along said South Right-of-way line of Seventh Street, 344.31 feet to the point of beginning;
Thence continuing N89°15'47"W, 30.00 feet;
Thence S02°30'16"W, 17.00 feet;
Thence S89°15'47"E, 30.00 feet;
Thence N02°30'16"E, 17.00 feet to the point of beginning.

Containing 510 square feet more or less.

Subject to any existing restrictions or easements of record.

CERTIFICATE OF SURVEY AND ACCURACY

Know all men by these presents:

That I, Steven G. Lewis, do hereby certify to D.L. Rogers Corp., that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson, Inc., May 9, 2019, and signed by Steven G. Lewis, LS 2514, and that the monuments and lot corner pins shown herein were placed under the personal supervision of Steven G. Lewis, LS 2514, in accordance with the current "Missouri Standards For Property Boundary Surveys".

Steven G. Lewis, MO LS 2514
Olsson MO LC 366
slewis@olsson.com

5-30-2019
Date

DEDICATION

Know all men by these presents that D.L. Rogers Corp.., a Texas Corp., Owner of Sonic Addition Plat #2 to the City of Joplin, Jasper County, Missouri, does hereby publish, declare, and acknowledge, the annexed plat thereof with the lot and easements as shown thereon and do hereby dedicate to the public forever, and do hereby certify that the taxes for 20_____, and all previous years are paid. In witness whereof I have set my hand and seal this _____ day of _____ 2019.

Shawn Rogers Cather, President

STATE OF TEXAS
COUNTY OF TARRANT SS

On _____ day of _____, 2019, before me a Notary Public in aforesaid personally appeared Shawn Rogers Cather, to me known to be the person described in and who executed the foregoing instrument acknowledged that she executed the same as her own act and deed. In witness whereof I have hereunto set my hand and affixed my official seal in and in said County and State the day and year first written.

My commission expires _____ Notary Public _____

CITY CLERK'S CERTIFICATE

We, _____, Chairman of Joplin, Missouri, and _____, City Clerk of Joplin, Missouri, do hereby certify that the plat of Sonic Addition Plat #2 was presented to, accepted, and approved by the Trustee's of said Joplin, and approved by Special Ordinance Number _____ on the _____ day of _____, 2019 A.D.

Chairman _____ City Clerk _____

PLANNING AND ZONING BOARD'S CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2019 A.D. by The Planning and Zoning Board of Joplin, Missouri.

Chairman _____ City Engineer _____

NOTE

Approval of this plat does not obligate The City for any construction or maintenance cost for the streets or any expense connected with the development of the Addition.

STATE OF MISSOURI
COUNTY OF JASPER

I, Charlotte Pickering, Recorder of Deeds of said County, do hereby certify that the within instrument of writing was, on the ____ day of _____, 2019 at ____ O'clock and ____ Minutes ____M., duly filed for record in this office, and is recorded in the records of this office in Plat Book _____, at Page _____.

In witness whereof I have hereunto set my hand and affixed my seal at Carthage, Missouri, on the day and year aforesaid.

_____ Recorder

By _____ Deputy

INFORMATION OF FACT

1. This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	Y		Book 2490, Page 30
b) Filed Maps			
c) Title Search/Binder			
d) Other	Y		MoDot Highway Plans

2. Certified To: D.L. Rogers Corp.
This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on May 9th, 2019, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects". The information depicted hereon, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.

3. This survey or plan is made for and certified to the parties named hereon for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.

olsson
Olsson - Civil Engineering
Missouri Certificate of Authority #366
702 S. Main Street
Joplin, MO 64801
TEL 417.781.0643
www.olsson.com

STATE OF MISSOURI
STEVEN G. LEWIS
Number 2514
REGISTERED LAND SURVEYOR

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

DL ROGERS CORP.
SONIC ADDITION PLAT #2

NE 1/4 SECTION 11, TOWNSHIP 27 NORTH, RANGE 33 WEST
JASPER COUNTY
OURI

2019

RVY\Sheets\V_PPLAT_0190987.dwg USER: dhenderson
0987 V_XTOPO_0190987 V_XBNDY_80880