CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-276-Final Plat Review

MEETING DATE:
August 2, 2021

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 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 Street and S. Windfield Ave. – Michael and Kyle Carder

BACKGROUND:
This subdivision will be 6 residential lots, zoned R-1 Single-family residential. Utilities will not need to be extended, though stormwater detention will be located on Lot 6. This plat meets the requirements of the subdivision regulations.

PLANNING & ZONING COMMISSION TESTIMONY:
John Bolte, Small Arrow Engineering, 1302 S. Main Street, Joplin, MO. This is the final plat of Lou and Odes Acres. It is the six-lot plat and lot 6 was left over sized for the basin drainage. Again, a big portion of that is wooded. This will not be developed to create a buffer between the new homes to be built and the existing homes.

PUBLIC COMMENT:
None.

FUNDING SOURCE:
These payments are included in the FY 2020-21budget of the Community Planning Fund.

RECOMMENDATIONS:
Staff recommends approval for Case 035-21.
Planning & Zoning Commission recommends approval for Case 035-21 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS
CB 2021-276, Staff Planning Report, P&Z Commission Minutes.

CB 2021-275

Case 034-21: Preliminary Plat Review – A request to review the Preliminary 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.

John Bolte, Small Arrow Engineering, 1302 S. Main Street, Joplin, MO. This is an infill project and has been in Michael Carders family for quite a long time. It is vacant property that has been designed to be developed into 6 lot projects at the SW intersection of 26th and Winfield Ave. There has been some work done to address some drainage matters. Lot 6 is a somewhat over size lot which wraps around the backside of Michael Carders home and designed a detention basin to divert water from the new homes. This will discharge in a wooded area, which makes like a buffer. Currently, two of the lots are already spoken for in this project and four more lots will be coming up for sale as soon as this has passed. As far as utilities there is already existing sewer and water.

Mr. Eastman asked if covenants had been established.

Mr. Carder stated that there will be one, but as of right now there is not.

Mr. Eastman asked if Commissioners had any questions for Mr. Bolte?
Mr. McCullough wanted to know if Mr. Carder was going to be the Owner/Developer and if so, what is the square footage of the houses?

Mr. Carder stated that the lots will be sold off and there will be restrictions on the builds.

Mr. Eastman asked if there was anyone in the audience to speak in favor of this case? There was not. Is there anyone to speak in opposition of this case? There was not.

MR. KIMBLE MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 034-21 BE APPROVED. MR. EASTMAN, MS. STEELE, MR. KIMBLE, MR. MCCULLOUGH, MS. PHILLIPS, AND MS. WARREN VOTING "AYE", (6 IN FAVOR, 1 ABSENT)

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.

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Mr. Eastman asked if there was anyone in the audience to speak in favor of this case? There was not. Is there anyone to speak in opposition of this case? There was not.

MS. STEELE MOVED, SECONDED BY MS. PHILLIPS THAT CASE 035-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. EASTMAN, MS. STEELE, MR. KIMBLE, MR. MCCULLOUGH, MS. PHILLIPS, AND MS. WARREN VOTING "AYE", (6 IN FAVOR, 1 ABSENT)

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. _____	_____	_____	_____

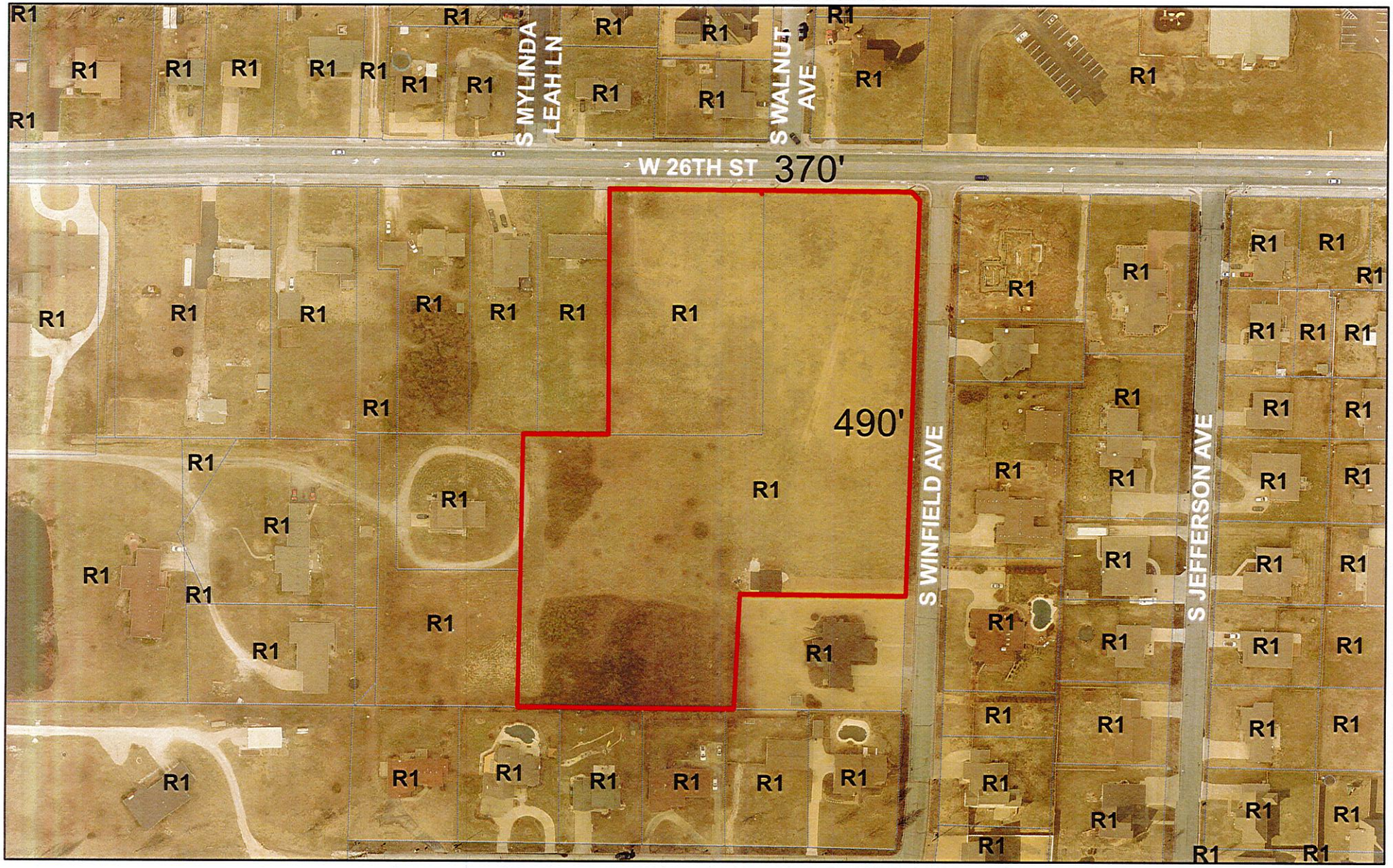
XVI. Are additional comments attached? _____ _____

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



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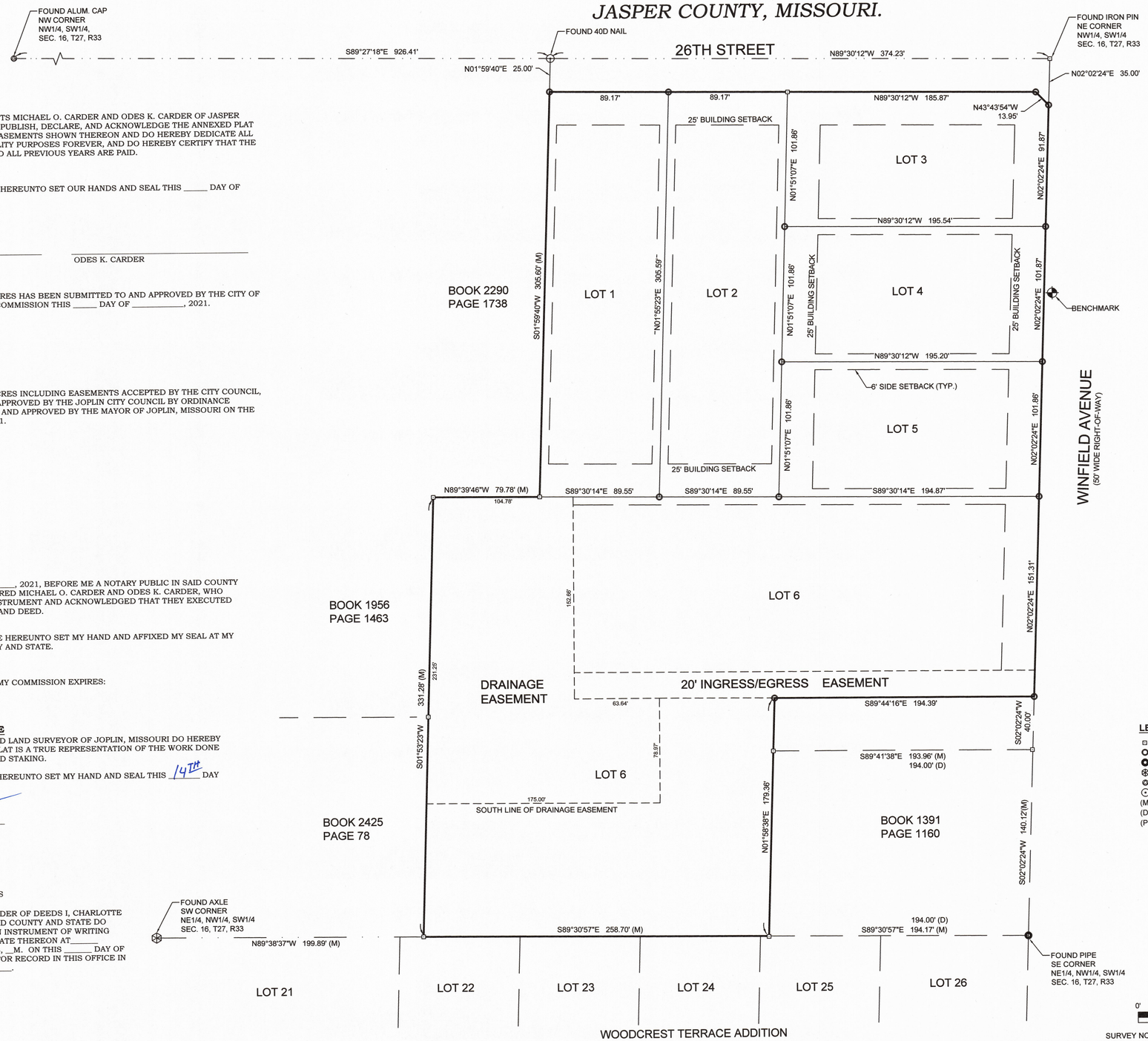
0 85 170 340 510 680 Feet

N

FINAL PLAT OF

LOU AND ODES ACRES

AN ADDITION TO THE CITY OF JOPLIN
JASPER COUNTY, MISSOURI.



DEDICATION
KNOW ALL ME BY THESE PRESENTS MICHAEL O. CARDER AND ODES K. CARDER OF JASPER COUNTY, MISSOURI, DO HEREBY PUBLISH, DECLARE, AND ACKNOWLEDGE THE ANNEXED PLAT THEREOF WITH THE LOTS AND EASEMENTS SHOWN THEREON AND DO HEREBY DEDICATE ALL EASEMENTS AS SHOWN FOR UTILITY PURPOSES FOREVER, AND DO HEREBY CERTIFY THAT THE TAXES FOR THE YEAR _____ AND ALL PREVIOUS YEARS ARE PAID.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS _____ DAY OF _____, 2021.

_____ _____
MICHAEL O. CARDER ODES K. CARDER

THIS PLAT OF LOU AND ODES ACRES HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

_____
CHAIRMAN

THIS PLAT OF LOU AND ODES ACRES INCLUDING EASEMENTS ACCEPTED BY THE CITY COUNCIL, HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN CITY COUNCIL BY ORDINANCE NO._____, DULY PASSED AND APPROVED BY THE MAYOR OF JOPLIN, MISSOURI ON THE _____ DAY OF _____, 2021.

_____
MAYOR

STATE OF MISSOURI
COUNTY OF JASPER } SS

ON THIS _____ DAY OF _____, 2021, BEFORE ME A NOTARY PUBLIC IN SAID COUNTY AND STATE PERSONALLY APPEARED MICHAEL O. CARDER AND ODES K. CARDER, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN JOPLIN, SAID COUNTY AND STATE.

_____ MY COMMISSION EXPIRES:
NOTARY PUBLIC

SURVEYORS CERTIFICATE
I, BRIAN A. ATNIP, A REGISTERED LAND SURVEYOR OF JOPLIN, MISSOURI DO HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE REPRESENTATION OF THE WORK DONE IN THE FIELD FOR PLATTING AND STAKING.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 14TH DAY OF JUNE, 2021.

Brian A Atnip
BRIAN A. ATNIP LS 2008000859

STATE OF MISSOURI
COUNTY OF JASPER } SS

IN THE OFFICE OF THE RECORDER OF DEEDS I, CHARLOTTE PICKERING, RECORDER OF SAID COUNTY AND STATE DO HEREBY CERTIFY THAT WITHIN INSTRUMENT OF WRITING AND PLAT WAS WITH CERTIFICATE THEREON AT_____ O'CLOCK AND _____ MINUTES, __M. ON THIS _____DAY OF _____, 2021, DULY FILED FOR RECORD IN THIS OFFICE IN BOOK _____ AT PAGE _____.

_____
RECORDER OF DEEDS

SURVEYORS DESCRIPTION
ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 27, RANGE 33, BEING A PART OF MISCELLANEOUS TRACT 3 OF SECTION 16, TOWNSHIP 27, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE N02°02'24"E A DISTANCE OF 180.12 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N02°02'24"E A DISTANCE OF 446.91 FEET;
THENCE N43°43'54"W A DISTANCE OF 13.95 FEET;
THENCE N89°30'12"W A DISTANCE OF 364.21 FEET;
THENCE S01°59'40"W A DISTANCE OF 305.60 FEET;
THENCE N89°39'46"W A DISTANCE OF 79.78 FEET;
THENCE S01°53'23"W A DISTANCE OF 331.28 FEET;
THENCE S89°30'57"E A DISTANCE OF 258.70 FEET;
THENCE N01°58'38"E A DISTANCE OF 179.36 FEET;
THENCE S89°44'16"E A DISTANCE OF 194.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.3 ACRES MORE OR LESS.

CLASS OF PROPERTY
URBAN

SOURCE DOCUMENTS
DEED BOOK 731 PAGE 474
DEED BOOK 901 PAGE 335
DEED BOOK PAGE 2405 PAGE 116 & 119

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

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29097C0266E, WHICH BEARS AN EFFECTIVE DATE OF 11/2/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

PROPERTY OWNER & SUBDIVIDER
MICHAEL O. CARDER
ODES K. CARDER
2636 S. WINFIELD AVENUE
JOPLIN, MISSOURI, 64804

BUILDING SETBACKS
FRONT SETBACK - 25'
SIDE SETBACK - 6'
REAR SETBACK - 25'

SUBDIVISION INFORMATION

TOTAL ACRES:	5.3
TOTAL NUMBER OF LOTS:	6
ZONING:	R-1
MAXIMUM LOT SIZE:	115,248 S.F.
MINIMUM LOT SIZE:	19,880 S.F.
AVERAGE LOT SIZE:	41,000 S.F.

BENCHMARK
EXISTING MANHOLE RIM ELEVATION 1065.41' (NAVD 88)

LEGEND
- FOUND IRON PIN
- SET IRON PIN
- FOUND PIPE
- FOUND AXLE
- FOUND ALUM MON
- FOUND NAIL
- (M) MEASURED
- (D) DEED
- (P) PLAT

THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT, OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014013548 EXPIRATION 12/31/2022

0' 40' 80'

SURVEY NOT VALID UNLESS SIGNED IN BLUE INK

STATE OF MISSOURI
BRIAN A. ATNIP
NUMBER
PLS-2008000859
PROFESSIONAL LAND SURVEYOR
6/14/21

MJ SURVEYING, LLC
PH 417.623.2525
2224 S. MAIN ST.
JOPLIN, MO 64804
www.MJSurveyingLLC.com

DRAWN JPM	DATE 6/14/2021	MICHAEL O. & ODES K. CARDER - PART OF MISC. TRACT 3 SEC. 16 T27, R33, JOPLIN, JASPER COUNTY, MO.
APPROVED BAA	DATE 6/14/2021	
SCALE 1"=40'	SHEET 1 OF 1	PROJECT # 21080

P & Z Case 035-21
Michael and Kyle Carder
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-276 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Lou and Odes Acres Subdivision located at the Southwest corner of the intersection of W. 26th St. and S. Winfield Ave.

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 the Southwest corner of the intersection of W. 26th St. and S. Winfield in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

All that part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of the Southwest quarter (SW ¼) of Section 16, Township 27, Range 33, being a part of miscellaneous Tract 3 of Section 16, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri described as follows: Commencing at the Southeast corner of said Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼); Thence N02°02'24" a distance of 180.12 feet to the point of beginning; Thence continuing N02°02'24"E a distance of 446.91 feet; Thence N43°43'54"W a distance of 13.95 feet; Thence 89°30'12"W a distance of 364.21 feet; thence S01°59'40"W a distance of 305.60 feet; Thence N89°39'46" a distance of 79.78 feet; Thence S01°53'23"W a distance of 331.28 feet; Thence S89°30'57"E a distance of 258.70 feet; Thence N01°58'38"E a distance of 179.36 feet; Thence S89°44'16" a distance of 194.39 feet to the point of beginning. Containing 5.,3 Acres more or less.

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 the _____ day of_____, 2021, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney