**CITY OF JOPLIN**
**COUNCIL AGENDA ITEM**

**ITEM:**
CB 2019-271 – Final Plat Review, Sonic Addition Plat #2 Subdivision.

**MEETING DATE:**
August 5, 2019

**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, Interim City Manager- Daniel Pekarek.

**SUMMARY REQUEST:**
Case 027-19: Final Plat Review – A request to review the Final Plat of Sonic Addition Plat #2 located 1030 E. 7th Street – D.L. Rogers Corporation.

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

**PLANNING & ZONING COMMISSION TESTIMONY:**
Steve Lewis, Olsson Associate, 702 S. Main St., Joplin, MO. He is representing the D.L. Rogers Corporation and requesting approval of the Final Plat. This is essentially a consolidation plat.

Mr. McCullough stated there are parking spaces, but none are designated as handicap spaces and is it because no one goes inside?

Mr. Lewis stated that he did not know what the actual requirements are for the parking at this type of facility.

Mr. Bolander stated that they will check with the Building department and if needed we will change the parking.

**PUBLIC COMMENT;**
None.

**FUNDING SOURCE**
These payments are included in the FY 2018-19 budget of the Community Planning Fund.

**RECOMMENDATION:**
Staff recommends approval of Case 027-19.

**ATTACHMENTS:**
CB 2019-271, Planning Report, Commission Minutes

CB 2019-271

Case 027-19: Final Plat Review – A request to review the Final Plat of Sonic Addition Plat 2 located 1030 E. 7th Street – D.L. Rogers Corporation.

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Mr. McCullough stated there are parking spaces, but none are designated as handicap spaces and is it because no one goes inside?

Mr. Lewis stated that he did not know what the actual requirements are for the parking at this type of facility.

Mr. Bolander stated that they will check with the Building department and if needed we will change the parking.

Mr. Ramsour asked if the Commissioners had any questions? They did not.

**MRS. STEELE MOVED, SECONDED BY MR. EASTMAN, TO APPROVE CASE 027-19 AND BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).**

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? ☐ ☐

P & Z Case 027-19
D.L. Rogers Corporation
(P & Z Recommended Approval)

COUNCIL BILL NO. 2019-271 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Plat of Sonic Addition #2 Subdivision located at 1030 E. 7th Street 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 1030 E. 7th Street in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

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.

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 statues 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 _____, 2019, by a vote of _____.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney