Z&P Meeting: August 14, 2017
City Council Meeting: September 5, 2017

STAFF PLANNING REPORT
Final Plat

CASE 024-17 Final Plat review

NAME OF SUBDIVISION Cedar Point

LOCATION Approximately 200 feet north of S Lois Lane and W 28th Street

APPLICANT Schuber Mitchell Homes

PRESENT ZONING R-1, Single-Family Residential

PRESENT LAND USE Undeveloped

EXISTING CONDITIONS

	North	East	South	West
Existing Zoning	N/A	R-1	R-1	N/A
Land Use	Jasper County	Residential	Residential	Jasper County

SUBDIVISION

Number of lots
31

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Future Lois Lane	Local	50’
Future W 27th Place	Local	50’

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD? No.

UTILITIES Sanitary sewer already exists in the subdivision. Utilities will be added and extended in future right of way.

FLOOD PLAIN N/A

STAFF ANALYSIS

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

Yes.

DISCUSSION

This final plat approval is for Cedar Point Plat 2. This addition will be a 31-lot single-family residential subdivision at the Southwest Corner of South Even Avenue and 26th Place, located just west of the Cedar Ridge neighborhood and Cedar Point Plat 1. The preliminary plat for this subdivision was originally approved in 2006 but was never constructed. Schuber Mitchell Homes purchased the land and would like to create a 31-lot residential subdivision. These lots meet the standards of the City of Joplin Subdivision Regulations. Specifically, per the previous recommendation of the Planning and Zoning Commission, the lots within the subdivision meet our 65' width requirement. Additionally, infrastructure plans for this subdivision have been submitted to the City of Joplin for review and approval.

Staff recommends approval of Case 024-17.

ENCLOSURES

Final Plat

FINAL PLAT OF CEDAR POINT PLAT 2 JOPLIN, JASPER COUNTY, MISSOURI

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- SET SEMI-PERMANENT MONUMENT
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- CENTERLINE LINE

TYPICAL BUILDING SETBACKS

FRONT – 25'
SIDE – 6'
REAR – 25'
SIDE STREET – 15'
VARIANCES TO SETBACKS ARE NOTED



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI, BEING PART OF THE PARCEL DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2405, AT PAGE 34, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF CEDAR RIDGE SUBDIVISION PLAT 2, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 18, AT PAGE 32; THENCE NORTH 88°30'54" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, 722.65 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 1°14'51" WEST, 592.00 FEET; THENCE SOUTH 88°31'40" EAST, 73.41 FEET; THENCE SOUTH 1°14'51" WEST, 183.05 FEET; THENCE 20.58 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2766.80 FEET AND A CHORD BEARING NORTH 89°08'00" WEST, 20.58 FEET; THENCE SOUTH 1°14'51" WEST, 124.73 FEET TO A POINT ON THE NORTH LINE OF CEDAR RIDGE SUBDIVISION, PLAT 6, PHASE 1, A SUBDIVISION OF LAND AS SHOWN IN PLAT BOOK 22, PAGE 11 IN THE OFFICE OF THE RECORDER OF DEEDS IN JASPER COUNTY, MISSOURI; THENCE NORTH 88°30'54" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 341.24 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LOIS LANE AS PLATTED IN SAID CEDAR RIDGE SUBDIVISION, PLAT 6, PHASE 1; THENCE SOUTH 1°57'08" WEST ALONG SAID RIGHT-OF-WAY LINE, 33.99 FEET; THENCE NORTH 88°30'54" WEST ALONG THE NORTH LINE OF SAID CEDAR RIDGE SUBDIVISION, PLAT 6, PHASE 1, 135.44 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 1°38'01" EAST ALONG SAID WEST LINE, 933.97 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 88°30'54" EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 417.98 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI. CONTAINING 9.26 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE. SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

CERTIFICATE OF THE CITY PLANNING COMMISSION

THIS PLAT OF CEDAR POINT PLAT 2 HAS BEEN SUBMITTED TO AND RECOMMENDED FOR APPROVAL BY THE JOPLIN CITY PLANNING COMMISSION THIS _____ DAY OF _____, _____.

BOB HARRINGTON
CHAIRMAN

CERTIFICATE OF RECORDING

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

I, CHARLOTTE PICKERING, RECORDER OF DEEDS OF JASPER COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, WAS, ON THE _____ DAY OF _____ 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 _____.

I WITNESS WHEREOF, I HAVE HEREUNTO SET MAY HAND AND SEAL THIS _____ DAY OF _____, _____.

CHARLOTTE PICKERING
RECORDER

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. STREETS AND EASEMENTS ARE RELINQUISHED AND DEDICATED TO THE PUBLIC. ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID IN FULL, IN WITNESS WHERE OF, I, DAN MITCHELL, MEMBER OF SCHUBER MITCHELL HOMES, LLC, HAVE HEREUNTO SET MY HAND, THIS _____ DAY OF _____, 20 ___.

(Signed)_____
DAN MITCHELL, MEMBER
SCHUBER MITCHELL HOMES, LLC
1621 ANDERSON DRIVE
WEBB CITY, MISSOURI 64870

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DAN MITCHELL, MEMBER OF SCHUBER MITCHELL HOMES, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENTS IN WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND THE YEAR ABOVE WRITTEN.

_____ (SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY APPROVAL

THIS PLAT OF CEDAR POINT PLAT 2, INCLUDING EASEMENTS AND RIGHT-OF-WAYS 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 ON THE ___ DAY OF _____, _____, JOPLIN, MISSOURI.

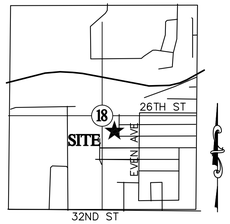
(SEAL)

MICHAEL SEIBERT
MAYOR

ATTEST:

BARBARA HOGELIN
CITY CLERK

PUBLIC WORKS DIRECTOR



LOCATION SKETCH

SECTION 18
T 27 N, R 33 W
SCALE: 1"=2000'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	153.24'	1319.98'	6°39'06"	S05°21'45"W	153.16'
C2	147.44'	1269.98'	6°39'06"	N05°21'45"E	147.35'
C3	150.34'	1294.98'	6°39'06"	S05°21'45"W	150.25'
C4	150.34'	1294.98'	6°39'06"	N05°21'45"E	150.25'
C5	147.49'	1269.98'	6°39'06"	N05°21'45"E	147.35'
C6	153.24'	1319.98'	6°39'06"	N05°21'45"E	153.16'
C7	315.90'	58.50'	309°24'03"	N87°59'27"W	50.00'
C8	15.62'	10.00'	89°30'44"	N46°42'30"E	14.08'
C9	15.79'	10.00'	90°29'16"	S43°17'30"E	14.20'
C10	150.42'	2254.68'	3°49'22"	N89°44'33"E	150.40'
C11	150.09'	2816.80'	3°03'10"	S89°44'46"W	150.07'
C12	151.84'	2279.68'	3°49'03"	N89°44'36"E	151.82'
C13	139.43'	2791.80'	2°51'41"	S89°39'02"W	139.41'
C14	153.59'	2304.68'	3°49'06"	N89°44'40"E	153.56'
C15	137.94'	2766.80'	2°51'23"	S89°39'05"W	137.92'

DEVELOPER AND OWNER

SCHUBER MITCHELL HOMES
1621 ANDERSON DRIVE WEBB CITY,
MISSOURI 64870
PHONE 417-626-7000

ENGINEER / SURVEYOR

ANDERSON ENGINEERING,
811 E. 3RD STREET,
JOPLIN, MISSOURI 64804
JERROD HOGAN, P.L.S.
WAYNE STEPHENSON, P.E.
JOSHUA OATHOUT, E.I.

SOURCE OF DEED

SCHUBER MITCHELL HOMES, LLC
BOOK 2405, PAGE 34

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29097C0255E DATED NOVEMBER 22, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, JERROD L. HOGAN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREON DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY ANDERSON ENGINEERING, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED OR WILL BE PLACED WITH IN 12 MONTHS AFTER RECORDING PLAT.
LAST REVISION DATE JULY 07, 2017
ANDERSON ENGINEERING, INC. L.C. 62
by

JERROD L. HOGAN
MO P.L.S. NO. 2004001333

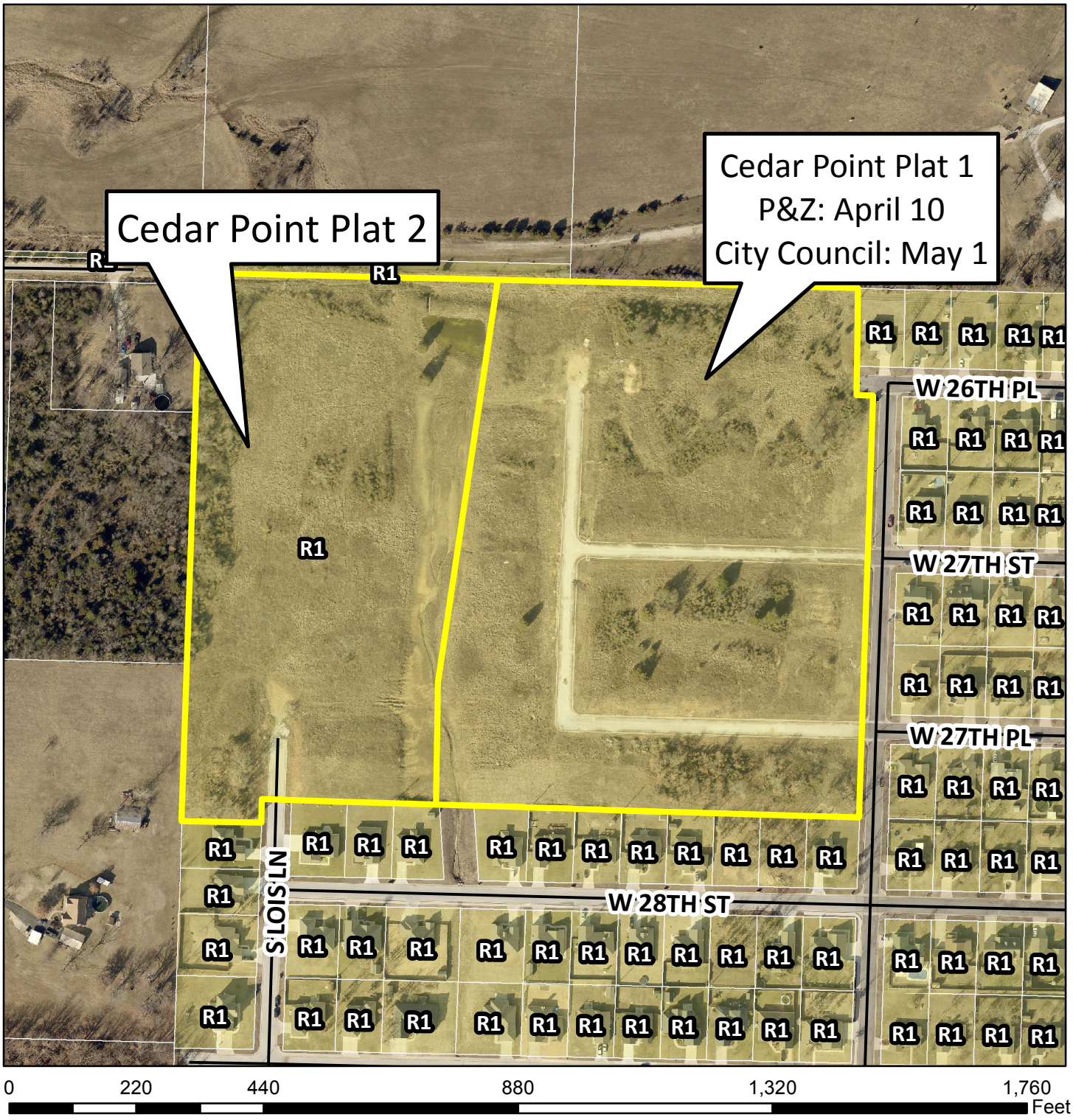
STATE OF MISSOURI
JERROD L. HOGAN
NUMBER PLS-2004001333
PROFESSIONAL LAND SURVEYOR

7-07-17
DATE

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS · SURVEYORS · LABORATORIES · DRILLING
811 E. THIRD STREET · JOPLIN, MISSOURI 64801 · PHONE (417) 782-7399
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION – LC 62

FIELD: DATE: 07-07-17
DRAWN: JCO FIELD BK:
CHECKED: JLH JOB NO: 70046-16

JOP-100-4570
SHT. 1 OF 1 REV. ___



Case 024-17: West 27th Pl and Lois Lane – A request to review a Final Plat for Cedar Point 2 - Schuber Mitchell Homes.

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