Z&P Meeting: August 9, 2021
City Council Meeting: September 7, 2021

STAFF PLANNING REPORT
Preliminary Plat

CASE 047-21 A request to review the final plat of Par Lane Addition

LOCATION End of Right-of-way of W. Par Ln.

APPLICANT 4 State Builders

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 3.95 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	Out of City Limits	R-1	R-2	Out of City Limits
Land Use	Single-family Residential	Agriculture/Vacant	Single-family Residential	Single-family Residential

SUBDIVISION

Number of Lots
14

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. Par Ln.	Local	50'

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

No.

UTILITIES

Utilities are to be extended.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

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

Yes.

DISCUSSION

This final plat approval is for Par Lane Addition, a new subdivision in recently annexed land. A previous preliminary plat was submitted that included smaller lots for a proposed townhouse development that was denied by the Planning and Zoning Commission. This plat was designed to be in compliance with our zoning and subdivision regulations for the R-1 district. The final plat does require approval by the City Council.

Blake Onstot and Jordan Chapman of 4 State Builders are seeking approval of a final plat for a 14-lot subdivision located at the end of right-of-way of W. Par Ln. The property is presently zoned R-1 and will allow for the development of single-family homes. The proposed subdivision will include an extension of W. Par Ln. with a stubbed dead end to the West for future development and connections. It also includes a new street extending South that will have a cul-de-sac. Utilities will be extended throughout the development to provide for each lot. All utility and street extensions will be built to City specifications.

Staff recommends approval of Case 047-21.

ATTACHMENTS

- Application
- Map

RECEIVED 7-19-21

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.: 044-21
Date Filed: _____
Date of Meeting: 8-9-21
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: Par Lane Addition
II. Name of Owner: 4 State Builders
III. Name of Subdivider: James Orstot / Jordan Chapman
IV. Name of Person who prepared the Plat: SAE / MJ Surveying, LLC
V. Date of Hearing: Aug 9, 2021
VI. Location of Property by Streets: Par Lane west of Twin Hills Drive
VII. Present Zoning of Property: R-1
VIII. Present Uses of Property: R-1
IX. No. of Acres in Total Tract: 3.95 ac. No. of Lots: 14

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	✓	
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. ✓ ____

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

XIV. Deed Restrictions:

A. Are any deed restrictions planned for subdivision? ____ ✓

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

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

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

— Please see attached spreadsheet of Anticipated Public Improvement Costs

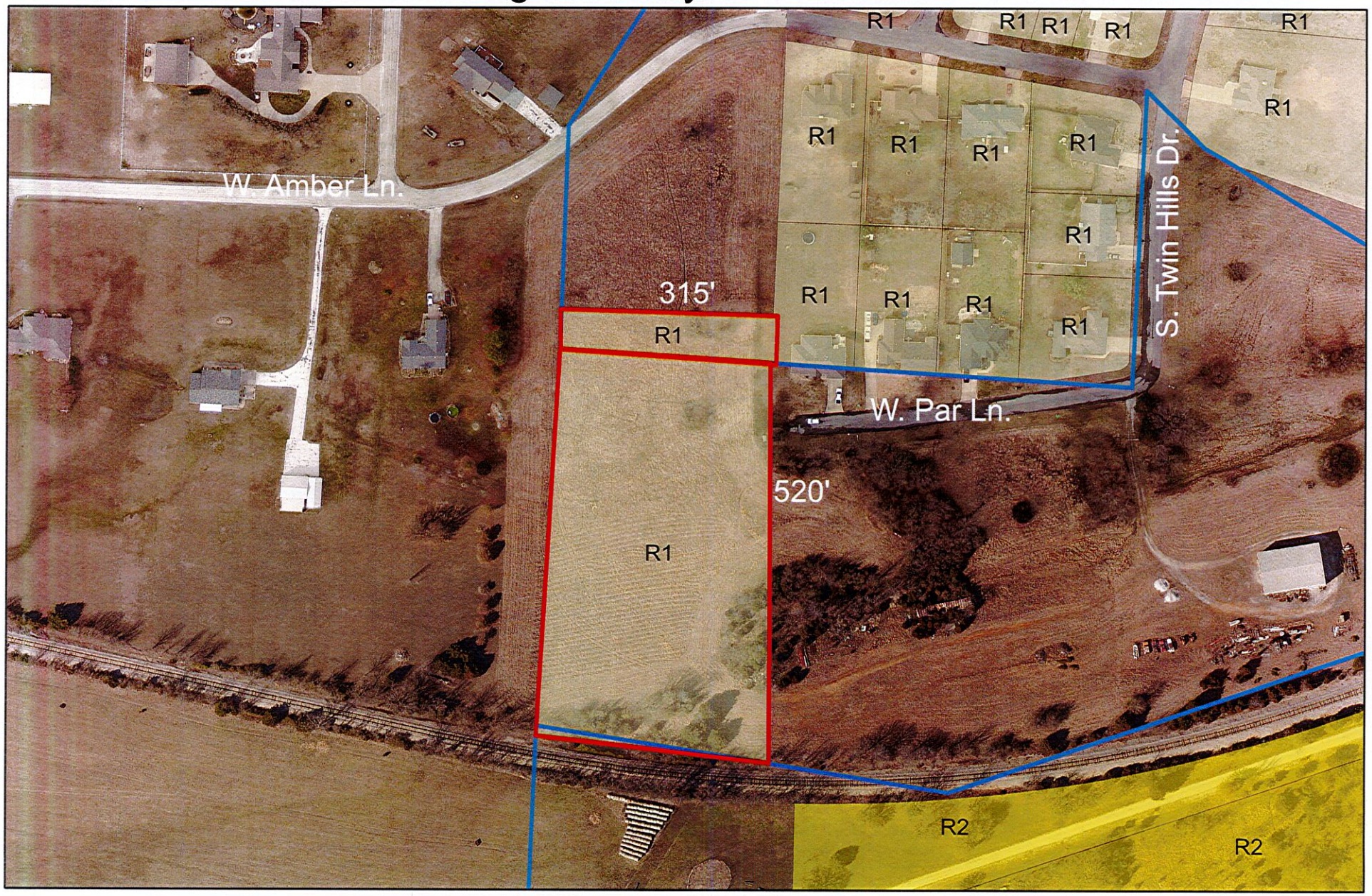
XVI. Are additional comments attached? ✓ _____

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

_____, P.E.
Signature

July 19, 2021
Date

Case 047-21 - End of Right-of-way of W. Par Ln. - Final Plat Review



Case 047-21: Preliminary Plat Review – A request to review the Final Plat of Par Lane Addition located at the End of Right-of-way of W. Par Ln. – 4 State Builders.