CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-280 – Final Plat Review

MEETING DATE:
September 6, 2022

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

FUNDING SOURCE:
These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 050-22: Final Plat - E. 32nd St. and S. Hammons Blvd. – A request to review a final plat – Woodsonia Joplin Apartments, LLC.

BACKGROUND:
This final plat approval is for E. 32nd Place First Plat Subdivision located at the Southeast Corner of E. 32nd St. and S. Hammons Blvd. This subdivision will be 2 commercial lots, zoned C-3 Commercial. This zoning is appropriate for the property and conforms to the future land use map. The Final Plat does require City Council approval. This plat meets the requirements of the Joplin Development Code.

PLANNING & ZONING COMMISSION TESTIMONY:
Patrick Joyce, Anderson Engineering, 941 W. 141 St. Terrace, Kansas City, Missouri representing Woodsonia Apartments on this preliminary and final plat. He stated he could answer any questions that the Board may have.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2022-280.
Planning & Zoning Commission recommends approval for Case 050-22 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes

Applicant Materials
Map

Case 050-22: Final Plat

E. 32nd St. and S. Hammons Blvd.- A request to review final plat-Woodsonia Joplin Apartments, LLC.

Patrick Joyce, Anderson Engineering, 941 W. 141 St. Terrace, Kansas City, Missouri representing Woodsonia Apartments on this preliminary and final plat. He stated he could answer any questions that the Board may have.

Mr. Eastman asked if the Board had any questions.

No questions from the Board.

Mr. Eastman asked if anyone wished to speak in favor of Case 050-22.

None.

Mr. Eastman asked if anyone wished to speak in opposition of Case 050-22.

None.

MR. KIMBLE MOVED THAT CASE 050-22 BE APPROVED. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Final Plat

CASE 050-22 Final Plat Review

NAME OF SUBDIVISION E. 32nd Place First Plat Subdivision

LOCATION: E. 32nd St. and S. Hammons Blvd.

APPLICANT: Woodsonia Joplin Apartments, LLC

PRESENT ZONING: C-3

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C-3	C-3	C-3	C-3
Land Use	Vacant	Vacant	Church	Vacant

SUBDIVISION:

Number of lots
2

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
S. Hammons Blvd.	Local	50’

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC

HAZARD?

No.

UTILITIES: All necessary utilities will be extended and constructed to provide the site. This includes stormwater detention, sewer, electricity, water, and others. Some have been installed with the work done to Hammons Blvd. already.

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 E. 32nd Place First Plat Subdivision located at the Southeast Corner of E. 32nd St. and S. Hammons Blvd. This subdivision will be 2 commercial lots, zoned C-3 Commercial. This zoning is appropriate for the property and conforms to the future land use map. The Final Plat does require City Council approval. This plat meets the requirements of the Joplin Development Code.

Woodsonia Joplin Apartments is seeking a 2-lot commercial subdivision for apartments and future commercial development. Utilities will be required to be extended, and some already have been.

Staff recommends approval of Case 050-22

ENCLOSURES:

Applicant Material
Final Plat
Map

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.:_____
Date Filed:_____
Date of Meeting:_____
Filing Fee: $0

Case 050-22

Return Form To:
Planner
602 S. Main St.
Joplin, Missouri 64802
417-624-0820 Ext. 1511
FAX 417-625-4738

I. Name of Subdivision: E 32nd Place First Plat Subdivision

II. Name of Owner: Woodsonia Joplin Apartments, LLC

III. Name of Subdivider: Woosoniaa Joplin Apartments, LLC

IV. Name of Person who prepared the Plat: Anderson Engineering

V. Point of Contact: Trevor Fox Phone No.: 816-777-0400

VI. Email: tfox@ae-inc.com

VII. Location of Property by Streets: E 32nd Street and S Hammons Blvd.

VIII. Present Zoning of Property: C-3

IX. Present Uses of Property: Vacant

X. No. of Acres in Total Tract: 27.07 No. of Lots: 2

XI. Date of Hearing: August 8, 2022

Instructions:
The following checklist is to be completed **by the applicant** and shall 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.

XII. 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 benchmarks. 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. Street names coordinate with existing city streets. ☑ ☐

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, side, and rear property lines dimensions. Meet minimum zoning requirements. ☑ ☐

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. ☑ ☐

XIII. Was the original on mylar, and 20 paper copies submitted? ☑ ☐

XIV. Was a .pdf copy, shapefile, and .docx of legal description submitted on thumb drive? ☑ ☐

XV. Have all acknowledgments been signed?

A. Owner or owners and all mortgager. ☑ ☐

B. Dedications or reservations. ☑ ☐

C. Surveyor preparing plat. ☑ ☐

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

XVII. Deed Restrictions:

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

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

No deed restrictions planned

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

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

XIX. Are additional comments attached? ☐ ☑

No additional comments

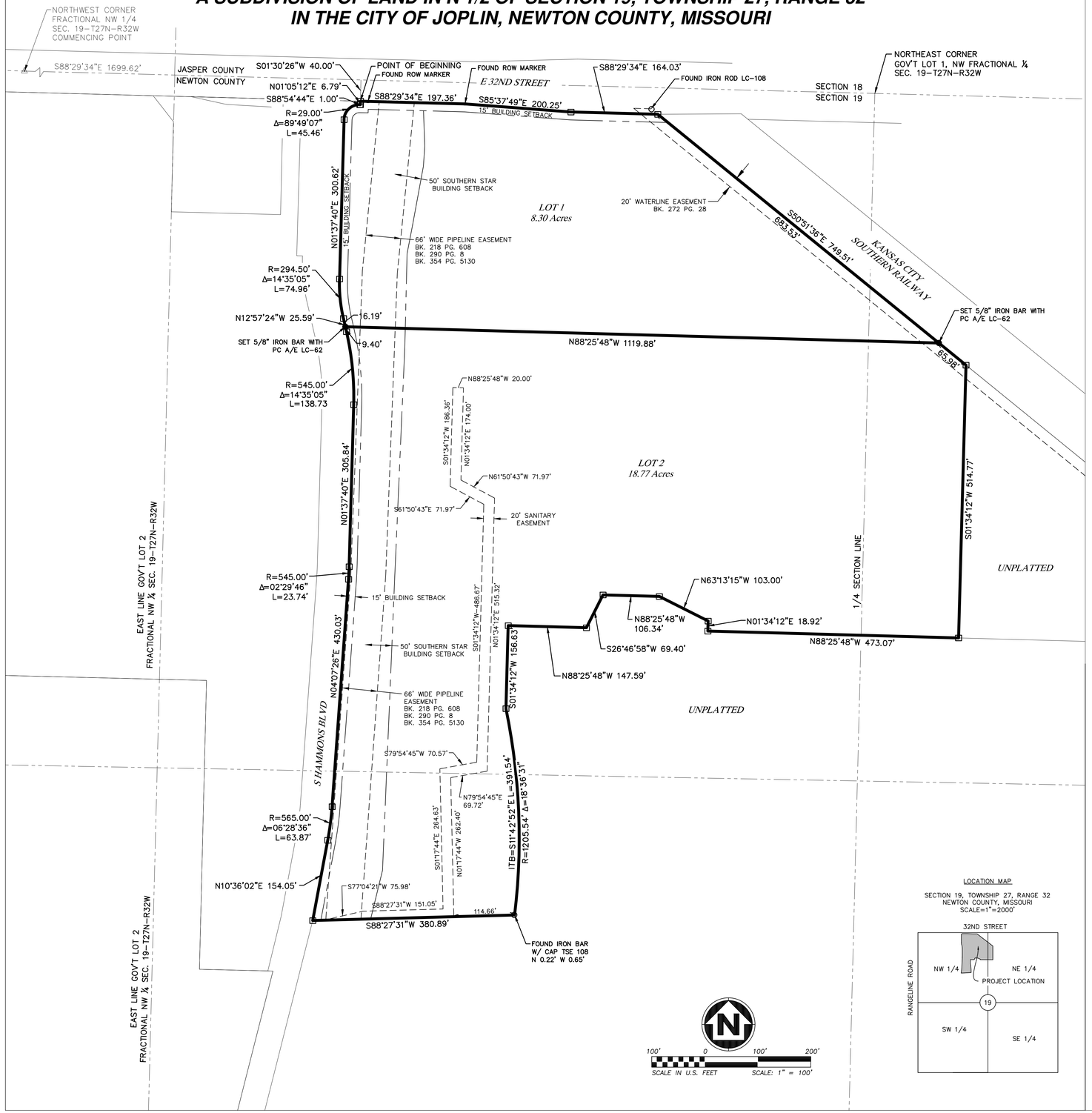
Final plats that do not meet subdivision regulations will not be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature

07/01/2022

Date

FINAL PLAT OF
E 32ND PLACE FIRST PLAT
A SUBDIVISION OF LAND IN N 1/2 OF SECTION 19, TOWNSHIP 27, RANGE 32
IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI



LOCATION MAP

SECTION 19, TOWNSHIP 27, RANGE 32
NEWTON COUNTY, MISSOURI
SCALE=1"=2000'

PLAT DESCRIPTION

All that part of the Northwest Quarter and the Northeast Quarter of Section 19, Township 27 North, Range 32 West, in the City of Joplin, Newton County, Missouri, being more particularly described as follows: commencing at the northwest corner of said Section 19, thence South 88 degrees 29 minutes 34 seconds East, with the north line of the Northwest Quarter of said Section 19, a distance of 1699.62 feet; thence South 01 degree 30 minutes 26 seconds West, a distance of 40.00 feet to the intersection of the south right–of–way line of E. 32nd Street and east right–of–way line of S. Hammons Boulevard, said point being the point of beginning; thence South 88 degrees 29 minutes 34 seconds East, with the south right–of–way line of E. 32nd Street, a distance of 197.36 feet; thence South 85 degrees 37 minutes 49 seconds East, continuing with the south right–of–way line of E. 32nd Street, a distance if 200.25 feet; thence South 88 degrees 29 minutes 34 seconds East, continuing with the south right–of–way line of E. 32nd Street, a distance of 164.03 feet to a point on the southwesterly line of the Kansas City Southern Railway property; thence South 50 degrees 51 minutes 36 seconds East, with the southwesterly line of the Kansas City Southern Railway property and no longer with the south right–of–way line of E. 32nd Street, a distance of 749.51 feet; thence South 01 degree 34 minutes 12 seconds West, and no longer with the southwesterly line of the Kansas City Southern Railway property, a distance of 514.77 feet; thence North 88 degrees 25 minutes 48 seconds West, a distance of 473.07 feet; thence North 01 degree 34 minutes 12 seconds East, a distance of 18.92 feet; thence North 63 degrees 13 minutes 15 seconds West, a distance of 103.00 feet; thence North 88 degrees 25 minutes 48 seconds West, a distance of 106.34 feet; thence South 26 degrees 46 minutes 58 seconds West, a distance of 69.40 feet; thence North 88 degrees 25 minutes 48 seconds West, a distance of 147.59 feet; thence South 01 degree 34 minutes 12 seconds West, a distance of 156.63 feet; thence on a curve to the right having a radius of 1205.54 feet, a central angle of 18 degrees 36 minute 31 seconds, with an initial tangent bearing of South 02 degrees 24 minutes 36 seconds East, an arc distance of 391.54 feet; thence South 88 degrees 27 minutes 31 seconds West, a distance of 380.89 feet to a point on the east right–of–way line of S. Hammons Boulevard; thence North 10 degrees 36 minutes 02 seconds East, with the east right–of–way line of S. Hammons Boulevard, a distance of 154.05 feet to a point of curvature; thence continuing with the east right–of–way line of S. Hammons Boulevard on a curve to the left having a radius of 565.00 feet, a central angle of 06 degrees 28 minutes 35 seconds, an arc distance of 63.87 feet; thence North 04 degrees 07 minutes 26 seconds East, continuing with the east right–of–way line of S. Hammons Boulevard, a distance of 430.03 feet to a point of curvature; thence continuing with the east right–of–way line of S. Hammons Boulevard on a curve to the left having a radius of 545.00 feet, a central angle of 02 degrees 29 minutes 46 seconds, an arc distance of 23.74 feet; thence North 01 degree 37 minutes 40 seconds East, continuing with the east right–of–way line of S. Hammons Boulevard, a distance of 305.84 feet to a point of curvature; thence continuing with the east right–of–way line of S. Hammons Boulevard on a curve to the left having a radius of 545.00 feet, a central angle of 14 degrees 35 minutes 05 seconds, an arc distance of 138.73 feet; thence North 12 degrees 57 minutes 24 seconds West, continuing with the east right–of–way line of S. Hammons Boulevard, a distance of 25.59 feet to a point of curvature; thence continuing with the east right–of–way line of S. Hammons Boulevard on a curve to the right having a radius of 294.50 feet, a central angle of 14 degrees 35 minutes 05 seconds, an arc distance of 74.96 feet; thence North 01 degree 37 minutes 40 seconds East, continuing with the east right–of–way line of S. Hammons Boulevard, a distance of 300.62 feet to a point of curvature; thence continuing with the east right–of–way line of S. Hammons Boulevard on a curve to the right having a radius of 29.00 feet, a central angle of 89 degrees 49 minutes 07 seconds, an arc distance of 45.46 feet; thence South 88 degrees 54 minutes 47 seconds East, continuing with the east right–of–way line of S. Hammons Boulevard, a distance of 1.00 feet; thence North 01 degrees 05 minutes 13 seconds East, continuing with the east right–of–way line of S. Hammons Boulevard, a distance of 6.72 feet to the point of beginning.

DEDICATION

The undersigned owner(s) of the property described herein has/have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as E 32ND Place First Plat.

EASEMENTS

An easement or license is hereby granted to the city of Joplin, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as utility easements (u/e), or within any street or thoroughfare dedicated to public use on this plat.

STREETS

Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

MASTER DRAINAGE PLAN

Individual lot owners shall not change or obstruct the flow path on lots, as shown on the master drainage plan, unless specific application is made and approved by The City Engineer.

BUILDING LINES

Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

FLOOD ZONE DESIGNATION

This area is shown as Flood Zone "X", area of minimal flood hazard, per FEMA National Flood Insurance Program Map Number 29097C0286E, effective date November 02, 2012.

in testimony whereof, the undersigned owners have hereunto set their hands this ____ day of _____ , 2022.

Woodsonia Joplin Apartment, LLC

State of :)

County of :)

On this _____ day of _____ , 2022, before me personally appeared the above persons, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In witness whereof, I have hereunto set my hand and affixed my Notarial Seal at my office in said county and state the date and year last written above.

Notary Public _____ My commission expires: _____.

This is to certify that the within plat of E 32nd Place First Plat, was submitted to and duly approved by the Mayor and City Council of the City of Joplin, Missouri, this _____ day of _____ , 2022, by Ordinance No. _____.

Ryan Stanley – Mayor Date

Holly Nagy – City Clerk Date

Paul Zerkel, P.E. – City Engineer Date

Troy Bolander – Director of Planning and Development Date

Cheryle Perkins – Newton County Assessor Date

LEGEND

- ○ = FOUND SURVEY MONUMENT AS NOTED
- □ = FOUND 5/8 IRON BAR WITH PC A/E LC–62 FROM PREV. SURVEY
- ● = SET 5/8" IRON BAR WITH 1" PLASTIC CAP STAMPED A/E INC LC–62

DEVELOPER:
WOODSONIA JOPLIN APARTMENTS, LLC
600 NE COLBERN ROAD
LEE'S SUMMIT, MO, 64086

SURVEYOR'S REPORT

1. The basis of bearing for this survey is the Missouri Coordinate System of 1983, West Zone (NSRS 2011)

2. Any missing exterior plat boundary corners will be monumented with 5/8" rebar permanent monuments and caps (LC–62). All interior lot corners will be monumented with a 1/2" rebar monument and plastic cap (LC–62)

3. All lots, parcels and properties in this subdivision shall be subject to the Declaration of Restrictions for Corrected Plat of E 32nd Place First Plat as filed in the office of the recorder of deeds in Newton County, Missouri.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of "E 32ND PLACE FIRST PLAT" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of agriculture. I further certify that I have complied with all statues, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 14IST TERR, STE A • KANSAS CITY, MO 6416 • PHONE (816) 777-0400
A LICENSED KANSAS ENGINEERING & SURVEYING CORPORATION - E-1371, S-17
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

DRAWING INFO.

DRAWN BY:	AS
CHECK BY:	SD
LICENSE NO.	LC-62
DATE:	April 27,2022
ISSUED FOR:	
JOB NUMBER:	21KCI0040
NE COA NO.	

REVISIONS

NO.	DESCRIPTION	BY	DATE

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WOODSONIA JOPLIN APARTMENTS, LLC

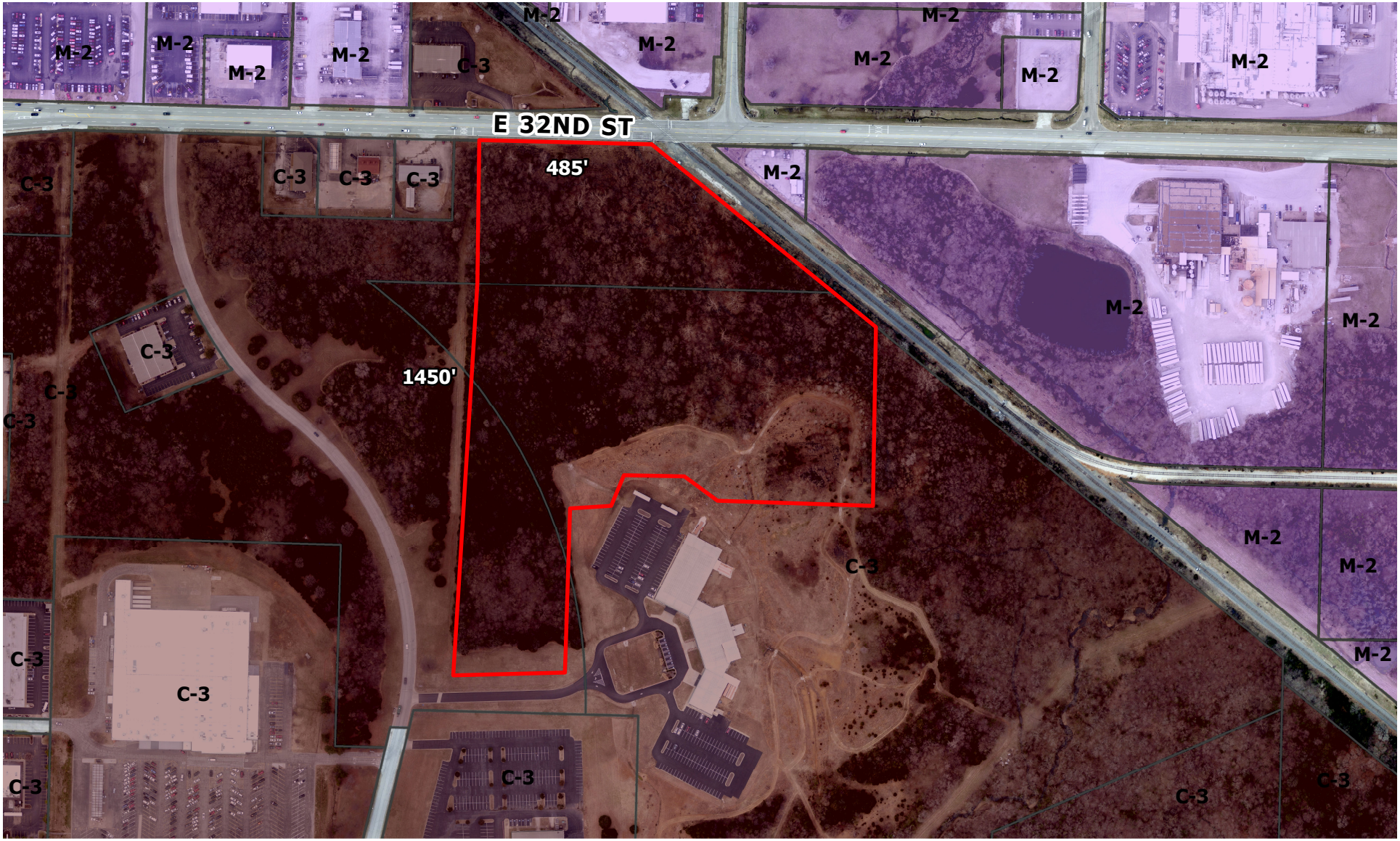
FINAL PLAT OF
E 32ND PLACE FIRST PLAT
A SUBDIVISION OF LAND IN N 1/2 OF S 19, T27,RANGE 32
IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI

STATE OF MISSOURI
SAMUEL J. DERMER
NUMBER PLS-2013000041
PROFESSIONAL LAND SURVEYOR
05/05/2022

SHEET NUMBER

1 OF 1

Case 050-22: Final Plat - E. 32nd St. and S. Hammons Blvd.



E. 32nd St. and S. Hammons Blvd. – A request to review a final plat – Woodsonia Joplin Apartments, LLC.

P & Z Case 050-22
Woodsonia Joplin, LLC
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-280 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the E 32nd Place First Plat located at E. 32nd St. and Hammons Blvd., in the City of Joplin, Newton 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 E. 32nd St. and Hammons Blvd. in the City of Joplin, Newton County, Missouri be and the same are hereby fixed and established as follows:

All that part of the Northwest Quarter and the Northeast Quarter of Section 19, Township 27 North, Range 32 West, in the City of Joplin, Newton County, Missouri, being more particularly described as follows: commencing at the northwest corner of said Section 19, thence South 88 degrees 29 minutes 34 seconds East, with the north line of the Northwest Quarter of said Section 19, a distance of 1669.62 feet; thence South 01 degree 30 minutes 26 seconds West, a distance of 40.00 feet to the intersection of the south right-of-way line of E. 32nd Street and east right-of-way line of S. Hammons Boulevard, said point being the point of beginning; thence South 88 degrees 29 minutes 34 seconds East, with the south right-of-way line of E. 32nd Street, a distance of 197.36 feet; thence South 85 degrees 37 minutes 49 seconds East, continuing with the south right-of-way line of E. 32nd Street, a distance if 200.25 feet; thence South 88 degrees 29 minutes 34 seconds East, continuing with the south right-of-way line of E. 32nd Street, a distance of 163.90 feet to a point on the southwesterly line of the Kansas City Southern Railway property; thence South 50 degrees 51 minutes 46 seconds East, with the southwesterly line of the Kansas City Southern Railway property and no longer with the south right-of-way line of E. 32nd Street, a distance of 749.62 feet; thence South 01 degree 34 minutes 12 seconds West, and no longer with the southwesterly line of the Kansas City Southern Railway property, a distance of 514.77 feet; thence North 88 degrees 25 minutes 48 seconds West, a distance of 473.07 feet; thence North 01 degree 34 minutes 12 seconds East, a distance of 18.92 feet; thence North 63 degrees 13 minutes 15 seconds West, a distance of 103.00 feet; thence North 88 degrees 25 minutes 48 seconds West, a distance of 106.34 feet; thence South 26 degrees 46 minutes 58 seconds West, a distance of 69.40 feet; thence North 88 degrees 25 minutes 48 seconds West, a distance of 147.59 feet; thence South 01 degree 34 minutes 12 seconds West, a distance of 156.63 feet; thence on a curve to the right having a radius of 1205.54 feet, a central angle of 15 degrees 44 minute 07 seconds, with an initial tangent bearing of South 11 degrees 42 minutes 52 seconds East, an arc distance of 331.08 feet; thence South 88 degrees 27 minutes 31 seconds West, a distance of 375.35 feet to a point on the east right-of-way line of S. Hammons Boulevard; thence North 10 degrees 36 minutes 02 seconds East, with the east right-of-way line of S. Hammons Boulevard, a distance of 92.68 feet to a point of curvature; thence continuing

with the east right-of-way line of S. Hammons Boulevard on a curve to the left having a radius of 565.00 feet, a central angle of 06 degrees 28 minutes 35 seconds, an arc distance of 63.87 feet; thence North 04 degrees 07 minutes 26 seconds East, continuing with the east right-of-way line of S. Hammons Boulevard, a distance of 430.03 feet to a point of curvature; thence continuing with the east right-of-way line of S. Hammons Boulevard on a curve to the left having a radius of 545.00 feet, a central angle of 02 degrees 29 minutes 46 seconds, an arc distance of 23.74 feet; thence North 01 degree 37 minutes 18 seconds East, continuing with the east right-of-way line of S. Hammons Boulevard, a distance of 305.84 feet to a point of curvature; thence continuing with the east right-of-way line of S. Hammons Boulevard on a curve to the left having a radius of 545.00 feet, a central angle of 14 degrees 35 minutes 05 seconds, an arc distance of 138.73 feet; thence North 12 degrees 57 minutes 24 seconds West, continuing with the east right-of-way line of S. Hammons Boulevard, a distance of 25.59 feet to a point of curvature; thence continuing with the east right-of-way line of S. Hammons Boulevard on a curve to the right having a radius of 294.50 feet, a central angle of 14 degrees 35 minutes 05 seconds, an arc distance of 74.96 feet; thence North 01 degree 37 minutes 40 seconds East, continuing with the east right-of-way line of S. Hammons Boulevard, a distance of 300.62 feet to a point of curvature; thence continuing with the east right-of-way line of S. Hammons Boulevard on a curve to the right having a radius of 29.00 feet, a central angle of 89 degrees 46 minutes 07 seconds, an arc distance of 45.46 feet; thence North 09 degrees 33 minutes 14 seconds East, continuing with the east right-of-way line of S. Hammons Boulevard, a distance of 6.79 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, Newton 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 ____ day of _____ _____ 20___, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney