CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-281 – Final Plat Review, Par Lane Addition.

MEETING DATE:
September 7, 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 047-21: Final 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.

BACKGROUND:
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.

This 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

PLANNING & ZONING COMMISSION TESTIMONY:
John Bolte, Small Arrow Engineering, 1302 S, Main St., Joplin, MO. Final Plat just shows lot sizes and dimensions and removes all the information about the utilities. We are taking all concerns into consideration. The traffic flow is considerably low compared to some other subdivisions Mr. Bolte also stated that when the houses were built, they were in the county with septic tanks and that is probably why the lots were bigger.

PUBLIC COMMENT:
None.

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

RECOMMENDATION:
Staff recommends approval of Case 047-21.
Planning and Zoning Commission approved Case 047-21 (5 Favor, 2 Absent,)

ATTACHMENTS:
CB 2021-280, Planning Report, Commission Minutes, Plat-Par Lane Addition.

CB 2021-281

Case 046-21: Preliminary Plat Review – A request to review the Preliminary Plat of Par Lane Addition located at the End of Right-of-way of W. Par Ln. – 4 State Builders.

John Bolte, Small Arrow Engineering, 1302 S, Main St., Joplin, MO. We have annexed in the 4-acre site into the City of Joplin. This plat has 14 lots on this property, and they will be R-1 (Single family Residential). There are two lots that are larger in size, lot 14 contains a retention basin to the north which will capture the runoff for that part of the sub-division. In lots 11 and 12, additional space designated for a second basin against the railroad right-of-way. The sewer would be extended from the east. There is a little off-site to bring it in to serve the sub-division. The Missouri American Water Company will provide the water and have planned to extend the end of their main. The street has been platted so it can be extended to the city limits with Jasper County. We are not asking for any variances; we were able to site this with all 14 lots meeting the required footage. Also, we have included the installation of sidewalk along the south side of Par Lane coming in and then along the east side of Eagle Court.

Mr. Eastman asked if the cul-de-sac meets the requirements that a firetruck can get in if need be?

Mr. Bolte stated that they have a radius for that per city code.

Ms. Bruckner-Sears asked the audience if there was anyone to speak in favor of this case? There was not, she also asked if there was anyone in the audience in opposition of this case?

Richard Hatfield, 2026 Fairway Drive, Joplin, MO. Currently the President of the HOA of Twin Hills Estate. On behalf of the board, there is concern on how many houses are going to be built and meeting the size and requirements. The main concern the board has is on Par Lane the curve that is Twin Hill to Par Lane is a 90 degree turn and narrow. It has got curbing that is asphalt which was grandfathered in back in 1985. Some other concerns are water runoff. The land is flat, and it doesn't show any new contour lines. The front detention pond will eventually go into the road. The one in the back will go onto private property, something will have to change on that. There are also discussions about a fire hydrant being put in, which the closest is at Golf Links and Twin Hills.

Mr. Stanton stated that fire service will be required. There is a minimum distance requirement of approximately 500 to 600 feet that firetrucks can be from fire hydrants. There will be a fire hydrant at the cul-de-sac.

Mr. Bolte stated there will be two fire hydrants where the water main dead ends.

Mark Lane, 2230 S. Fairway Drive, Joplin, MO. The concern is the traffic. With 14 new homes there will be approximately 28 more cars, one way in and one way out. The neighbors and I are also concerned about the size of the homes. We all have large homes and large lots, and these are smaller lots with smaller homes. He also wanted to know if the City of Joplin would be responsible to make Par Lane easier to get through there. The problem is Twin Hills and Par Lane.

Mr. Stanton stated he would have to look into that. The Public Works Department has the jurisdiction over streets.

Ken Myers, 4410 Golf Link Drive, Joplin, MO. He is in the 185' circle and we have concerns. If you look at the map and you see the other houses with large lots and then what he wants to establish, the lots are very small. Plus, these 4 acres are in the complete stuck back in the far corner, with Par Lane and

Twin Hills the only way in and out. I think it will ruin our subdivision with all the extra traffic. It feels like we are getting things shoved down our throat with out any knowledge of what's going on,

Ms. Bruckner-Sears asked if the Commissioners had any questions or discussion? They did not.

MR. EASTMAN MOVED, SECONDED BY MS. STEELE THAT CASE 046-21 BE APPROVED. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)

Case 047-21: Final 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.

John Bolte, Small Arrow Engineering, 1302 S, Main St., Joplin, MO. Final Plat just shows lot sizes and dimensions and removes all the information about the utilities. We are taking all concerns into consideration. The traffic flow is considerably low compared to some other subdivisions Mr. Bolte also stated that when the houses were built, they were in the county with septic tanks and that is probably why the lots were bigger.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

MR. EASTMAN MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 047-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)

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

CITY OF JOPLIN, MISSOURI

RECEIVED 7-19-21

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

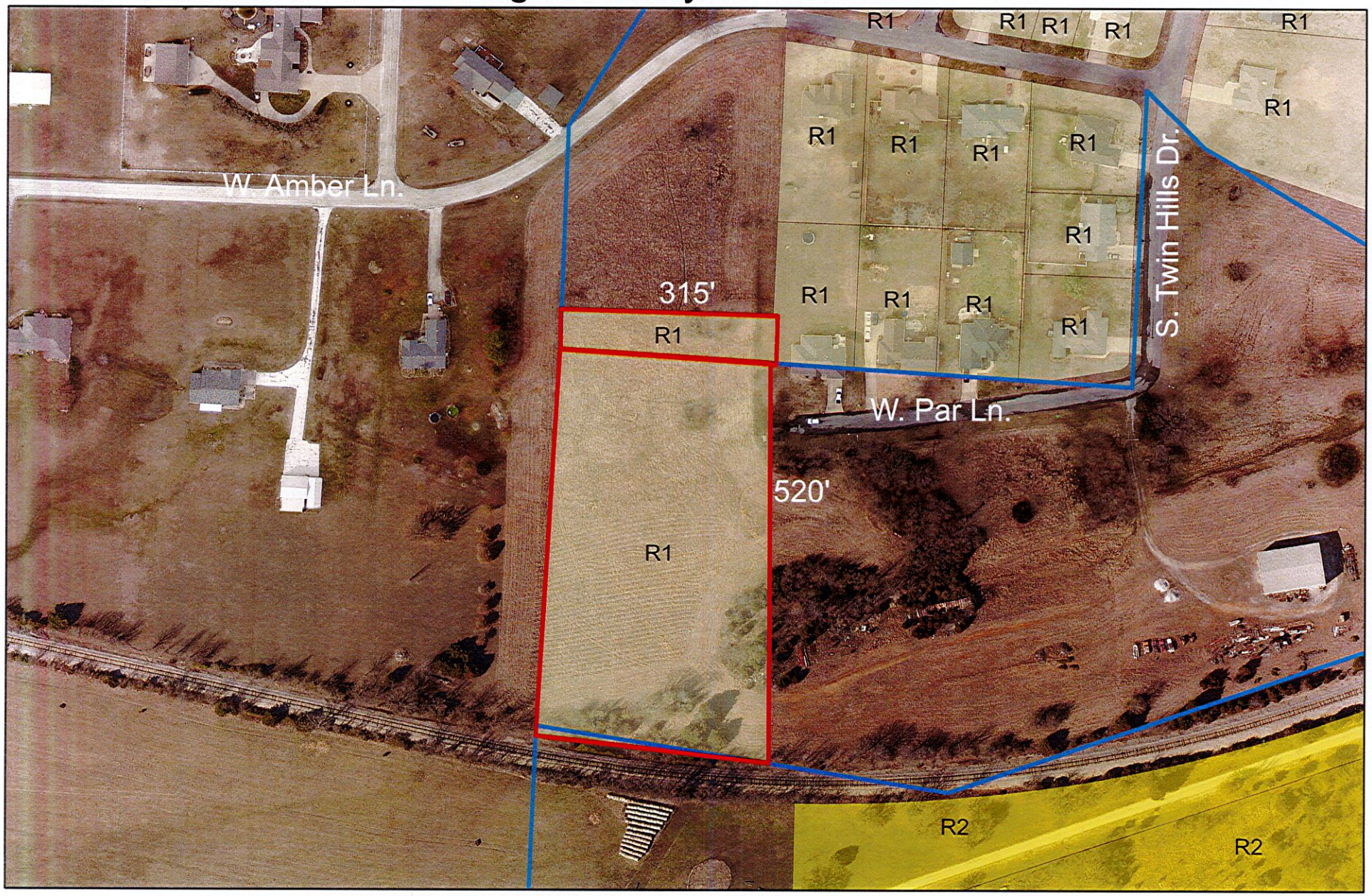
XVI. Are additional comments attached? ✓ _____

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.

FINAL PLAT OF
PAR LANE ADDITION
AN ADDITION TO THE CITY OF JOPLIN
JASPER COUNTY, MISSOURI.

DEDICATION

KNOW ALL ME BY THESE PRESENTS JORDAN CHAPMAN 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.

_____
JORDAN CHAPMAN

THIS PLAT OF PAR LANE ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

_____
CHAIRMAN

THIS PLAT OF PAR LANE ADDITION 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 JORDAN CHAPMAN, 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.

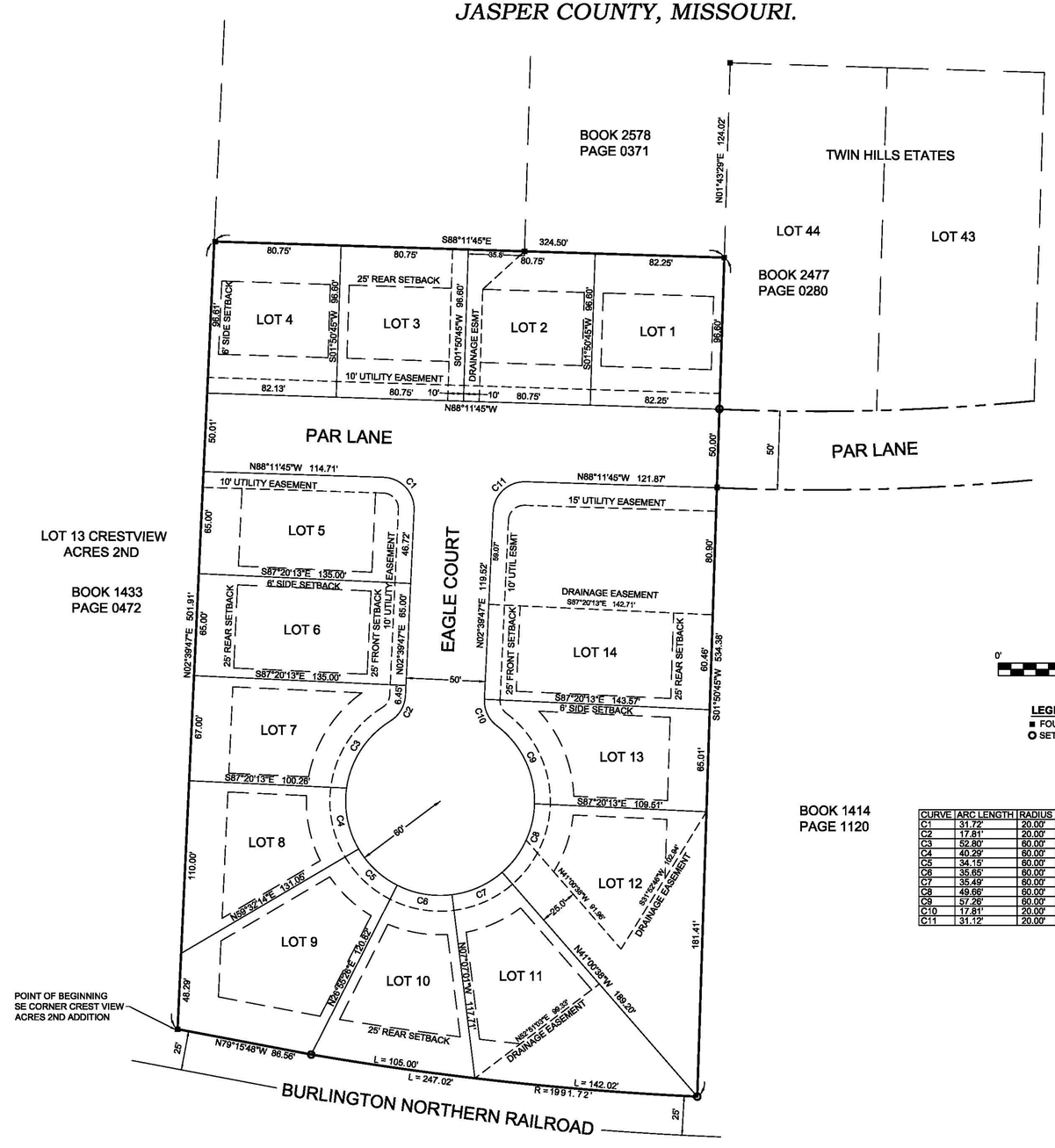
_____ MY COMMISSION EXPIRES:
NOTARY PUBLIC

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.

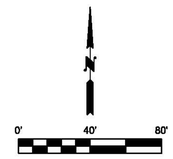
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS _____ DAY OF _____, 2021.

_____
BRIAN A. ATNIP LS 2008000859



BOOK 1414
PAGE 1120

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	31.72'	20.00'	28.50'	N42°45'59"W
C2	17.81'	20.00'	17.23'	N28°10'50"E
C3	52.80'	60.00'	51.11'	S33°13'25"W
C4	40.29'	60.00'	39.54'	S11°13'30"E
C5	34.15'	60.00'	33.69'	S46°46'10"E
C6	35.65'	60.00'	35.13'	S80°05'48"E
C7	35.49'	60.00'	34.98'	N65°56'11"E
C8	49.66'	60.00'	48.25'	N25°16'46"E
C9	57.26'	60.00'	55.11'	N25°46'07"W
C10	17.81'	20.00'	17.23'	S22°51'16"E
C11	31.12'	20.00'	28.07'	S47°14'01"W



LEGEND
- ■ FOUND IRON PIN
- ○ SET IRON PIN

SURVEYORS DESCRIPTION

A TRACT OF LAND DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT THIRTEEN (13) IN CREST VIEW 2ND SUBDIVISION, BEING PART OF THE NORTH ONE HALF OF SECTION 18, TOWNSHIP 27, RANGE 33, JASPER COUNTY, MISSOURI, THENCE N02°39'47"E ALONG THE EAST LINE OF SAID LOT 13 A DISTANCE OF 501.91 FEET; THENCE S88°11'45"E A DISTANCE OF 324.50 FEET TO A POINT ON THE WEST LINE OF LOT 44 IN TWIN HILLS ESTATES, THENCE S01°50'45"W A DISTANCE OF 534.38 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, SAID POINT BEING ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1991.72 FEET AND A CHORD BEARING AND DISTANCE OF N83°45'42"W, 246.83 FEET; THENCE ALONG SAID NON TANGENT CURVE TO THE RIGHT AND ARC DISTANCE OF 247.02 FEET; THENCE N79°15'48"W A DISTANCE OF 86.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.95 ACRES MORE OR LESS.

CLASS OF PROPERTY
URBAN

SOURCE DOCUMENTS
DEED BOOK 2561 PAGE 204

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

PROPERTY OWNER & SUBDIVIDER
JORDAN CHAPMAN
101 SE WINDWOOD DR.
CARL JUNCTION, MO 64834

BUILDING SETBACKS
R-1
FRONT SETBACK - 25'
SIDE SETBACK - 6'
REAR SETBACK - 25'

SUBDIVISION INFORMATION

TOTAL ACRES:	3.95
TOTAL NUMBER OF LOTS:	14
ZONING:	R-1
MAXIMUM LOT SIZE:	19,918 S.F.
MINIMUM LOT SIZE:	7,800 S.F.
AVERAGE LOT SIZE:	9,739 S.F.

AREA DEDICATED TO STREETS: 0.81 ACRES

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29097C0255E, WHICH BEARS AN EFFECTIVE DATE OF 11/2/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

SURVEY NOT VALID UNLESS SIGNED IN BLUE INK

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

DRAWN EM/JM	DATE 7/15/2021	JORDAN CHAPMAN
APPROVED BAA	DATE 7/15/2021	PART OF NE 1/4 SEC. 18, T27, R33 CITY OF JOPLIN JASPER COUNTY, MO.
SCALE 1" = 40'	SHEET 1 OF 1	PROJECT # 21279

P & Z Case 047-21
4 State Builders.
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-281 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Par Lane Addition located at the End of Right-of-way of W. Par Ln. 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 the End of Right-of-way of W. Par Ln. in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

A PART OF LAND BEING IN THE NORTH ONE-HALF (N1/2) OF SECTION 18, TOWNSHIP 27, RANGE 33, JASPER COUNTY MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT NUMBER THIRTEEN (13), IN CREST VIEW 2ND SUBDIVISION, THENCE NORTH 00 DEGREES 46 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID LOT NUMBER THIRTEEN (13), 506.07 FEET, THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS EAST, 324.05 FEET, THENCE SOUTH 00 DEGREES 05 MINUTES 01 SECONDS EAST, 544.71 TO THE NORTH RIGHT-OF-WAY OF BURLINGTON NORTHERN RAILROAD, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1884.86 FEET, WITH AN ARC LENGTH OF 334.34 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 25 MINUTES 09 SECONDS WEST, 333.91 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESERVATIONS OF RECORD, CONTAINING 3.99 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 _____ 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