CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-282 – Final Plat Review, Eagles Edge Phase 2 Subdivision.

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 031-21: Final Plat Review – A request to review the Final Plat of Eagles Edge Phase 2 located at the end of public right-of-way of W. 32nd St. – Ledford Construction & Development, LLC.

BACKGROUND:
Logan Ellis, Anderson Engineering presenting this final plat of Eagles Edge Phase 2. It contains 17 new lots over 5 ½ acres.

This final plat approval is for Eagles Edge Subdivision Phase 2 located in Wildwood Ranch. This subdivision will be the second phase, consisting of 17 lots of the total planned 152 lots, zoned R-1 Single-family Residential. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations

All lots meet the minimum lot size requirements for area and width. There will be stormwater facilities provided through the development to direct water flow to a detention area in the Northwest corner of the development

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 031-21.
Planning and Zoning Commission approved Case 031-21 (7 Favor, 0 Nays)

ATTACHMENTS:
CB 2021-282, Planning Report, Commission Minutes, Plat-Eagles Edge Phase 2 Subdivision.

Case 031-21: Final Plat Review – A request to review the Final Plat of Eagles Edge Phase 2 located at the end of public right-of-way of W. 32nd St. – Ledford Construction & Development, LLC.

Logan Ellis, Anderson Engineering presenting this final plat of Eagles Edge Phase 2. It contains 17 new lots over 5 ½ acres.

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

Ms. Bruckner-Sears asked if there was anyone in the audience who would like to speak in favor of this case? There was not. Ms. Bruckner-Sears asked if there was anyone in the audience who would like to speak in opposition to this case? There was not.

MS. STEELE MOVED, SECONDED BY MR. EASTMAN THAT CASE 031-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MS. STEELE, MR. MCCULLOUGH, MR. EASTMAN, MR. KIMBLE, MS. PHILLIPS, AND MS. WARREN VOTING "AYE". (7 IN FAVOR)

Z&P Meeting: June 14, 2021
City Council Meeting: July 6, 2021

STAFF PLANNING REPORT
Final Plat

CASE 031-21 Final Plat Review

NAME OF SUBDIVISION Eagles Edge Phase 2

LOCATION: Between W. Wildwood Ranch Pkwy. and W. 32nd St.

APPLICANT: James & Lance Ledford

PRESENT ZONING: R-1 Single-family Residential

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Vacant	Vacant	Vacant	Vacant

SUBDIVISION:

Number of lots
16

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
W. 32nd St.	Collector	90'
W. Wildwood Ranch Pkwy.	Collector	65'

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

No.

UTILITIES: Some existing. New easements are included with the replat. A new sewer extension is planned as well as stormwater system.

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 Eagles Edge Subdivision Phase 2 located in Wildwood Ranch. This subdivision will be the second phase, consisting of 16 lots of the total planned 152 lots, zoned R-1 Single-family Residential. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations.

James and Lance Ledford are seeking a 16-lot final plat for a planned 152-lot subdivision for new single-family dwelling development located between W. Wildwood Ranch Pkwy. and W. 32nd St. The applicant will be extending both of those streets the length of the development as well as other utilities. The applicant is providing access through the development with streets going east to west along with sidewalk access across, as well as a stub out to the west for cross-access to future development. All lots meet the minimum lot size requirements for area and width. There will be stormwater facilities provided through the development to direct water flow to a detention area in the Northwest corner of the development.

With the approval of this plat, a total of 36 lots of the 152 shown on the preliminary plat will be officially platted. The first final plat of this subdivision consisted of 20 lots and was approved in July of 2020.

Staff recommends approval of Case 031-21.

ENCLOSURES:

Application
Final Plat

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.: 031-21
Date Filed:
Date of Meeting: 6-14-21
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: Eagles Edge Subdivision
II. Name of Owner: Ledford Construction + Development, LLC
III. Name of Subdivider: Ledford Construction + Development, LLC
IV. Name of Person who prepared the Plat: Gregory B. Bowers
V. Date of Hearing: June 14th, 2021
VI. Location of Property by Streets: Approx. 0.30 miles west of 32nd + John Duffy intersection
VII. Present Zoning of Property: R1
VIII. Present Uses of Property: Residential
IX. No. of Acres in Total Tract: 5.52 No. of Lots: 16

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. _____	_____	_____	_____

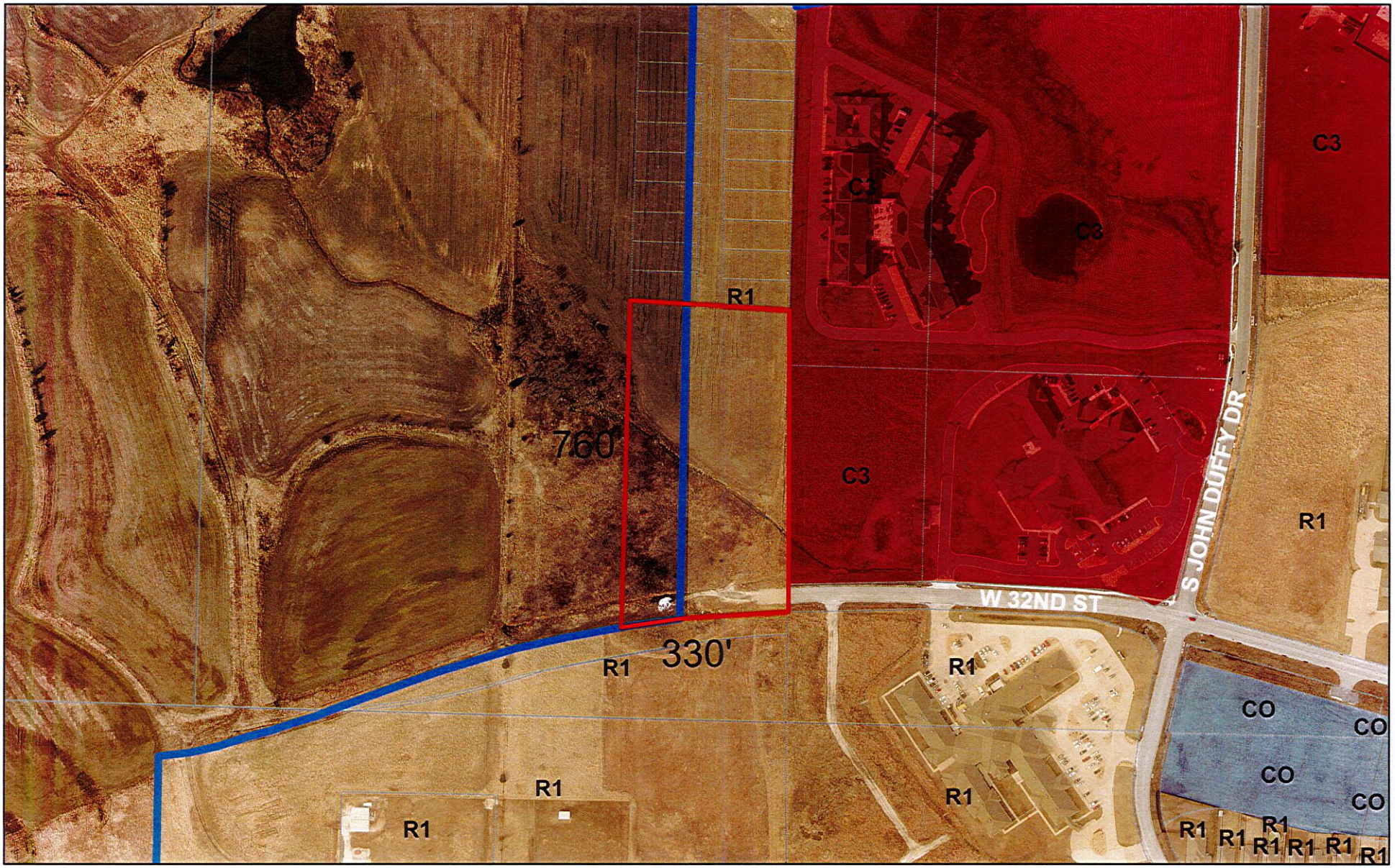
XVI. Are additional comments attached? _____ _____

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

_____ 4.30.21

Signature Date

Case 031-21: Final Plat Review



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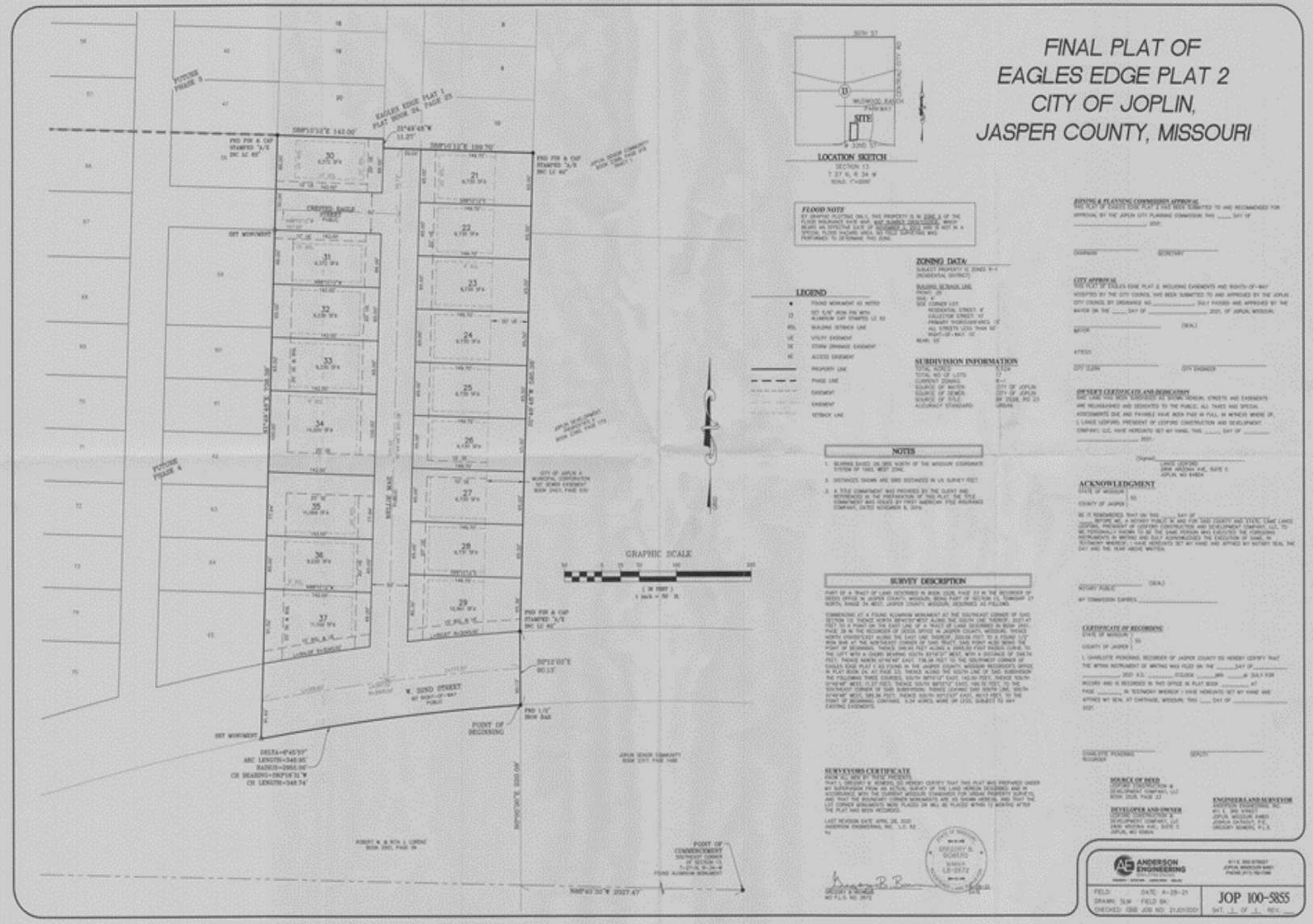
0 150 300 600 900 1,200 Feet

N

FINAL PLAT OF EAGLES EDGE PLAT 2 CITY OF JOPLIN, JASPER COUNTY, MISSOURI



LOCATION SKETCH

SECTION 13
T 27 N, R 34 W
SCALE: 1"=1000'

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 29097C0195E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 4, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" IRON PIN WITH ALUMINUM CAP STAMPED LS 93
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT
- SDE STORM DRAINAGE EASEMENT
- AE ACCESS EASEMENT
- PROPERTY LINE
- PHASE LINE
- EASEMENT
- EASEMENT
- SETBACK LINE

ZONING DATA

SUBJECT PROPERTY IS ZONED R-1 (RESIDENTIAL DISTRICT)

BUILDING SETBACK LINE
FRONT: 25'
SIDE: 8'
- SIDE CORNER LOT
  - RESIDENTIAL STREET: 15'
  - COLLECTOR STREET: 15'
  - PRIMARY THOROUGHFARES: 15'
  - ALL STREETS LESS THAN 60' RIGHT-OF-WAY: 10'

REAR: 25'

SUBDIVISION INFORMATION

TOTAL ACRES	9.52±
TOTAL NO OF LOTS	17
CURRENT ZONING	R-1
SOURCE OF WATER	CITY OF JOPLIN
SOURCE OF SEWER	CITY OF JOPLIN
SOURCE OF TITLE	BK 2328, PG 23
ACCURACY STANDARD	URBAN

NOTES

1. BEARING BASED ON GPS NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES IN US SURVEY FEET.
3. A TITLE COMMITMENT WAS PROVIDED BY THE CLIENT AND REFERENCED IN THE PREPARATION OF THIS PLAT. THE TITLE COMMITMENT WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED NOVEMBER 6, 2019.

SURVEY DESCRIPTION

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2328, PAGE 23 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING PART OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 89°40'30" WEST ALONG THE SOUTH LINE THEREOF, 2027.47 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2421, PAGE 28 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI; THENCE NORTH 01°12'03" EAST ALONG THE EAST LINE THEREOF, 2333.08 FEET TO A FOUND 1/2" IRON BAR AT THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE 599.70 FEET ALONG A 2955.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 83°18'31" WEST, WITH A DISTANCE OF 548.74 FEET; THENCE NORTH 01°49'48" EAST, 736.39 FEET TO THE SOUTHWEST CORNER OF EAGLES EDGE PLAT 1, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 24, AT PAGE 23; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING THREE COURSES; SOUTH 88°10'12" EAST, 142.00 FEET; THENCE SOUTH 01°49'48" WEST, 11.27 FEET; THENCE SOUTH 88°10'12" EAST, 199.70 FEET, TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SOUTH LINE, SOUTH 01°49'48" WEST, 545.39 FEET; THENCE SOUTH 01°12'03" EAST, 90.13 FEET, TO THE POINT OF BEGINNING. CONTAINS 9.54 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, GREGORY B. BOWERS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR URBAN PROPERTY SURVEYS, AND THAT THE BOUNDARY CORNER MONUMENTS ARE AS SHOWN HEREON, AND THAT THE LOT CORNER MONUMENTS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER THE PLAT HAS BEEN RECORDED.

LAST REVISION DATE: APRIL 28, 2020
ANDERSON ENGINEERING, INC. L.C. 93
by

GREGORY B. BOWERS
MO P.L.S. NO. 2672

STATE OF MISSOURI
GREGORY B. BOWERS
NUMBER LS-2672
SURVEYOR

JOPLIN & PLANNING COMMISSION APPROVAL

THIS PLAT OF EAGLES EDGE PLAT 2 HAS BEEN SUBMITTED TO AND RECOMMENDED FOR APPROVAL BY THE JOPLIN CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2021.

CHAIRMAN _____ SECRETARY _____

CITY APPROVAL

THIS PLAT OF EAGLES EDGE PLAT 2, INCLUDING EASEMENTS AND RIGHTS-OF-WAY 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 _____, 2021, OF JOPLIN, MISSOURI.

_____ (SEAL)
MAYOR

ATTEST:

CITY CLERK _____ CITY ENGINEER _____

OWNER'S CERTIFICATE AND DEDICATORY

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. STREETS AND EASEMENTS ARE RECOGNIZED AND DEDICATED TO THE PUBLIC. ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID IN FULL. IN WITNESS WHERE OF, I, LANCE LEDFORD, PRESIDENT OF LEDFORD CONSTRUCTION AND DEVELOPMENT COMPANY, LLC, HAVE HEREUNTO SET MY HAND, THIS ____ DAY OF _____, 2021.

[Signed] _____
LANCE LEDFORD
2808 ARIZONA AVE, SUITE C
JOPLIN, MO 64804

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 LANCE LEDFORD, PRESIDENT OF LEDFORD CONSTRUCTION AND DEVELOPMENT COMPANY, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING 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: _____

CERTIFICATE OF RECORDING

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

I, CHARLOTTE PICKERING, RECORDER OF JASPER COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED ON THE _____ DAY OF _____, 2021 A.D. _____ O'CLOCK _____M. _____ IN DULY FOR RECORD AND IS RECORDED IN THIS OFFICE IN PLAT BOOK _____ AT PAGE _____. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT CARTHAGE, MISSOURI, THIS ____ DAY OF _____, 2021.

CHARLOTTE PICKERING
RECORDER

SEAL(S)

SOURCE OF DEED
LEDFORD CONSTRUCTION & DEVELOPMENT COMPANY, LLC
BOOK 2328, PAGE 23

DEVELOPER AND OWNER
LEDFORD CONSTRUCTION & DEVELOPMENT COMPANY, LLC
2808 ARIZONA AVE., SUITE C
JOPLIN, MO 63804

ENGINEER/LAND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
JOSHUA CATALFU, P.E.
GREGORY BOWERS, P.L.S.

ANDERSON ENGINEERING
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7588

FIELD: DATE: 4-28-21
DRAWN: SLW FIELD BK:
CHECKED: GBB JOB NO: 21J010001

JOP 100-5855
SHT. 1 OF 1 REV. ___

Cur 05-21

P & Z Case 031-21
Ledford Construction & Development, LLC.
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-282 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Eagles Edge Phase 2 Subdivision located at the end of public right-of-way of W. 32nd St. 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 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