CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-284 – Final Plat Review, Emerald Glades Plat 1

MEETING DATE:
October 3, 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 054-22: Final Plat Review – A request to review the Final Plat of Emerald Glades Pat 1located at 3330 & 3332 N St. Louis Ave. – Schuber Mitchel Homes

BACKGROUND:
The final plat approval is for Emerald Glades Plat 1 Subdivision located at 3330 & 3332 N St. Louis Ave. This subdivision will be 31 residential lots, zoned R-1 Single-family residential. This zoning is appropriate for the existing use as well as the area and conforms to the future land use map.

PLANNING & ZONING COMMISSION TESTIMONY:
Jacob Lett, Schuber Mitchell Homes, 3330 N. Range Line, Joplin, Missouri stated this is the final plat for the sub-division. They are hoping to get started on this relatively soon and move forward with the first phase in this multi-phased development.

PUBLIC COMMENT;
None

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2022-284.
Planning & Zoning Commission recommends approval for Case 054-22 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Case 054-22: Final Plat

3330 & 3332 N. St. Louis Ave.-A request to review a final plat.

Jacob Lett, Schuber Mitchell Homes, 3330 N. Range Line, Joplin, Missouri stated this is the final plat for the sub-division. They are hoping to get started on this relatively soon and move forward with the first phase in this multi-phased development.

Mr. Eastman asked if the Board had any questions on Case 054-22.

There were none.

Mr. Eastman asked if anyone wished to speak in favor of Case 054-22.

There were none.

Mr. Eastman asked if anyone wished to speak in opposition of Case 054-22.

There were none.

MR. KIMBLE MOVED THAT CASE 054-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)

Z&P Meeting: September 12, 2022
Council Meeting: October 3, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Final Plat

CASE 054-22 Final Plat Review

NAME OF SUBDIVISION Emerald Glades

LOCATION: 3330 and 3332 N. St. Louis Ave.

APPLICANT: Schuber Mitchell Homes

PRESENT ZONING: R-1-PD

PRESENT LAND USE: Vacant but for a few structures

SITE CONTEXT:

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

SUBDIVISION:

Number of lots
31

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
N. St. Louis Ave.	Collector	60’

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC

HAZARD?

No. Entryways into the subdivision via N. St. Louis Ave. are property spaced to provide access.

UTILITIES: All necessary utilities will be extended and constructed to provide the site. This includes stormwater detention, sewer, electricity, water, and others.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

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

Yes, with an approved Planned Development Overlay.

DISCUSSION:

This Final Plat review is coming back to P+Z as a previously unknown gas main and easement was discovered after the original approval. This has resulted in the plat design being shifted to the West by 30 feet. There is no change to street layout, lot design, or any other major feature. There will be small changes to the depth of the lots on the East and West side to accommodate the shift. This subdivision will be 31 residential lots, zoned R-1-PD Single-family Residential Planned Development, with Council approval. 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 subdivision regulations, with an approved Planned Development Overlay.

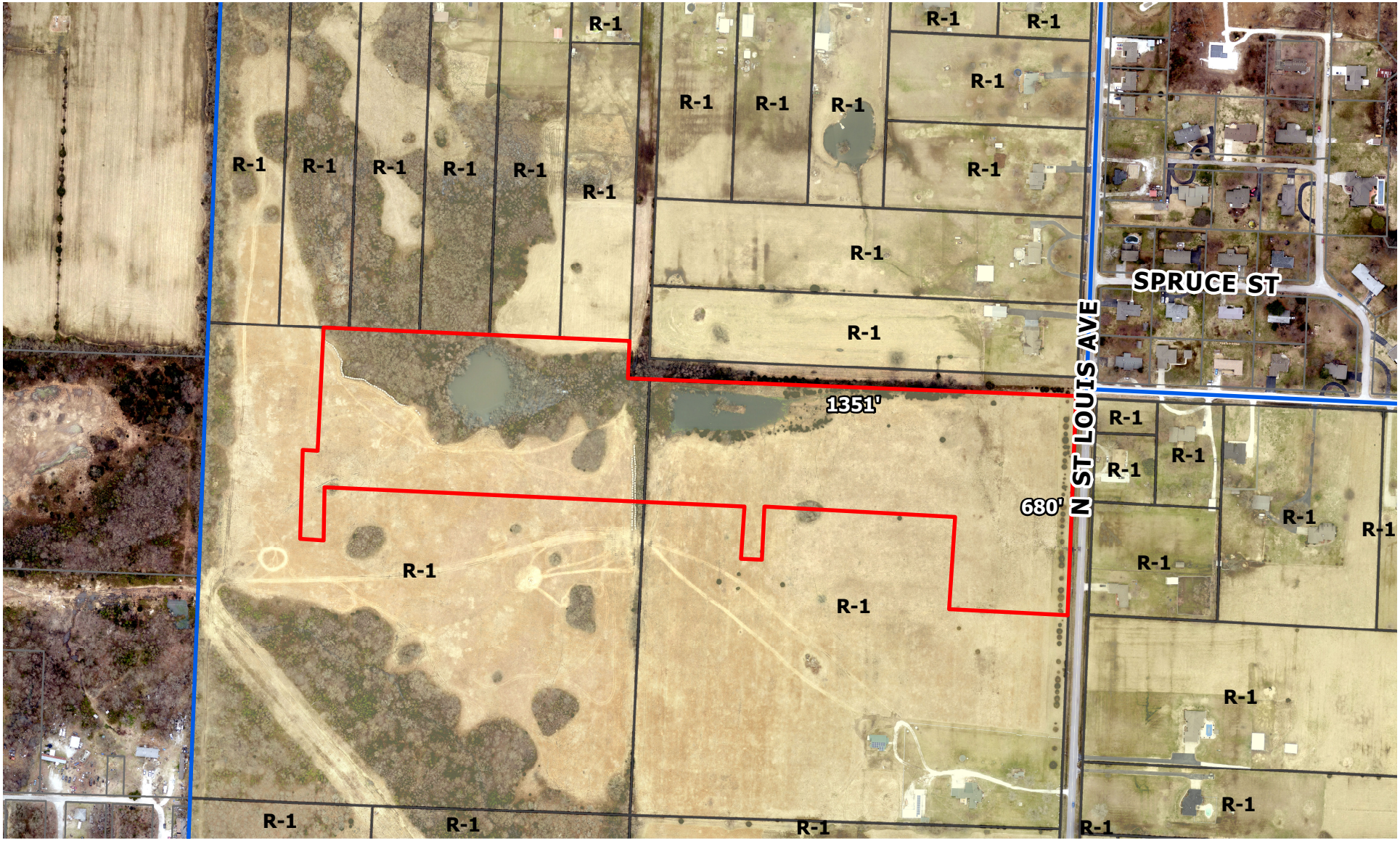
Schuber Mitchell Homes is seeking a 31-lot residential subdivision for single-family residential uses as the first phase of the 281-lot Emerald Glades Subdivision. Utilities will be required to be extended. The stormwater and wetland area in the northern part of the preliminary plat is included with this first phase to provide that area for stormwater runoff and recreation.

Staff recommends approval of Case 054-22

ENCLOSURES:

Applicant Material
Final Plat
Map

Case 054-22 Final Plat Review - 3330 & 3332 N. St. Louis Ave.



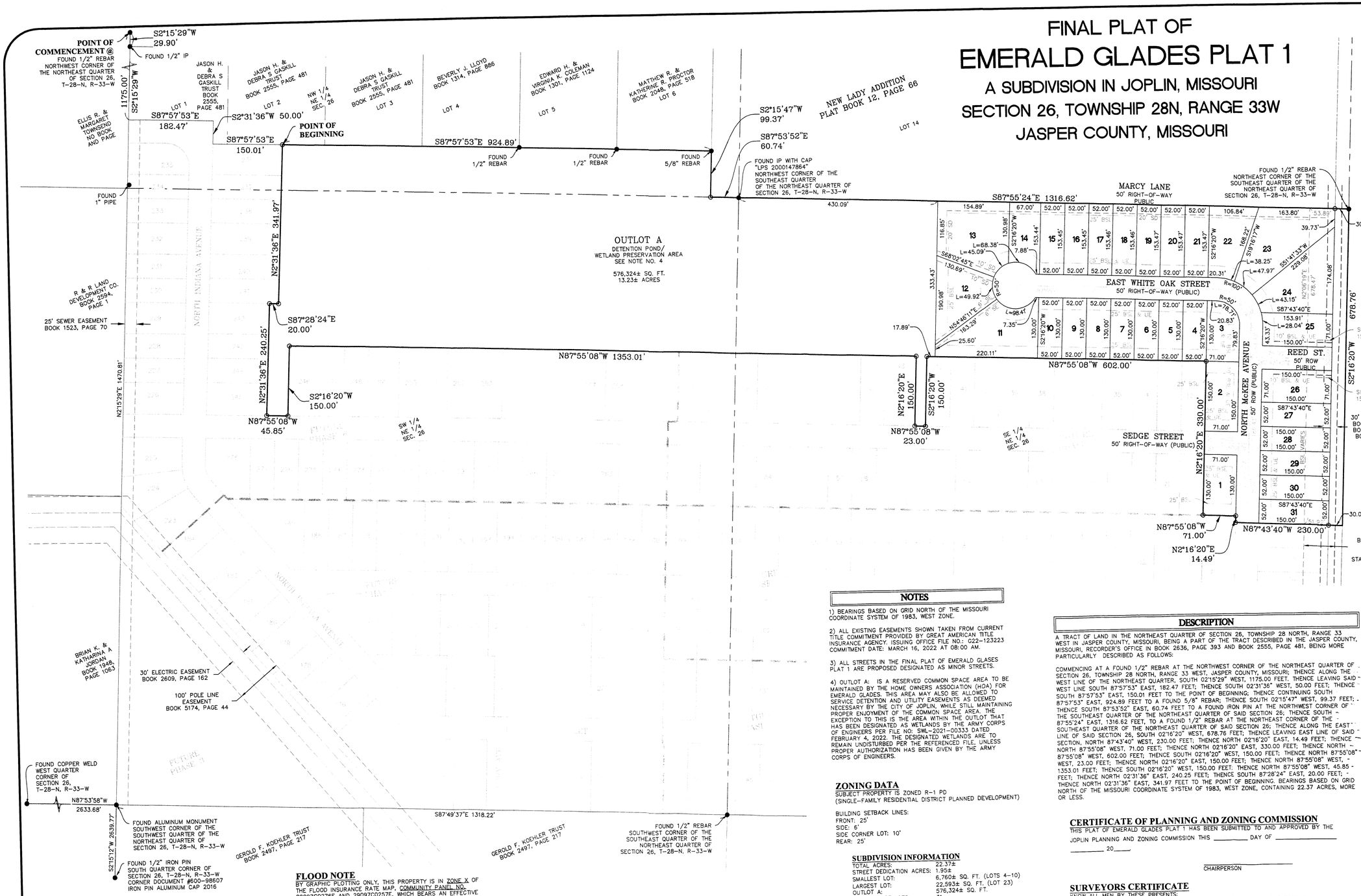
3330 & 3332 N. St. Louis Ave. – A request to review a final plat – Schuber Mitchell Homes.

Joplin City Limits

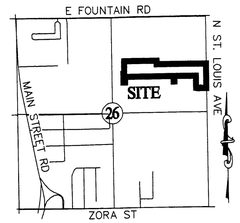
0 165 330 660 990 1,320 Feet

N

FINAL PLAT OF
EMERALD GLADES PLAT 1
A SUBDIVISION IN JOPLIN, MISSOURI
SECTION 26, TOWNSHIP 28N, RANGE 33W
JASPER COUNTY, MISSOURI



PARCEL TABLE	
PARCEL #	AREA
1	9230±
2	10650±
3	8689±
4	6760±
5	6760±
6	6760±
7	6760±
8	6760±
9	6760±
10	6760±
11	19987±
12	14988±
13	21579±
14	9132±
15	7979±
16	7979±
17	7980±
18	7980±
19	7980±
20	7980±
21	7981±
22	12889±
23	22593±
24	19121±
25	10686±
26	10650±
27	7800±
28	7800±
29	7800±
30	7800±
31	7798±



LOCATION SKETCH
SECTION 26, T 28 N, R 33 W
SCALE: 1"=2000'

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

NOTES

1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

2) ALL EXISTING EASEMENTS SHOWN TAKEN FROM CURRENT TITLE COMMITMENT PROVIDED BY GREAT AMERICAN TITLE INSURANCE AGENCY. ISSUING OFFICE FILE NO.: 622-123223 COMMITMENT DATE: MARCH 16, 2022 AT 08:00 AM.

3) ALL STREETS IN THE FINAL PLAT OF EMERALD GLADES PLAT 1 ARE PROPOSED DESIGNATED AS MINOR STREETS.

4) OUTLOT A: IS A RESERVED COMMON SPACE AREA TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) FOR EMERALD GLADES. THIS AREA MAY ALSO BE ALLOWED TO SERVICE DETENTION AND UTILITY EASEMENTS AS DEEMED NECESSARY BY THE CITY OF JOPLIN, WHILE STILL MAINTAINING PROPER ENJOYMENT OF THE COMMON SPACE AREA. THE EXCEPTION TO THIS IS THE AREA WITHIN THE OUTLOT THAT HAS BEEN DESIGNATED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS PER FILE NO: SWL-2021-00333 DATED FEBRUARY 4, 2022. THE DESIGNATED WETLANDS ARE TO REMAIN UNDISTURBED PER THE REFERENCED FILE, UNLESS PROPER AUTHORIZATION HAS BEEN GIVEN BY THE ARMY CORPS OF ENGINEERS.

ZONING DATA

SUBJECT PROPERTY IS ZONED R-1 PD
(SINGLE-FAMILY RESIDENTIAL DISTRICT PLANNED DEVELOPMENT)

BUILDING SETBACK LINES:
FRONT: 25'
SIDE: 6'
SIDE CORNER LOT: 10'
REAR: 25'

SUBDIVISION INFORMATION

TOTAL ACRES:	22.37±
STREET DEDICATION ACRES:	1.95±
SMALLEST LOT:	6,760± SQ. FT. (LOTS 4-10)
LARGEST LOT:	22,593± SQ. FT. (LOT 23)
OUTLOT A:	576,324± SQ. FT.
TOTAL NO OF LOTS:	31
CURRENT ZONING:	R-1 PD
SOURCE OF WATER:	MISSOURI AMERICAN WATER
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 2636, PG 393 & BK 2555, PG 481

CITY APPROVAL

THIS PLAT OF EMERALD GLADES PLAT 1 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 _____, 20____, OF JOPLIN, MISSOURI.

(SEAL)

ATTEST:

_____ CITY CLERK

_____ MAYOR

_____ CITY ENGINEER

DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST IN JASPER COUNTY, MISSOURI, BEING A PART OF THE TRACT DESCRIBED IN THE JASPER COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2636, PAGE 393 AND BOOK 2555, PAGE 481, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER, SOUTH 02°15'29" WEST, 1175.00 FEET, THENCE LEAVING SAID WEST LINE SOUTH 87°57'53" EAST, 182.47 FEET; THENCE SOUTH 02°31'36" WEST, 50.00 FEET; THENCE SOUTH 87°57'53" EAST, 150.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°57'53" EAST, 924.89 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 02°15'47" WEST, 99.37 FEET; THENCE SOUTH 87°53'52" EAST, 60.74 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 87°55'24" EAST, 1316.62 FEET, TO A FOUND 1/2" REBAR AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION 26, SOUTH 02°16'20" WEST, 678.76 FEET; THENCE LEAVING EAST LINE OF SAID SECTION, NORTH 87°43'40" WEST, 230.00 FEET; THENCE NORTH 02°16'20" EAST, 14.49 FEET; THENCE NORTH 87°55'08" WEST, 71.00 FEET; THENCE NORTH 02°16'20" EAST, 330.00 FEET; THENCE NORTH 87°55'08" WEST, 602.00 FEET; THENCE SOUTH 02°16'20" WEST, 150.00 FEET; THENCE NORTH 87°55'08" WEST, 23.00 FEET; THENCE NORTH 02°16'20" EAST, 150.00 FEET; THENCE NORTH 87°55'08" WEST, 1353.01 FEET; THENCE SOUTH 02°16'20" WEST, 150.00 FEET; THENCE NORTH 87°55'08" WEST, 45.85 FEET; THENCE NORTH 02°31'36" EAST, 240.25 FEET; THENCE SOUTH 87°28'24" EAST, 20.00 FEET; THENCE NORTH 02°31'36" EAST, 341.97 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, CONTAINING 22.37 ACRES, MORE OR LESS.

CERTIFICATE OF PLANNING AND ZONING COMMISSION

THIS PLAT OF EMERALD GLADES PLAT 1 HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 20____.

_____ CHAIRPERSON

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, RONALD W. WALLACE, 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 STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY ANDERSON ENGINEERING, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT.

LAST REVISION DATE JULY 21, 2022
ANDERSON ENGINEERING, INC. L.C. 62
by

_____ RONALD W. WALLACE
MO P.L.S. NO. 2019015191

_____ 7-21-22 DATE

FOR REVIEW

LEGEND

FOUND IRON PIN AS NOTED	●
SET 5/8" X 18" REBAR WITH PLASTIC STAMPED A/E INC LC 62	o
UTILITY EASEMENT	UE
BUILDING SETBACK LINE	BSL
STORM DRAINAGE EASEMENT	SD
SANITARY SEWER EASEMENT	SE
RIGHT-OF-WAY	ROW
PROPERTY LINE	———
SECTION LINE	——— — ———
PHASE LINE	——— ——— ———
CENTERLINE LINE	——— — ———
BUILDING SETBACK LINE	--- --- ---
EASEMENT LINE	- - - - - -

SOURCE OF DEED
SCHUBER MITCHELL HOMES
BOOK 2636, PAGE 393

JASON H. GASKILL AND
DEBRA S. GASKILL TRUST
BOOK 2555, PAGE 481

DEVELOPER AND OWNER
SCHUBER MITCHELL HOMES, LLC
1810 FOUNTAIN ROAD
WEBB CITY, MISSOURI 64870

ENGINEER/LAND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
LOGAN ELLIS, P.E.
RONALD W. WALLACE, P.L.S.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0276E AND 29097C0257E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

OWNER'S CERTIFICATE AND DEDICATION

I HEREBY CERTIFY THAT I AM A MEMBER OF SCHUBER MITCHELL HOMES, LLC, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF JOPLIN, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY DENOTED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE JOPLIN BOARD OF ALDERMAN IN THE PUBLIC INTEREST.

SCHUBER MITCHELL HOMES, LLC

BY: _____ DATE: _____

_____
MEMBER

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____, 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: _____

CERTIFICATE OF RECORDING

ANDERSON ENGINEERING
ENGINEERS SURVEYORS LABORATORIES DRILLING
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

FIELD: DATE: 7-21-22
DRAWN: SLM FIELD BK:
CHECKED: RWW JOB NO: 22JO10028

JOP 100-6596
SHT. 1 OF 1 REV. ___

P & Z Case 054-22
Jon Abernathy.
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-284 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Emerald Glades Plat 1 located at 3330 & 3332 N. St. Louis Ave. 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 3330 & 3332 N. St. Louis Ave. in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST IN JASPER COUNTY, MISSOURI,BEING PART OF THE TRACT DESCRIBED IN THE JASPER COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2636, PAGE 393 AND BOOK 2555, PAGE 481, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A FOUND 1/2"' REBAR AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHOP 28 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI; THENCE ALONG THE WEST LINE SOUTH 87'57'53" EAST, 182.47 FEET; THENCE SOUTH 02,31,36" WEST, 50 FEET; THENCE SOUTH 87'57'53" EAST, 182.47 FEET; THENCE SOUTH 02'31'36" WEST, 99.37 FEET; THENCE SOUTH 87'57'53" EAST, 150.01 TO A FOUND 5/8" REBAR; THENCE SOUTH 02'15' 47" WEST, 99.37 FEET; THENCE SOUTH 87'53'52"EAST , 60.74 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF THE SOUTH EAST QUARTER OF THE NEORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION 26, SOUTH 02'16'20" WEST, 678.76; THENCE LEAVING EAST LINE OF SAID SECTION, NORTH 87'43'40" WEST, 230.00 FEET; THENCE NORTH 02'16'20" WEST, 150.00 FEET; THENCE NORTH 87'55'08" WEST, 45.85 FEET; THENCE NORTH 02'31'36" EAST, 240.25 FEET; THENCE SOUTH 87'28'24" EAST, 20.00 FEET; THENCE NORTH 02'31'36" EAST, 341.97 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON GRID NORTH OF THE MUSSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, CONTAINING 22.37 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 _____, 2022, by a vote of _____.

Douglas W. Lawson, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney