CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-285 – Final Plat Review, Abernathy Subdivision.

MEETING DATE:
October 4, 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 051-21: Final Plat Review – A request to review the Final Plat of Abernathy Subdivision located at the Southwest corner of the intersection of W. 22nd St. and S. Schifferdecker Ave. – Jon Abernathy

BACKGROUND:
The final plat approval is for Abernathy Subdivision located at Southwest corner of W. 26th St. and S. Winfield Ave. This subdivision will be 4 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:
Keegan Stanton, 602 S. Main Street, Joplin, MO, representing the applicant today because the applicant has to attend his daughter's birthday party. This is a request from John Abernathy, for Abernathy Sub-division. This is the final plat, the preliminary plat came before this commission a few months ago. It is only four (4) lots, and it is a re-plat. Reduction from six (6) lots to four (4) lots. Two of the lots will face 22nd Street and two will face Schifferdecker. The lots on Schifferdecker will be required to have their driveways as far away as from the intersection on 22nd Street to avoid conflicts.

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 051-21.
Planning and Zoning Commission approved Case 051-21 (6 Favor, 1 Absent,)

ATTACHMENTS:
CB 2021-285, Planning Report, Commission Minutes, Abernathy Subdivision Plat

Case 051-21: Final Plat Review – A request to review the Final Plat of Abernathy Subdivision located at the Southwest corner of the intersection of W. 22nd St. and S. Schifferdecker Ave. – Jon Abernathy

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Ms. Bruckner-Sears asked if any of the Commissioners had any questions?

Mr. Kimble wanted to know how far away does the driveway need to be from the intersection of 22nd Street and Schifferdecker?

Mr. Stanton stated for residential we do not have a specific distance requirement, for commercial on a stop sign controlled intersection, it would be 120 feet he thought.

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. KIMBLE MOVED, SECONDED BY MR. EASTMAN THAT CASE 051-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE, MS. PHILLIPS, AND MS. WARREN "AYE", (6 IN FAVOR, 1 ABSENT).

Z&P Meeting: September 13, 2021
City Council Meeting: October 4, 2021

STAFF PLANNING REPORT
Final Plat

CASE 051-21 Final Plat Review

NAME OF SUBDIVISION Abernathy Subdivision

LOCATION: Southwest corner of W. 22nd St. and S. Schifferdecker Ave.

APPLICANT: Jon Abernathy

PRESENT ZONING: R-1

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Single-family Residential	Single-family Residential

SUBDIVISION:

Number of lots
4

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
W. 22nd St.	Local	50'
S. Schifferdecker Ave.	Arterial	95'

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

No. The corner lot will be required to have its driveway on 22nd St. and those fronting Schifferdecker Ave. will be required to place their driveways as far South on the lot as possible to be clear of conflict with the intersection.

UTILITIES: In place. Cuts into Schifferdecker will be limited.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

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

Yes.

DISCUSSION:

The final plat approval is for Abernathy Subdivision located at Southwest corner of W. 22nd St. and S. Schifferdecker Ave. This subdivision will be 4 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. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations.

Michael and Kyle Carder are seeking a 4-lot residential subdivision for single-family residential uses located at the Southwest corner of W. 22nd St. and S. Schifferdecker Ave. Utilities will not need to be extended. This is a replat of 6 existing lots.

Staff recommends approval of Case 051-21

ENCLOSURES:

Application
Final Plat

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.: 051-21
Date Filed: _____
Date of Meeting: 9-13-21
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: Abernathy Subdivision

II. Name of Owner: Jon Abernathy

III. Name of Subdivider: Jon Abernathy

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

V. Date of Hearing: Sept 13, 2021

VI. Location of Property by Streets: _____

VII. Present Zoning of Property: R1

VIII. Present Uses of Property: Single-Family Residential

IX. No. of Acres in Total Tract: 1.06 No. of Lots: 4

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	x	
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.	x	
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.	x	
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.	x	
E. Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block.	x	
F. Exact locations, widths and names of all streets and alleys to be dedicated.		x
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.		x
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.		x
I. Building setback lines on the front and side streets with dimensions.	x	
J. Name and address of the registered land surveyor preparing the plat.	x	
K. Scale of plat, 1" = 100' or larger, date or preparation and north point.	x	
L. Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated.	x	
XI. Was the original on mylar, tracing cloth, or similar material, and were 10 copies submitted?		x
XII. Have all acknowledgments been signed?		
A. Owner or owners and all mortgager.		x
B. Dedications or reservations.		x
C. Surveyor preparing plat.		x
XIII. Has certification been submitted stating that all taxes and special assessments due and payable have been paid?	x	
XIV. Deed Restrictions:		
A. Are any deed restrictions planned for subdivision?		x

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. _____	_____	_____	_____

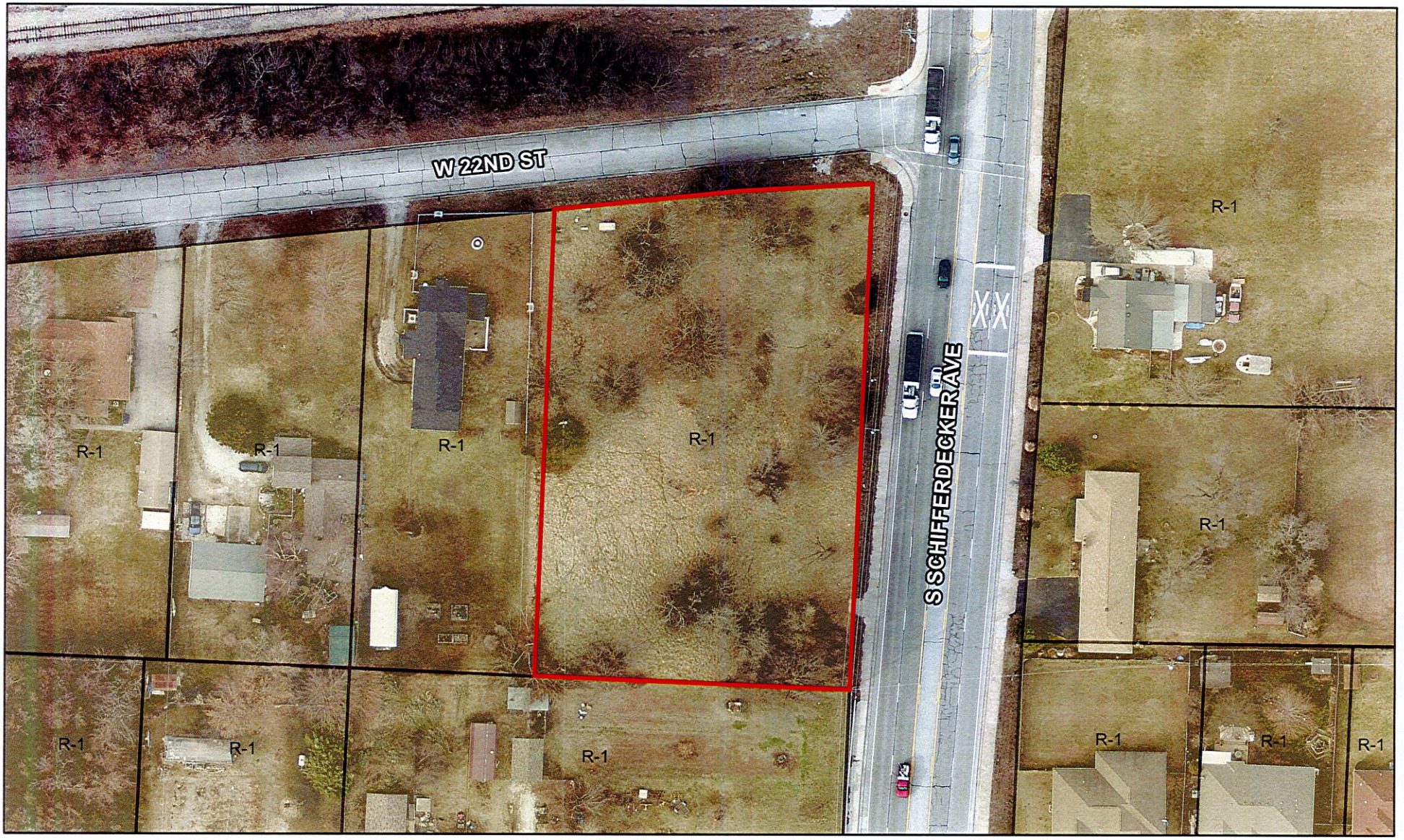
XVI. Are additional comments attached? _____ x_____

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

_____ _____

Signature Date

Case 051-21 - Southwest corner of W. 22nd St. and S. Schifferdecker Ave. - Final Plat Review



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N

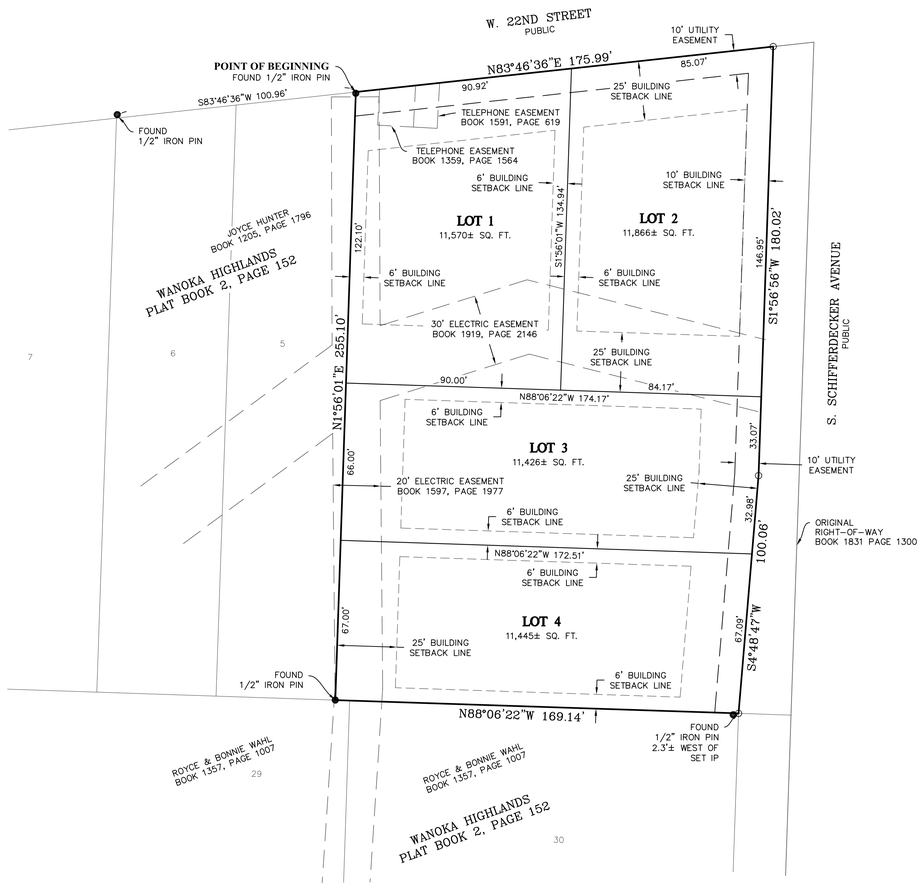
0 30 60 120 180 240 Feet

FINAL PLAT OF
ABERNATHY SUBDIVISION
BEING A REPLAT OF LOTS 1-4 AND A-B OF WANOKA HIGHLANDS
A SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0258E, 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.



LOCATION SKETCH
SECTION 17
T 27 N, R 33 W
SCALE: 1"=2000'



GRID

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND
- ● FOUND IRON PIN-AS NOTED
- ○ SET MONUMENT STAMPED A/E INC LC 62
- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

NOTES
1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
2) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SOURCE OF DEED
JOHN VAUGHN & CATHY STOVER
BOOK 2482, PAGE 15

DEVELOPER AND OWNER
JON ABERNATHY
1901 NORTH RANGELINE RD
JOPLIN, MISSOURI 64801

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

SUBDIVISION INFORMATION

TOTAL ACRES:	1.06±
SMALLEST LOT AREA:	11,426± SQ FT (LOT 3)
LARGEST LOT AREA:	11,866± SQ FT (LOT 2)
TOTAL NO OF LOTS:	4
CURRENT ZONING:	R-1
PRELIMINARY APPROVAL:	4-12-21
ACCURACY STANDARD:	URBAN

ZONING DATA
SUBJECT PROPERTY IS ZONED R1
(SINGLE-FAMILY RESIDENTIAL DISTRICT)

BUILDING SETBACK REQUIREMENTS

FRONT: 25'
SIDE: 6'
SIDE CORNER LOTS: COLLECTOR STREETS 15'
REAR: 25'

SURVEY DESCRIPTION
A TRACT OF LAND BEING A PART OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), A AND B IN WANOKA HIGHLANDS A SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI AS RECORDED IN PLAT BOOK 2, PAGE 152 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIN AT THE NORTHWEST CORNER OF LOT FIVE (5) OF THE AFOREMENTIONED SUBDIVISION; THENCE NORTH 83°46'36" EAST ALONG THE SOUTH RIGHT-OF-WAY OF 22ND STREET AS NOW LOCATED, 175.99 FEET TO A SET PIN AND CAP STAMPED A/E INC LC 62 ON THE WEST RIGHT-OF-WAY OF SCHIFFERDECKER AVENUE AS NOW LOCATED; THENCE SOUTH 01°56'56" WEST ALONG SAID WEST RIGHT-OF-WAY, 180.02 FEET TO A SET PIN AND CAP STAMPED A/E INC LC 62 AT THE INTERSECTION OF THE NORTH LINE OF LOT THREE (3) OF WANOKA HIGHLANDS SUBDIVISION, AFORESAID, AND THE WEST RIGHT-OF-WAY OF SCHIFFERDECKER AVENUE; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY SOUTH 04°48'47" WEST, 100.06 FEET TO A SET PIN AND CAP STAMPED A/E INC LC 62; THENCE LEAVING SAID WEST RIGHT-OF-WAY NORTH 88°06'22" WEST ALONG THE SOUTH LINE OF LOT B OF WANOKA HIGHLANDS SUBDIVISION, 169.14 FEET TO A FOUND 1/2" IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT B; THENCE NORTH 01°56'01" EAST ALONG THE EAST LINE OF LOT FIVE (5) OF SAID WANOKA HIGHLANDS SUBDIVISION, 255.10 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, CONTAINING 1.06 ACRES MORE OR LESS.

CITY APPROVAL
THIS FINAL PLAT OF ABERNATHY SUBDIVISION, BEING A REPLAT OF LOTS 1-4 AND A-B OF WANOKA HIGHLANDS, 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.

_____ MAYOR

ATTEST:

_____ PUBLIC WORKS DIRECTOR

_____ CITY CLERK

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_____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: _____

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 PLACE OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT.
LAST REVISION DATE AUGUST 5, 2021
ANDERSON ENGINEERING, INC. L.C. 62
by

_____ RONALD W. WALLACE, P.L.S. 2019015191

8-5-21 DATE

OWNER'S CERTIFICATE AND DEDICATION
SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. STREETS AND EASEMENTS ARE RELINQUISHED AND DEDICATED TO THE PUBLIC. ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID IN FULL, IN WITNESS WHERE OF, I, JON ABERNATHY, HAVE HEREUNTO SET MY HAND,
THIS _____ DAY OF _____, 20____,

(Signed)_____
JON ABERNATHY

CERTIFICATE OF RECORDING

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

FIELD: JSW DATE: 8-4-21
DRAWN: JBM/SLM FIELD BK:
CHECKED: GBB JOB NO: 20JO20095

JOP 100-6098
SHT. 1 OF 1 REV. ___

P & Z Case 051-21
Jon Abernathy.
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-285 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Abernathy Subdivision located at the Southwest Corner of W. 22nd St. and S. Schifferdecker 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 Southwest Corner of W. 22nd St. and S. Schifferdecker Ave. in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

A TRACT OF LAND BEING A PART OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), A AND B IN WANOKA HIGHLANDS A SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI AS RECORDED IN PLAT BOOK 2, PAGE 152 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI BEING MORE PARTIBULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND ½" IRON PIN AT THE NORTHWEST CORNER OF LOT FIVE (5) OF THE AFOREMENTED SUBDIVISION; THENCE, NORTH 83°46'36" EAST ALONG THE SOUTH RIGHT-OF-WAY OF 22ND STREET AS NOW LOCATED, 175.99 FEET TO A SET PIN AND CAP STAMPED A/E INC LC 62 AT THE INTERSECTION OF THE NORTH LINE OF LOT THREE (3) OF WANOKA HIGHLANDS SUBDIVISION, AFORESAID, AND THE WEST RIGHT-OF-WAY OF SCHIFFERDECKER AVENUE; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY SOUTH 04°48'47" WEST, 100.06 FEET TO A SET PIN AND CAP STAMPED A/E INC LC 62; THENCE LEAVING SAID WEST RIGHT-OF-WAY NORTH 88°06'22" WEST ALONG THE SOUTH LINE OF LOT b OF WANOKA HIGHLANDS SUBDIVISION, 169.14 FEET TO A FOUND ½" IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT B; THENCE NORTH 01°56'01" EASTALONG THE EAST LINE OF LOT FIVE (5) OF SAID WANOKA HIGHLANDS SUBDIVISION, 255.10 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, CONTAINING 1.06 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