Z&P Meeting: November 9, 2015
City Council Meeting: December 7, 2015

STAFF PLANNING REPORT
Final Plat

CASE 039-15 Final Plat review for "Water's Edge Unit No. 4"

NAME OF SUBDIVISION Water's Edge Unit No. 4

LOCATION: Northeast corner of Florida Avenue and Water's Edge Boulevard

APPLICANT: Molandco, Inc.

PRESENT ZONING: R-3 PD, Multi-Family Residential – Planned Development

PRESENT LAND USE: Undeveloped

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	CO and R-3-PD	R-3-PD	R-1
Land Use	Residential	Residential	Undeveloped	Residential

SUBDIVISION:

Number of lots
27

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Water's Edge Boulevard	Secondary	N/A – Private
Florida Ave	Arterial	60'

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

No.

UTILITIES Utilities are nearby and will be extended to the property.

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 Water's Edge Unit No. 4. This addition will be a 27 lot residential subdivision in the existing Water's Edge development. This is a gated community with private streets, although there will be a way to enter the property from Florida Avenue. Because it has a "PD" (Planned Development) designation, the City of Joplin will require a Site Plan Review before any buildings are constructed on the property.

Staff recommends approval of Case 039-15.

ENCLOSURES:

Final Plat

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.: _____
Date Filed: _____
Date of Meeting: 11-9-15
Fee: 235.00

Return Form To:
Municipal Planner
321 East 4th Street
P.O. Box 1355
Joplin, Missouri 64802
417-624-0820 Ext. 511
FAX 417-625-4738

I. Name of Subdivision: Water's Edge Unit No. 4

II. Name of Owner: Molandco, Inc.

III. Name of Subdivider: Molandco, Inc.

IV. Name of Person who prepared the Plat: Zachary Winters

V. Date of Hearing: 11-9-15

VI. Location of Property by Streets: Water's Edge Blvd. East of Florida

VII. Present Zoning of Property R-3 PD

VIII. Present Uses of Property Unimproved

IX. No. of Acres in Total Tract 10.2415 No. of Lots 27

Instructions:

The following checklist is to be completed by the Municipal Planner 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 may accompany this checklist.

X. 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?	☐	☒

Will be submitting with corrections prior to City Council (12-7-15)

XII. Have all acknowledgments been signed?

A. Owner or owners and all mortgager. ☐ ☐

B. Dedications or reservations. ☐ ☐

C. Surveyor preparing plat. ☐ ☐

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

XIII. Deed Restrictions:

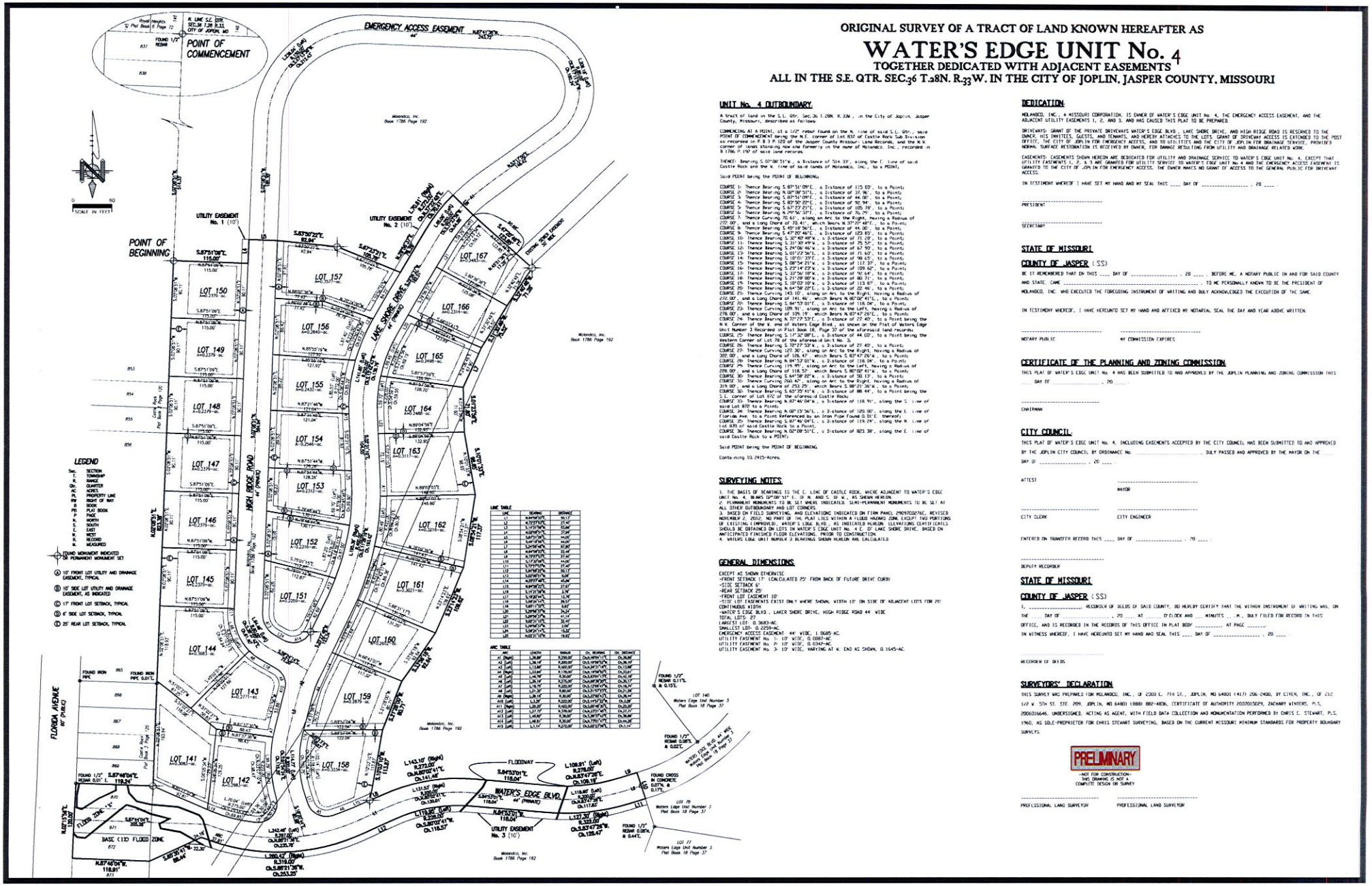
A. Are any deed restrictions planned for subdivision? ☐ ☒

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

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

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

XV. Are additional comments attached? ☐ ☒



ORIGINAL SURVEY OF A TRACT OF LAND KNOWN HEREAFTER AS

WATER'S EDGE UNIT No. 4

TOGETHER DEDICATED WITH ADJACENT EASEMENTS

ALL IN THE S.E. QTR. SEC.36 T.28N. R.33W. IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI

UNIT No. 4 OUTBOUNDARY

A tract of land in the S.E. Qtr. Sec.36 T.28N. R.33W., in the City of Joplin, Jasper County, Missouri, described as follows:

COMMENCING AT A POINT, at a 1/2" rebar found on the N. line of said S.E. Qtr., said POINT OF COMMENCEMENT being the N.E. corner of Lot 837 of Castle Rock Sub Division as recorded in P.B.3 P.120 of the Jasper County Missouri Land Records, and the N.W. corner of lands standing now and formerly in the name of Molanco, Inc., recorded in B.1786 P.190 of said land records;

THENCE: Bearing S.07°00'51"W., a Distance of 514.33', along the E. line of said Castle Rock and the W. line of said lands of Molanco, Inc., to a POINT;

Said POINT being the POINT OF BEGINNING;

COURSE 1: Thence Bearing S.87°51'09"E., a Distance of 115.00', to a Point;
COURSE 2: Thence Bearing N.08°08'51"E., a Distance of 37.96', to a Point;
COURSE 3: Thence Bearing S.82°51'09"E., a Distance of 44.00', to a Point;
COURSE 4: Thence Bearing S.82°56'25"E., a Distance of 92.94', to a Point;
COURSE 5: Thence Bearing S.67°23'21"E., a Distance of 105.78', to a Point;
COURSE 6: Thence Bearing N.29°56'32"E., a Distance of 76.79', to a Point;
COURSE 7: Thence Curving 70.61', along an Arc to the Right, having a Radius of 270.00', and a Long Chord of 70.41', which Bears N.37°35'49"E., to a Point;
COURSE 8: Thence Bearing S.45°18'56"E., a Distance of 44.00', to a Point;
COURSE 9: Thence Bearing S.47°20'46"E., a Distance of 123.83', to a Point;
COURSE 10: Thence Bearing S.30°40'49"W., a Distance of 71.28', to a Point;
COURSE 11: Thence Bearing S.31°30'49"W., a Distance of 75.53', to a Point;
COURSE 12: Thence Bearing S.24°06'46"W., a Distance of 67.90', to a Point;
COURSE 13: Thence Bearing S.03°22'36"E., a Distance of 71.62', to a Point;
COURSE 14: Thence Bearing S.10°01'33"E., a Distance of 98.65', to a Point;
COURSE 15: Thence Bearing S.08°54'21"W., a Distance of 117.37', to a Point;
COURSE 16: Thence Bearing S.23°14'23"W., a Distance of 109.62', to a Point;
COURSE 17: Thence Bearing S.32°56'10"W., a Distance of 90.64', to a Point;
COURSE 18: Thence Bearing S.21°29'00"W., a Distance of 80.71', to a Point;
COURSE 19: Thence Bearing S.10°02'10"W., a Distance of 113.87', to a Point;
COURSE 20: Thence Bearing N.64°58'20"E., a Distance of 20.46', to a Point;
COURSE 21: Thence Curving 143.10', along an Arc to the Right, having a Radius of 272.00', and a Long Chord of 141.46', which Bears N.80°06'41"E., to a Point;
COURSE 22: Thence Bearing S.84°52'01"E., a Distance of 118.04', to a Point;
COURSE 23: Thence Curving 109.91', along an Arc to the Left, having a Radius of 278.00', and a Long Chord of 109.19', which Bears N.83°47'25"E., to a Point;
COURSE 24: Thence Bearing N.72°27'53"E., a Distance of 27.40', to a Point being the N.W. Corner of the W. end of Waters Edge Blvd., as shown on the Plat of Waters Edge Unit Number 3 Recorded in Plat Book 18, Page 37 of the aforesaid land records;
COURSE 25: Thence Bearing S.17°32'08"E., a Distance of 44.02', to a Point being the Western Corner of Lot 78 of the aforesaid Unit No. 3;
COURSE 26: Thence Bearing S.72°27'53"W., a Distance of 27.40', to a Point;
COURSE 27: Thence Curving 123.30', along an Arc to the Right, having a Radius of 322.00', and a Long Chord of 122.62', which Bears S.83°47'25"W., to a Point;
COURSE 28: Thence Bearing N.84°52'01"W., a Distance of 118.04', to a Point;
COURSE 29: Thence Curving 114.95', along an Arc to the Left, having a Radius of 228.00', and a Long Chord of 113.72', which Bears S.80°52'41"W., to a Point;
COURSE 30: Thence Bearing S.64°58'20"W., a Distance of 50.13', to a Point;
COURSE 31: Thence Curving 260.42', along an Arc to the Right, having a Radius of 319.00', and a Long Chord of 253.25', which Bears S.88°23'36"W., to a Point;
COURSE 32: Thence Bearing S.65°35'41"W., a Distance of 88.44', to a Point being the S.E. corner of Lot 672 of the aforesaid Castle Rock;
COURSE 33: Thence Bearing N.87°46'04"W., a Distance of 118.91', along the S. line of said Lot 672 to a Point;
COURSE 34: Thence Bearing N.08°13'56"E., a Distance of 120.00', along the E. line of Florida Ave. to a Point Referenced by an Iron Pipe Found 0.01'E. thereof;
COURSE 35: Thence Bearing N.87°46'04"W., a Distance of 119.24', along the N. line of Lot 670 of said Castle Rock Sub to a Point;
COURSE 36: Thence Bearing N.02°09'51"E., a Distance of 823.38', along the E. line of said Castle Rock to a POINT;

Said POINT being the POINT OF BEGINNING.

Containing 10.2415-Acres.

SURVEYING NOTES

1. THE BASIS OF BEARINGS IS THE E. LINE OF CASTLE ROCK, WHERE ADJACENT TO WATER'S EDGE UNIT No. 4, BEARS 02°09'51"E. (D.M. AND S. OF W., AS SHOWN HEREON.
2. PERMANENT MONUMENTS TO BE SET WHERE INDICATED. SEMI-PERMANENT MONUMENTS TO BE SET AT ALL OTHER OUTBOUNDARY AND LOT CORNERS.
3. BASED ON FIELD SURVEYING, AND ELEVATIONS INDICATED ON FIRM PANEL 29097C0276C, REVISED NOVEMBER 2, 2010, NO PART OF THE PLAT LIES WITHIN A 1%ANU HAZARD ZONE EXCEPT TWO PORTIONS OF EXISTING (IMPROVED) WATER'S EDGE BLVD., AS INDICATED HEREON. ELEVATIONS CERTIFICATES SHOULD BE OBTAINED ON LOTS IN WATER'S EDGE UNIT No. 4 E. LAKE SHORE DRIVE, BASED ON ANTICIPATED FINISHED FLOOR ELEVATIONS, PRIOR TO CONSTRUCTION.
4. WATERS EDGE UNIT NUMBER 3 BEARINGS SHOWN HEREON ARE CALCULATED.

GENERAL DIMENSIONS

EXCEPT AS SHOWN OTHERWISE
-FRONT SETBACK 17' (CALCULATED 25' FROM BACK OF FUTURE DRIVE CURB)
-SIDE SETBACK 6'
-REAR SETBACK 25'
-FRONT LOT EASEMENT 10'
-SIDE LOT EASEMENTS EXIST ONLY WHERE SHOWN, WIDTH 10' ON SIDE OF ADJACENT LOTS FOR 20' CONTINUOUS WIDTH
-WATER'S EDGE BLVD., LAKER SHORE DRIVE, HIGH RIDGE ROAD 44' WIDE
TOTAL LOTS: 27
LARGEST LOT: 0.3683-AC.
SMALLEST LOT: 0.2259-AC.
EMERGENCY ACCESS EASEMENT 44' WIDE, 1.0685 AC.
UTILITY EASEMENT No. 1: 10' WIDE, 0.0087-AC
UTILITY EASEMENT No. 2: 10' WIDE, 0.0347-AC
UTILITY EASEMENT No. 3: 10' WIDE, VARYING AT W. END AS SHOWN, 0.1645-AC.

DEDICATION

MOLANCO, INC., A MISSOURI CORPORATION, IS OWNER OF WATER'S EDGE UNIT No. 4, THE EMERGENCY ACCESS EASEMENT, AND THE ADJACENT UTILITY EASEMENTS 1, 2, AND 3, AND HAS CAUSED THIS PLAT TO BE PREPARED.

DRIVEWAYS: GRANT OF THE PRIVATE DRIVEWAYS WATER'S EDGE BLVD., LAKE SHORE DRIVE, AND HIGH RIDGE ROAD IS RESERVED TO THE OWNER, HIS INVITEES, GUESTS, AND TENANTS, AND HEREBY ATTACHES TO THE LOTS. GRANT OF DRIVEWAY ACCESS IS EXTENDED TO THE POST OFFICE, THE CITY OF JOPLIN FOR EMERGENCY ACCESS, AND TO UTILITIES AND THE CITY OF JOPLIN FOR DRAINAGE SERVICE, PROVIDED NORMAL SURFACE RESTORATION IS RECEIVED BY OWNER, FOR DAMAGE RESULTING FROM UTILITY AND DRAINAGE RELATED WORK.

EASEMENTS: EASEMENTS SHOWN HEREON ARE DEDICATED FOR UTILITY AND DRAINAGE SERVICE TO WATER'S EDGE UNIT No. 4, EXCEPT THAT UTILITY EASEMENTS 1, 2, & 3 ARE GRANTED FOR UTILITY SERVICE TO WATER'S EDGE UNIT No. 4 AND THE EMERGENCY ACCESS EASEMENT IS GRANTED TO THE CITY OF JOPLIN FOR EMERGENCY ACCESS. THE OWNER MAKES NO GRANT OF ACCESS TO THE GENERAL PUBLIC FOR DRIVEWAY ACCESS.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND MY SEAL THIS ___ DAY OF _____, 20 ____.

_____
PRESIDENT

_____
SECRETARY

STATE OF MISSOURI

COUNTY OF JASPER (SS)

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 PRESIDENT OF MOLANCO, INC. WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF THE PLANNING AND ZONING COMMISSION

THIS PLAT OF WATER'S EDGE UNIT No. 4 HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN PLANNING AND ZONING COMMISSION THIS ___ DAY OF _____, 20 ____.

_____
CHAIRMAN

CITY COUNCIL

THIS PLAT OF WATER'S EDGE UNIT No. 4, 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 ON THE ___ DAY OF _____, 20 ____.

ATTEST _____
MAYOR

_____ _____
CITY CLERK CITY ENGINEER

ENTERED ON TRANSFER RECORD THIS ___ DAY OF _____, 20 ____.

_____
DEPUTY RECORDER

STATE OF MISSOURI

COUNTY OF JASPER (SS)

I, _____ RECORDER OF DEEDS OF SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS, ON THE ___ DAY OF _____, 20 ____, AT _____ O'CLOCK AND ___ MINUTES __.M., DULY FILED FOR RECORD IN THIS OFFICE, AND IS RECORDED IN THE RECORDS OF THIS OFFICE IN PLAT BOOK _____ AT PAGE _____.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS ___ DAY OF _____, 20 ____.

_____
RECORDER OF DEEDS

SURVEYORS' DECLARATION

THIS SURVEY WAS PREPARED FOR MOLANCO, INC., OF 2300 E. 7TH ST., JOPLIN, MO 64801 (417) 206-2400, BY CIVIL, INC., OF 212 1/2 W. 5TH ST. STE. 209, JOPLIN, MO 64801 (888) 882-4836, CERTIFICATE OF AUTHORITY 2007015029, ZACHARY WINTERS, P.L.S. 2006016646, UNDERSIGNED, ACTING AS AGENT, WITH FIELD DATA COLLECTION AND MONUMENTATION PERFORMED BY CHRIS C. STEWART, P.L.S. 1960, AS SOLE-PROPRIETOR FOR CHRIS STEWART SURVEYING, BASED ON THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PRELIMINARY
-NOT FOR CONSTRUCTION-
THIS DRAWING IS NOT A COMPLETE DESIGN OR SURVEY

_____ _____
PROFESSIONAL LAND SURVEYOR PROFESSIONAL LAND SURVEYOR

Case 039-15: Northeast corner of Florida Avenue and Water's Edge Boulevard – A request for the review of a Final Plat for Water's Edge Unit No. 4, a 27 lot residential subdivision, for future residential development – Molandco Inc.

Mr. Eastman opened the public comment period for Case 039-15.

Mr. Allyn Burt requested the review of the final plat for Water's Edge Unit No. 4, which contains 27 lots.

Mr. Eastman asked about the water in this area, and Mr. Burt stated the culverts that were installed around 1997 have failed. The eight-foot culverts had rusted, with the pressure of the flood pushing large rocks and boulders right through the metal. He is in the process of concreting that area.

Mr. Eastman asked if the plat will contain single-family homes, and Mr. Burt replied yes.

Mr. Duncan asked Mr. Burt if he has any deed restrictions on his current lots in Water's Edge, and he replied yes. He will have deed restrictions on the lots in this subdivision as well, with the plat being a gated community.

Mr. Duncan thought the application stated no deed restrictions. Ms. Cunningham stated the engineer who prepared the plat caught some small errors that he has since corrected, with the commissioners having the updated version of the plat. The City surveyor will review the plat prior to the December 7th City Council meeting. The approval of the plat would be conditional upon Chad Weller, the City surveyor, making sure everything checks out and is in compliance.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public comment period for Case 039-15.

MR. DUNCAN MOVED, SECONDED BY MR. BROWN, THAT THE FINAL PLAT AS PRESENTED IN CASE 039-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. BROWN, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, AND MR. RAMSOUR VOTING "AYE"; AND WITH MR. CORTEZ AND MR. SMITH BEING ABSENT (5 IN FAVOR, 2 ABSENT).