Z&P Meeting: November 9, 2020
City Council Meeting: December 7, 2020

STAFF PLANNING REPORT
Final Plat

CASE 047-20 Final Plat Review

NAME OF SUBDIVISION Little Acres Subdivision Replat

LOCATION: 919 N. Sycamore Rd.

APPLICANT: Brad Myers

PRESENT ZONING: R-1

PRESENT LAND USE: Single-family Residential

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	Religious

SUBDIVISION:

Number of lots
3

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
N. Sycamore Rd.	Local	50'

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

No.

UTILITIES: Existing.

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 Little Acres Subdivision Replat located across the street from College Heights Christian Church. This subdivision will be 3 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.

Brad Myers is seeking a 3-lot residential subdivision for single-family residential uses located at 919 N. Sycamore Rd. Utilities are already in place to serve all three lots that will be created. All lots meet the minimum lot size requirements for area and width. Each lot will be approximately 3 acres and mirror the dimension and layout of the lots to the North of this property, being approximately 200' wide and 650' deep.

This request stems from an issue in title work created from what seems to be a miscommunication between the City and the County when this property was annexed in in the 1960s. By re-platting this property, Mr. Myers, as well as the City, is cleaning up the issues that have arisen from that communication error and allowing for the property to be sold.

Staff recommends approval of Case 047-20.

ENCLOSURES:

Application
Final Plat

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.: 047-20
Date Filed:
Date of Meeting: 11-9-20
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: LITTLE ACRES SUBDIVISION REPLAT
II. Name of Owner: BRADLEY MYERS, TRUSTEE
III. Name of Subdivider: BRADLEY MYERS
IV. Name of Person who prepared the Plat: LYNN CALTON
V. Date of Hearing:
VI. Location of Property by Streets: SYCAMORE & NEWMAN
VII. Present Zoning of Property: R-1
VIII. Present Uses of Property: SINGE FAMILY
IX. No. of Acres in Total Tract: 9.09 No. of Lots: 3

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. IF REQUESTED ____

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. NON REQUIRED

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? ____ ____

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	ALL IN PLACE		
Water			
Sewer			
Sidewalks			
Other, as required			
1. _____			
2. _____			
3. _____			

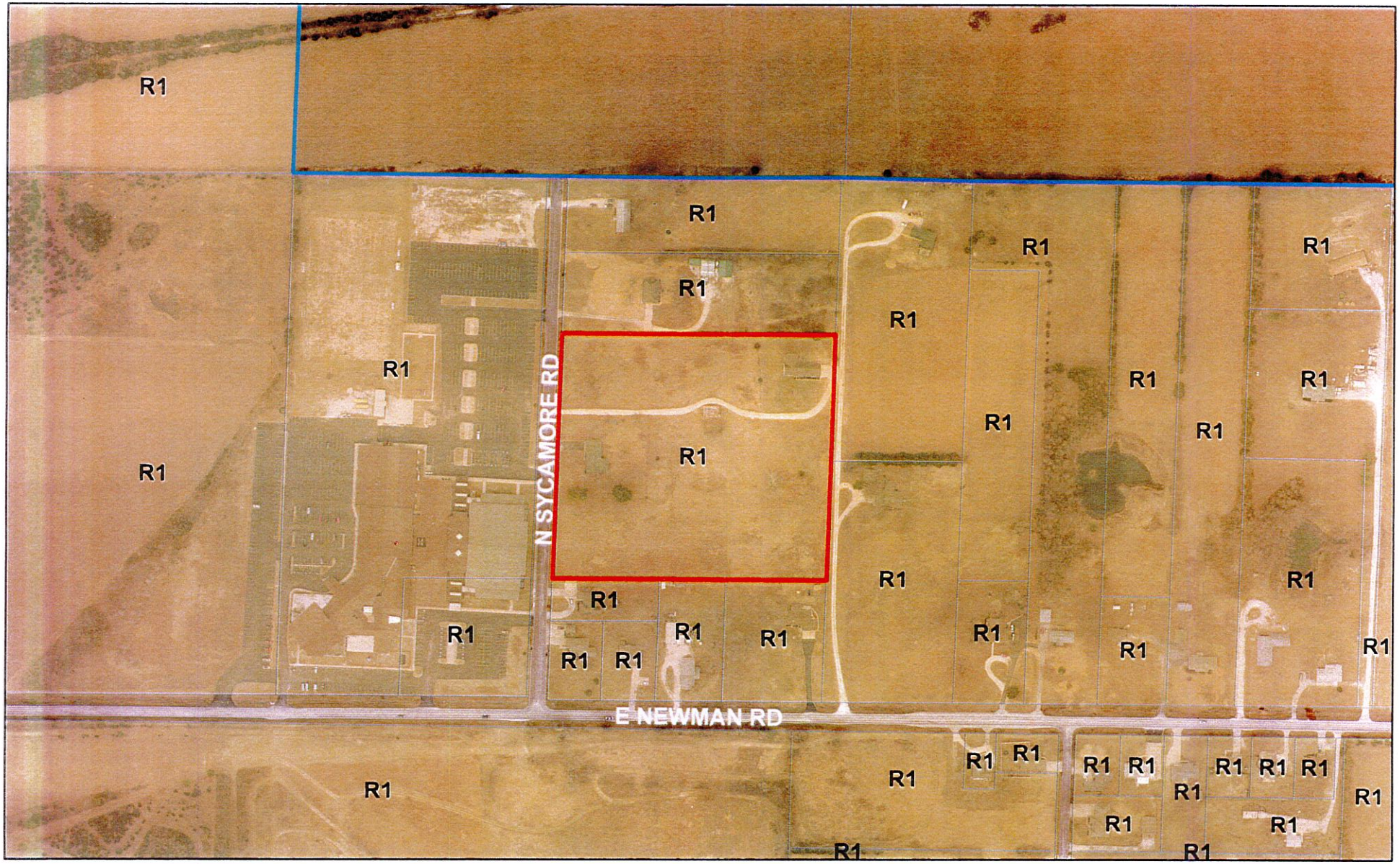
XVI. Are additional comments attached? _____ X

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

[signature] _____
Signature

10-12-2020
Date

Case 047-20: Final Plat Review



Case 047-20: Final Plat Review – A request to review the Final Plat of Little Acres Subdivision Replat located 919 N Sycamore Rd. – Brad Myers

0 170 340 680 1,020 1,360 Feet

N