Z&P Meeting: December 8, 2014
City Council Meeting: January 5, 2015

STAFF PLANNING REPORT
Final Plat

CASE 054-14:

Final Plat review for "Joplin High School Subdivision"

NAME OF SUBDIVISION: Joplin High School Subdivision

LOCATION: Between 20th St. & 25th St. and between Grand Ave. and Indiana Ave.

APPLICANT: Joplin R-VIII School District

PRESENT ZONING: R-1 (Single-Family Residential)

PRESENT LAND USE: Joplin High School Campus

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C-1 & R-2	R-1	R-1	R-1
Land Use	Single-Family & Commercial	Single-Family	Single-Family	Single-Family

SUBDIVISION:

Number of lots
1

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
W. 20th St.	Arterial	Approx. 80'
Grand Ave.	Local	60'
Indiana Ave.	Collector	60'

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

No.

UTILITIES: Utilities currently serve the area and proposed subdivision.

FLOOD PLAIN: Zone X – Area of minimal flooding.

STAFF ANALYSIS:

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

The proposed subdivision complies with the City's Subdivision Regulations, including minimum lot width and size.

DISCUSSION

The final plat is for Joplin High School Subdivision. Joplin R-VIII wants to consolidate the existing and the new property they acquired to construct the new high school campus and sports facilities.

Staff recommends approval of Case 054-14.

ENCLOSURES:
Final Plat

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.: Case 054-14
Date Filed: _____
Date of Meeting: _____
Fee: _____

Return Form To:
Planning and Community Development Manager
City of Joplin
602 South Main Street
Joplin, MO 64801
417-624-0820 Ext. 511
FAX 417-625-4738

I. Name of Subdivision: JOPLIN HIGH SCHOOL SUBDIVISION

II. Name of Owner: JOPLIN R-VIII SCHOOL DISTRICT

III. Name of Subdivider: JOPLIN R-VIII SCHOOL DISTRICT

IV. Name of Person who prepared the Plat: Allgeier, Martin and Associates / Monnie Sears LS-2422

V. Date of Hearing: _____

VI. Location of Property by Streets: SOUTH of 20TH STREET, WEST of INDIANA AVENUE

VII. Present Zoning of Property R-1

VIII. Present Uses of Property HIGH SCHOOL and VO-TECH

IX. No. of Acres in Total Tract 65.14 No. of Lots 2

Instructions: _____ 11/20/2014
Signature Date

The following checklist is to be completed by the Planning and Community Development Manager 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.	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	

		Yes	No
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.		
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	

		Yes	No
XII.	Have all acknowledgments been signed?		
	A. Owner or owners and all mortgager.		
	B. Dedications or reservations.		
	C. Surveyor preparing plat.		

WAITING TO SEE IF REVISIONS ARE NEEDED BEFORE I GET SIGNATURES

XII.	Has certification been submitted stating that all taxes and special assessments due and payable have been paid? CAN BE PROVIDED ON REQUEST		X
XIII.	Deed Restrictions:		
	A. Are any deed restrictions planned for subdivision?		X
	B. If so, has a copy been submitted?		

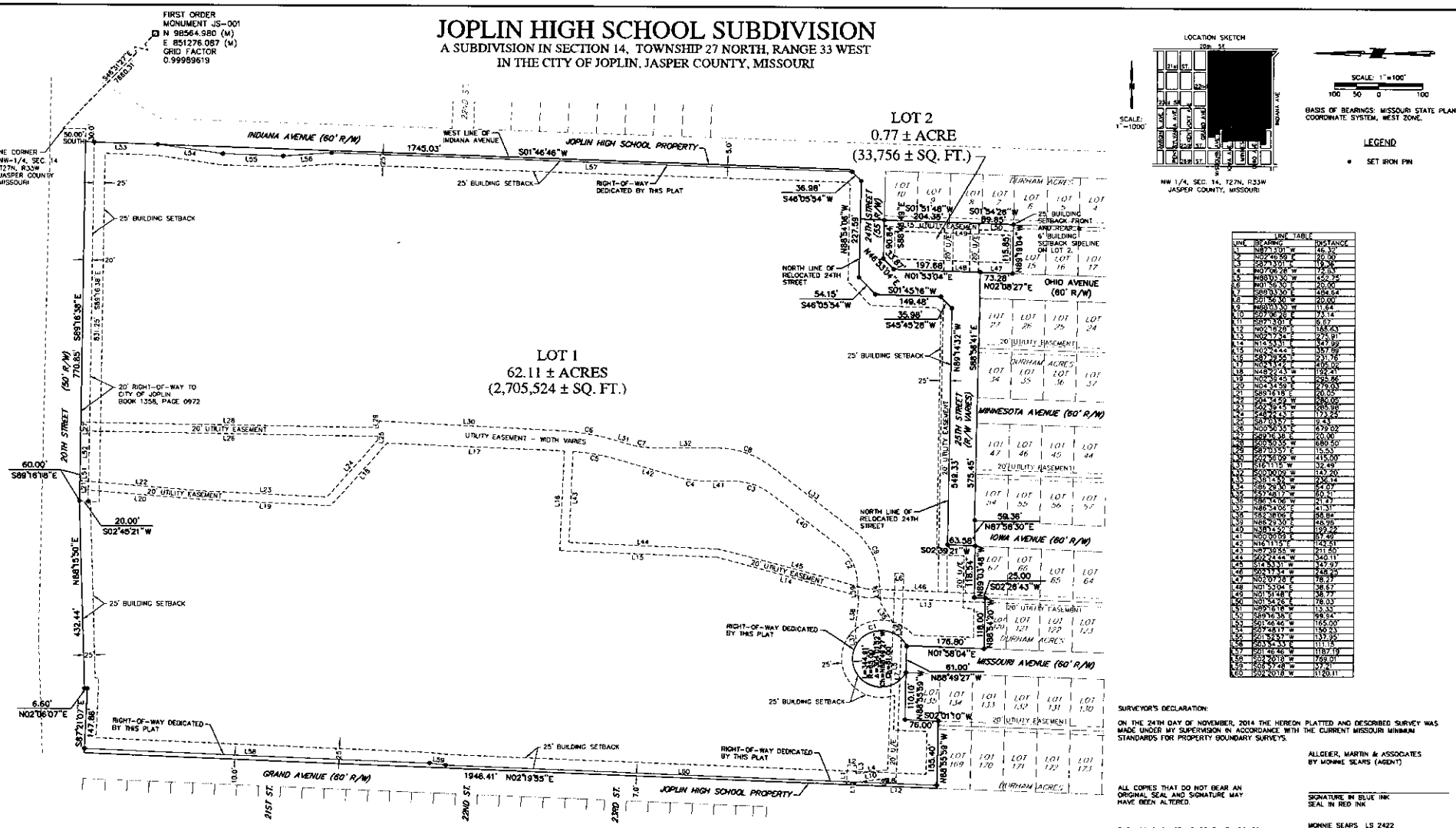
XIV. How has installation of the following improvement been guaranteed?

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

		Yes	No
XV.	Are additional comments attached?		

JOPLIN HIGH SCHOOL SUBDIVISION

A SUBDIVISION IN SECTION 14, TOWNSHIP 27 NORTH, RANGE 33 WEST
IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI



LOCATION SKETCH

NW 1/4, SEC. 14, T27N, R33W
JASPER COUNTY, MISSOURI

SCALE: 1" = 100'
100 50 0 100

BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE.

LEGEND

● SET IRON PIN

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°13'01"W	46.30'
L2	N02°46'59"E	20.00'
L3	S87°13'01"E	19.36'
L4	N07°06'28"W	73.81'
L5	N89°03'30"W	452.24'
L6	N01°56'30"E	20.00'
L7	S89°03'30"E	484.64'
L8	S01°56'30"W	20.00'
L9	N89°03'30"W	11.64'
L10	S07°06'28"E	73.14'
L11	S87°13'01"E	9.63'
L12	N02°18'26"E	168.43'
L13	N02°17'34"E	275.91'
L14	N14°53'51"E	347.99'
L15	N02°24'44"E	357.89'
L16	S87°39'56"E	231.76'
L17	N02°11'42"E	405.02'
L18	N48°22'43"W	192.41'
L19	N02°32'45"E	295.86'
L20	N04°34'59"E	279.01'
L21	S89°16'18"E	20.00'
L22	S04°34'59"W	280.05'
L23	S02°32'45"E	288.59'
L24	S48°22'43"E	173.23'
L25	S87°13'01"E	9.43'
L26	N00°50'33"E	679.02'
L27	S89°16'38"E	20.00'
L28	S00°50'33"W	680.50'
L29	S02°57'07"E	115.53'
L30	S02°56'09"W	415.00'
L31	S16°11'15"W	32.49'
L32	S00°09'09"E	142.80'
L33	S38°14'49"W	236.14'
L34	S86°29'30"W	54.67'
L35	S57°48'17"W	50.21'
L36	S86°14'06"W	21.47'
L37	N86°54'06"E	41.31'
L38	S82°18'06"E	58.84'
L39	N86°29'30"E	46.98'
L40	N38°14'49"E	199.22'
L41	N00°09'09"E	87.49'
L42	N16°11'15"E	142.51'
L43	N87°39'56"W	231.80'
L44	S02°21'44"W	340.11'
L45	S14°53'51"W	347.97'
L46	S04°17'34"W	248.20'
L47	N02°07'28"E	78.27'
L48	N01°53'04"E	38.67'
L49	N01°51'48"E	38.77'
L50	N01°54'26"E	78.03'
L51	N89°16'18"W	13.55'
L52	S89°16'38"E	98.84'
L53	S01°46'46"W	165.00'
L54	S07°48'17"W	150.23'
L55	S01°52'57"W	137.95'
L56	S87°54'33"E	111.13'
L57	S01°46'46"W	1187.19'
L58	S02°20'18"W	769.01'
L59	S02°47'48"W	137.21'
L60	S02°20'18"W	1120.11'

CURVE DATA TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	102.64'	65.00'	90°31'45"	N13°51'48"W	92.16'
C2	99.36'	107.39'	48°14'38"	N62°22'11"E	97.71'
C3	93.45'	140.00'	38°14'43"	N19°07'30"E	91.73'
C4	50.30'	600.00'	4°48'06"	N02°08'42"E	50.31'
C5	106.56'	600.00'	10°10'54"	N07°04'55"E	106.42'
C6	126.05'	545.00'	13°15'09"	S09°13'42"W	125.77'
C7	56.60'	600.00'	5°24'19"	S18°55'12"W	56.57'
C8	133.50'	600.00'	12°44'53"	S31°07'32"W	133.04'
C9	132.45'	157.39'	48°14'38"	S62°22'11"W	128.58'

NOTE:

ALL PRE-EXISTING STREETS, ALLEYS, EASEMENTS AND BUILDING SETBACKS WITHIN THE BOUNDARY OF THE SUBDIVISION ARE VACATED BY THIS PLAT.

SURVEYOR'S DECLARATION:

ON THE 24TH DAY OF NOVEMBER, 2014 THE HEREON PLATTED AND DESCRIBED SURVEY WAS MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALLGEIER, MARTIN & ASSOCIATES
BY MONNIE SEARS (AGENT)

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.

SIGNATURE IN BLUE INK
SEAL IN RED INK

THE ACCURACY STANDARD THAT APPLIES TO THIS SURVEY IS FOR TYPE URBAN PROPERTY. (SURVEYOR DOES NOT CERTIFY AS TO ACTUAL USE OF PROPERTY)

MONNIE SEARS LS 2422
ALLGEIER, MARTIN AND ASSOCIATES
7231 EAST 24TH STREET
JOPLIN, MO 64804
PH: 417-680-7200

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS · HYDROLOGISTS · SURVEYORS
7231 EAST 24TH ST. JOPLIN, MISSOURI 64804 (417) 680 - 7200

CERTIFICATE OF AUTHORITY
MISSOURI NO. 000427
OKLAHOMA NO. 975

DATE	REVISION

DWN BY: BK
CHD BY: MDS
APPD BY: MDS
DATE: 11-24-2014

JOPLIN HIGH SCHOOL SUBDIVISION
SECTION 14, T27N, R33W — JASPER COUNTY, MO

DWG NO
1 OF 2

JOPLIN HIGH SCHOOL SUBDIVISION

A SUBDIVISION IN SECTION 14, TOWNSHIP 27 NORTH, RANGE 33 WEST
IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT _____, OWNERS OF JOPLIN HIGH SCHOOL SUBDIVISION, IN JOPLIN, JASPER COUNTY, MISSOURI, DO HEREBY PUBLISH, DECLARE, AND ACKNOWLEDGE THE ANNEXED PLAT THEREOF WITH THE LOTS, STREETS AND EASEMENTS AS SHOWN HEREON, AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS, AS SHOWN, TO THE PUBLIC FOREVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS ___ DAY OF _____, 20_____.

_____
NAME:

STATE OF MISSOURI)
)SS
COUNTY OF JASPER)

ON THIS ____ DAY OF _____, 20 _____, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, TO ME KNOWN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR OWN ACT AND DEED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN _____, SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES:

PLANNING AND ZONING APPROVAL:

APPROVAL OF THE PLANNING AND ZONING COMMISSION ON THIS ____ DAY OF _____, 20 _____.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY APPROVAL:

I, _____, CITY CLERK OF JOPLIN, JASPER COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF JOPLIN HIGH SCHOOL SUBDIVISION IN JOPLIN, WAS FILED WITH SAID CITY FOR APPROVAL ON THE _____ DAY OF _____, 20 _____, AND THAT THE SAME WAS APPROVED BY THE MAYOR AND COUNCILMEN OF THE CITY OF JOPLIN BY ORDINANCE # _____, DULY PASSED AND APPROVED BY THE MAYOR ON THE _____ DAY OF _____, 20 _____.

_____ _____ _____
CITY CLERK MAYOR CITY ENGINEER

COUNTY COMMISSIONER'S CERTIFICATE:

APPROVED BY THE JASPER COUNTY COMMISSIONER THIS ___ DAY OF _____, 20 _____.

_____
COUNTY COMMISSIONER

NOTE: APPROVAL OF THIS PLAT DOES NOT OBLIGATE THE COUNTY FOR ANY CONSTRUCTION OR MAINTENANCE COSTS FOR THE STREET OR ANY OTHER EXPENSE CONNECTED TO THE DEVELOPMENT OF THE SUBDIVISION.

RECORDER OF DEEDS:

I, CHARLOTTE PICKERING, RECORDER OF DEEDS OF SAID COUNTY, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF JOPLIN HIGH SCHOOL SUBDIVISION 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 SURVEY RECORD BOOK _____ AT PAGE _____.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CARTHAGE, MO., ON THE DAY AND YEAR AFORESAID.

CHARLOTTE PICKERING, RECORDER

BY _____ DEPUTY

UTILITY NOTE:

UNDERGROUND UTILITIES DEPICTED ON THIS PLAT WERE LOCATED BY OTHER PARTIES PURSUANT TO THE MISSOURI ONE CALL SYSTEM. SAID UTILITIES ARE SHOWN FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF SAID UTILITY LOCATIONS. ONLY PUBLIC UTILITIES ARE MARKED UNDER THE MISSOURI ONE CALL SYSTEM. THERE MAY EXIST OTHER UTILITIES.

DESCRIPTION OF LAND BEING RE-PLATTED:

TRACT 1 [ORIGINAL HIGH SCHOOL TRACT]

A TRACT OF LAND DESIGNATED AS THE "JOPLIN HIGH SCHOOL" TRACT ON THE PLAT OF DURHAM ACRES, A SUBDIVISION IN THE NW-1/4 OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL BASE AND MERIDIAN IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW-1/4 IN THE INTERSECTION OF INDIANA AVENUE AND 20TH STREET; THENCE SOUTH 50 FEET TO A POINT ON THE CURRENT SOUTH RIGHT-OF-WAY LINE OF 20TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY, 30 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF INDIANA AVENUE, THE POINT OF BEGINNING; THENCE S01°46'46"W ALONG THE WEST RIGHT-OF-WAY LINE OF INDIANA AVENUE, 1778.18 FEET (MEASURED) [RECORD = 1797.0 FEET TO ORIGINAL RIGHT-OF-WAY] TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 24TH STREET; THENCE N88°54'08"W ALONG THE NORTH RIGHT-OF-WAY LINE OF 24TH STREET, 940.22 FEET (MEASURED) [RECORD = 900.0 FEET] TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF IOWA AVENUE; THENCE N00°45'50"E ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA AVENUE, 1771.75 FEET (MEASURED) TO THE INTERSECTION WITH THE CURRENT SOUTH RIGHT-OF-WAY LINE OF 20TH STREET [RECORD = 1798.0 FEET TO THE ORIGINAL RIGHT-OF-WAY]; THENCE S89°16'36"E ALONG THE CURRENT SOUTH RIGHT-OF-WAY LINE OF 20TH STREET, 770.85 FEET (MEASURED) [RECORD = 773.1 FEET] TO THE POINT OF BEGINNING.

CONTAINING 32.0 ACRES, MORE OR LESS;

TOGETHER WITH THE ADJOINING VACATED PORTIONS OF IOWA AVENUE AND 24TH STREET.

TRACT 2 [ORIGINAL FRANKLIN TECH CENTER]

ALL OF LOTS 82 THROUGH 105 INCLUSIVE AND ALL OF LOTS 148 THROUGH 159 INCLUSIVE, IN DURHAM ACRES, AN ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI;
TOGETHER WITH THE ADJOINING VACATED PORTIONS OF IOWA AVENUE, MISSOURI AVENUE AND 22ND STREET;
EXCEPT THAT PART OF LOTS 93, 94 AND 159 LYING WITHIN THE CURRENT RIGHT-OF-WAY OF 20TH STREET.

TRACT 3
ALL OF LOTS 28 THROUGH 33 INCLUSIVE,
ALL OF LOTS 48 THROUGH 53 INCLUSIVE,
ALL OF LOTS 68 THROUGH 81 INCLUSIVE,
ALL OF LOTS 106 THROUGH 119 INCLUSIVE, AND THE NORTH 25 FEET OF LOT 120;
LOT 138 EXCEPT THE SOUTH 2.0 FEET THEREOF, AND ALL OF LOTS 137 THROUGH 147 INCLUSIVE,
ALL OF LOTS 160 THROUGH 167 INCLUSIVE, AND LOT 168 EXCEPT THE SOUTH 1.0 FOOT THEREOF,
ALL IN DURHAM ACRES, AN ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI;
TOGETHER WITH THE ADJOINING VACATED PORTIONS OF 24TH STREET, MISSOURI AVENUE, IOWA AVENUE AND MINNESOTA AVENUE.

TRACT 4
ALL OF LOTS 2 THROUGH 24 INCLUSIVE IN SCHIFFERDECKER'S THIRD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.
TOGETHER WITH THE ADJOINING VACATED PORTIONS OF 21ST STREET, 22ND STREET AND 23RD STREET.

TRACT 5
ALL OF LOTS 11 THROUGH 13 INCLUSIVE, AND THE NORTH 73 FEET OF LOT 14 IN DURHAM ACRES, AN ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI

NOTE:

ALL PRE-EXISTING STREETS, ALLEYS, EASEMENTS AND BUILDING SETBACKS WITHIN THE BOUNDARY OF THE SUBDIVISION ARE VACATED BY CITY OF JOPLIN ORDINANCE #_____ RECORDED IN BOOK _____ AT PAGE _____ AND BY THIS PLAT.

SURVEYOR'S DECLARATION:

ON THE 24TH DAY OF NOVEMBER, 2014 THE HEREON PLATTED AND DESCRIBED SURVEY WAS MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALLGEIER, MARTIN & ASSOCIATES
BY MONNIE SEARS (AGENT)

_____
SIGNATURE IN BLUE INK
SEAL IN RED INK

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THE ACCURACY STANDARD THAT APPLIES TO THIS SURVEY IS FOR TYPE URBAN PROPERTY. (SURVEYOR DOES NOT CERTIFY AS TO ACTUAL USE OF PROPERTY)

MONNIE SEARS LS 2422
ALLGEIER, MARTIN AND ASSOCIATES
7231 EAST 24TH STREET
JOPLIN, MO 64804
PH: 417-680-7200

NOTES:

OWNER:

JOPLIN R-VIII SCHOOL DISTRICT
3901 EAST 32ND STREET
JOPLIN, MISSOURI 64804

ZONED:

R-1

PROPOSED USE:

HIGH SCHOOL AND VOCATIONAL TECHNICAL SCHOOL

GROSS ACREAGE:

85.14 ACRES

DEDICATED STREET ACREAGE:

2.26 ACRES

NUMBER OF BUILDABLE LOTS:

2 LOTS

MAXIMUM LOT SIZE:

62.11 ACRES

MINIMUM LOT SIZE:

0.77 ACRE

AVERAGE LOT SIZE:

31.44 ACRES

THE UNDERSIGNED UTILITY COMPANIES HEREBY RELEASE ALL PRE-EXISTING EASEMENTS WITHIN THE BOUNDARY OF THIS SUBDIVISION:

MISSOURI GAS ENERGY APPROVAL:

APPROVED BY MISSOURI GAS ENERGY THIS _____ DAY OF _____, 20____.

_____
AUTHORIZED COMPANY REPRESENTATIVE

MISSOURI AMERICAN WATER APPROVAL:

APPROVED BY MISSOURI AMERICAN WATER THIS _____ DAY OF _____, 20____.

_____
AUTHORIZED COMPANY REPRESENTATIVE

CABLE ONE APPROVAL:

APPROVED BY CABLE ONE THIS _____ DAY OF _____, 20____.

_____
AUTHORIZED COMPANY REPRESENTATIVE

AT&T APPROVAL:

APPROVED BY AT&T THIS ___ DAY OF _____, 20____.

_____
AUTHORIZED COMPANY REPRESENTATIVE

EMPIRE DISTRICT ELECTRIC APPROVAL:

APPROVED BY EMPIRE DISTRICT ELECTRIC THIS ___ DAY OF _____, 20____.

_____
AUTHORIZED COMPANY REPRESENTATIVE

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS · HYDROLOGISTS · SURVEYORS
7231 EAST 24TH ST. JOPLIN, MISSOURI 64804 (417) 680-7200

DATE	REVISION

DWN BY	BF
CKD BY	MOS
APPD BY	MOS
DATE	11-24-2014

JOPLIN HIGH SCHOOL SUBDIVISION
SECTION 14, T27N, R33W JASPER COUNTY, MO

DWG NO
2 OF 2

Case 053-14: South of 20th Street to 25th Street; East of Grand Avenue to Indiana Avenue - A request for the review of a preliminary plat for the "Joplin High School Subdivision" – Joplin R-VIII School District.

Mr. Eastman opened the public comment period for Case 053-14.

Mr. Chris Erisman, Allgeier-Martin and Associates, 7231 East 24th Street, Joplin, appeared representing Joplin School District on this request. They have been working with the City staff throughout the redevelopment process on vacating easements and streets and all the additional lots that were purchased for the high school redevelopment. They are now trying to clean up the lot area and roadway situation.

Mr. Duncan stated that the lots don't seem to be numbered consecutively, but the plat gives a scale of Lots 1 through 60. Mr. Erisman replied the lots are numbered as they were shown on the original plat.

Mr. Duncan asked about the total number of lots, and if there are 60 lots. Mr. Erisman thought there were between 30 and 40 lots. Mr. Duncan thought some of lot numbers were skipped.

Mr. Erisman thought the lots are numbered consecutively going south from 20th Street. He asked Mr. Duncan if he saw a specific spot where the lots aren't numbered consecutively.

Mr. Eastman stated that the lots south of 24th Street were included in Durham Acres. Mr. Erisman thought the confusion is the table that provides the call-outs for the descriptions on some of the easements and are not lot numbers, but are just lines. That table describes the storm sewer easement that runs through the property. The actual lots are somewhat shaded in the preliminary plat. Those lots should be numbered consecutively.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public comment period for Case 053-14.

MR. DERMOTT MOVED, SECONDED BY MR. CORTEZ, THAT THE PRELIMINARY PLAT AS PRESENTED IN CASE 053-14 BE APPROVED, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).

Case 054-14: South of 20th Street to 25th Street; East of Grand Avenue to Indiana Avenue - A request for the review of a final plat for the "Joplin High School Subdivision" – Joplin R-VIII School District.

Mr. Eastman opened the public comment period for Case 054-14.

Mr. Chris Erisman, Allgeier-Martin and Associates, 7231 East 24th Street, Joplin, appeared representing Joplin School District to request the review of the final plat for Joplin High School Subdivision.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public comment period for Case 054-14.

MR. BROWN MOVED, SECONDED BY MR. DERMOTT, THAT THE FINAL PLAT AS PRESENTED IN CASE 054-14 BE FORWARDED TO THE CITY COUNCIL ON DECEMBER 15, 2014, 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. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).