CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-285 – Final Plat Review, Little Acres Subdivision Replat.

MEETING DATE:
December 7, 2020

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

BACKGROUND:
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. Utilities are already in place to serve all three lots that will be created. All lots meet the minimum lot size requirements for area.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Brad Myers, 1933 Glenwood Drive, Joplin, MO, trustee of the property. The Myers family is seeking approval for the Replat of Little Acres Subdivision for the purpose of selling the property and settling the estate from his parents. It has two (2) houses to begin with and then we would like to make a third lot out of the property. Two (2) of the lots would have a house and the third lot would be a vacant lot.

Mr. McCullough wanted to know if there was sewer and utilities for the property.

Mr. Myers stated there was and they are all located on Sycamore Rd.

PUBLIC COMMENT:
None.

FUNDING SOURCE
These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATION:
Planning and Zoning Commission approved 5 in Favor, 0 Nays, 1 Absent.
Staff recommends approval of Case 047-20.

ATTACHMENTS:
CB 2020-285, Planning Report, Commission Minutes, Plat .

CB 2020-285

Case 046-20: **Preliminary Plat Review** – A request to review the Preliminary Plat of Little Acres Subdivision Replat located at 919 N. Sycamore Rd. – Brad Myers

Mr. Brad Myers, 1933 Glenwood Drive, Joplin, MO, trustee of this property. It has two (2) houses to begin with and then we would like to make three (3) lots out of the property. Two (2) of the lots would have a house and the third lot would not. In order to help make it an easier sale so we can settle the estate.

Mr. Ramsour asked the commissioners if they had any other questions for Mr. Myers. There were not. There was not anyone else to speak in favor of this case or opposition of this case.

MR. EASTMAN MOVED, SECONDED BY MR. KIMBLE THAT CASE 046-20 BE APPROVED. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MR. MCCULLOUGH, MR. EASTMAN AND MR. KIMBLE VOTING "AYE". (5 IN FAVOR, 1 ABSENT).

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

Mr. Brad Myers, 1933 Glenwood Drive, Joplin, MO, trustee of the property. The Myers family is seeking approval for the Replat of Little Acres Subdivision for the purpose of selling the property and settling the estate from his parents. It has two (2) houses to begin with and then we would like to make a third lot out of the property. Two (2) of the lots would have a house and the third lot would be a vacant lot.

Mr. McCullough wanted to know if there was sewer and utilities for the property.

Mr. Myers stated there was and they are all located on Sycamore Rd.

Mr. Ramsour asked the commissioners if they had any other questions for Mr. Myers. There were not.
There was not anyone else to speak in favor of this case or opposition of this case.

MR. EASTMAN MOVED, SECONDED BY MR. KIMBLE THAT CASE 047-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MR. MCCULLOUGH, MR. EASTMAN AND MR. KIMBLE VOTING "AYE". (5 IN FAVOR, 1 ABSENT).

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. _____			

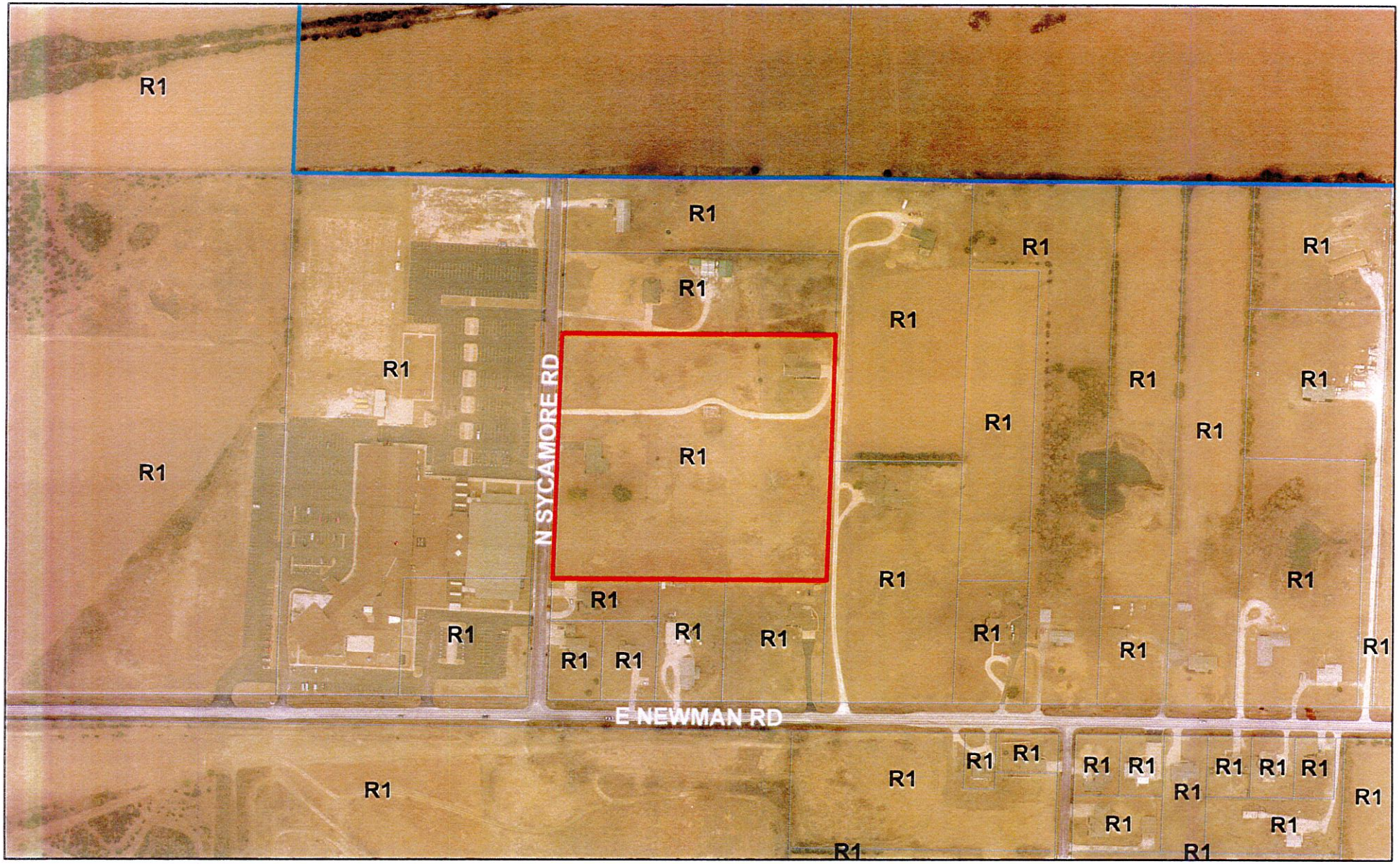
XVI. Are additional comments attached? _____ X

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



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0 170 340 680 1,020 1,360 Feet

N

FINAL

LITTLE ACRES SUBDIVISION REPLAT
FINAL PLAT

Know all persons by these presents, that I, undersigned Trustee for the Lois Jean Myers Trust, have caused the same to be surveyed and platted into lots, the same to be known as LITTLE ACRES SUBDIVISION REPLAT an addition to the City of Joplin, Jasper County, Missouri.

Lois Jean Myers Trust
Bradley Myers, Trustee
And Developer
1933 Glenwood Dr.
Joplin, MO 64801

Be it remembered that on the 13th day of October, 20 20, before me, a Notary Public in and for Jasper County and State came Bradley Myers to me personally known to the same person who executed the foregoing instrument of writing and duly acknowledged the executed of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written. My commission expires March 24, 2023

Notary Public

I, Lynn B. Calton, a registered land surveyor in the State of Missouri, do hereby certify that the subdivision plat was done in conformance with the State of Missouri Standards for surveys.
Source deed: BK 980, PG. 251

Lynn B. Calton
601 Broadway
Lamar, Mo. 64759
417-682-2995

10-9-20
Date

STATE OF MISSOURI
LYNN B. CALTON
LS-2327
LICENSED LAND SURVEYOR

I, _____ City Clerk of Joplin, said County and State do hereby certify that the attached plat of LITTLE ACRES SUBDIVISION REPLAT in the City of Joplin, was filed with said city for approval on the _____ day of _____ 20___ and that the same was approved by the Mayor and Council of the City of Joplin by Ordinance #_____ duly passed and approved by the Mayor on the _____ day of _____ 20___ in testimony whereof, I have set my hand and affixed official seal of the City of Joplin, Missouri hereunto this ____ day of _____ 20____

City Clerk _____ Mayor _____ Public Works Director

I, _____ Recorder of Deeds of Jasper County, Missouri, do hereby certify that the within instrument of writing was, on the ____ day of _____ 20___ at _____ o'clock and _____ Minutes, duly filed for record in this office, and is recorded of this office in Plat Book _____ Page _____ I witness whereof, I have hereunto set my hand and seal this _____ day of _____ 20____

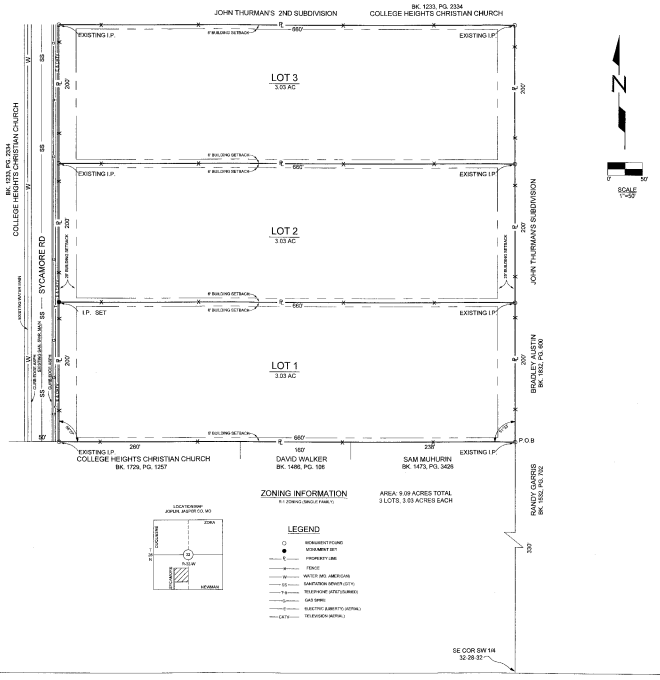
Recorder of Deeds

FLOODPLAIN STATEMENT

Subdivision is located outside the boundary of the 100 year floodplain per Jasper County FEMA FIRM Panel No. 29097C0277E, 11-02-12.

DESCRIPTION

A Tract of Land Located in the Southeast Quarter of the Southwest Quarter of Section32, T-28-N, R-32-W City of Joplin, Jasper County, Missouri containing 9.09 acres and further described as follows: Commencing at the Southeast corner of said Southwest Quarter, thence north 330 feet to the point of beginning, thence west a distance of 660 feet, thence north a distance of 600 feet, thence east a distance of 660 feet, thence south a distance of 600 feet to the point of beginning, subject to easements of record.



P & Z Case 047-20
Brad Myers
(P & Z Recommends Approval)

COUNCIL BILL NO. 2020-285 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Little Acres Subdivision Replat located at 919 N. Sycamore Rd. 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 919 N. Sycamore Rd. in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

> A Tract of Land located in the Southeast Quarter of the Southwest Quarter of Section 32, T-28-N, R-32-W City of Joplin, Jasper County, Missouri containing 9.09 acres and further described as follows: Commencing at the Southeast corner of said Southwest Quarter, thence north 330 feet to the point of beginning, thence west a distance of 660 feet, thence north a distance of 600 feet, thence east a distance of 660 feet, thence south a distance of 600 feet to the point of beginning, subject to easements.

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 statues 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 _____, 2020, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney