ARTICLE 13

LOT SPLIT

LOT SPLIT PROCEDURE

When specified conditions occur, one existing parcel of land may be divided into two lots using a simplified procedure instead of a formal plat. This procedure, known as a lot split, is faster and less costly to follow but can only be used if all the criteria specified in the subdivision regulations are followed.

The applicant shall meet with Planning / Community Development Manager to receive an explanation of the lot split procedure, including its requirements and limitations.

The lot split application shall be completely filled out and returned to the Office of the Planning / Community Development Manager with the appropriate fee. As a part of the application, four copies of a scale drawing shall be submitted showing the boundaries of the existing parcel; the location of all structures; the precise nature of the proposed split; the legal description of the lots to be formed; and the name, signature, and seal of the licensed engineer or the registered land surveyor who prepared the drawing. An application shall not be processed until it has been fully completed, the appropriate fee paid, and all requested information submitted.

The Planning / Community Development Manager shall review the proposed lot split at a regular scheduled meeting based on the criteria specified in the adopted subdivision regulations.

The Planning / Community Development Manager shall, within thirty days of application, in writing, ratify or not ratify, or continue for cause those applications which, in its opinion, do not comply with the Subdivision Regulations.

No building permit shall be issued for any site which contains a division of a platted lot of record, unless such division has been ratified in the manner provided in the subdivision regulations

LOT SPLIT APPLICATION

CITY OF JOPLIN, MISSOURI

Lot Split Application No.:_____ Date:_____
Minor Subdivision Application No.: _____ Fee: $125.00

Return Form To: Planner
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

Does the application include the following attachments/additional information?

YES	NO		
☐	☐	a)	Four (4) copies of scale drawing.
☐	☐	b)	Legal description of lots to be created from a deed of record or certified survey.
☐	☐	c)	The location of any structure(s) on the lot or lots thereon, together with the precise nature, location and dimensions.
☐	☐	d)	Name, signature, and seal of the registered land surveyor who prepared the lot split or minor subdivision plat.

APPLICANT

Name: _____

Address: _____

Phone Number: _____

OWNER

Name: _____

Address: _____

Phone Number: _____

REQUEST

As provided in Article __ of the Subdivision Regulations, City of Joplin, Missouri, a lot split of Lot _____, Block _____, in the _____ Addition to the City of Joplin is hereby requested. The lot is generally described as:

_____

_____

LOT SPLIT REQUIREMENTS

The lot split is sought to provide for the issuance of building permits in lots divided into not more than two (2) tracts without having to replat said lot. The minor subdivision is sought to divide land into not more than 12 lots, and no right-of-way dedication or conveyance is required.

Does the lot split or minor subdivision plat application meet the following requirements:

YES	NO		
☐	☐	(a)	No new street or alley or other public improvements are needed or proposed.
☐	☐	(b)	No vacation of streets, alleys, setback lines, access control or easements are required or proposed.
☐	☐	(c)	The lot split will not result in significant increases in service requirements (i.e., utilities, schools, traffic control, streets, etc.); or will not interfere with maintaining existing service level (e.g., additional curb cuts, repaving, etc.).
☐	☐	(d)	There is sufficient street right-of-way as required by these regulations or the Comprehensive Plan.
☐	☐	(e)	All easement requirements have been satisfied.
☐	☐	(f)	The split or plat will not result in a tract without direct access to a public street.
☐	☐	(g)	No substandard-sized lot or parcel will be created.
☐	☐	(h)	The lot has not been previously split in accordance with these regulations.

APPLICANT'S SIGNATURE: OWNER'S SIGNATURE:

_____ _____

Date:_____ Date:_____

CITY PLANNER ACTION

Action of the City Planner: _____

Print: _____

Sign: _____ Date: _____