STAFF PLANNING REPORT
Final Plat

CASE 026-20        Final Plat Review
NAME OF SUBDIVISION Quiktrip No. 7061
LOCATION:          Northeast corner of 32nd St. and Prosperity Rd.
APPLICANT:         Daniel Chambers
PRESENT ZONING:     C-3
PRESENT LAND USE:   Fuel sales and convenience store

SITE CONTEXT:

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning</td>
<td>C-3</td>
<td>C-3</td>
<td>M-2</td>
<td>C-3</td>
</tr>
<tr>
<td>Land Use</td>
<td>Future Warehousing</td>
<td>Vacant</td>
<td>Semi-truck sales &amp; service</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

SUBDIVISION:

<table>
<thead>
<tr>
<th>Number of lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
</tr>
</tbody>
</table>

TRANSPORTATION:

<table>
<thead>
<tr>
<th>Streets with access</th>
<th>Classification</th>
<th>Right-of-way width</th>
</tr>
</thead>
<tbody>
<tr>
<td>E. 32nd St.</td>
<td>Arterial</td>
<td>150’</td>
</tr>
<tr>
<td>Prosperity Ave.</td>
<td>Local</td>
<td>100’</td>
</tr>
</tbody>
</table>

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?
No.

UTILITIES: Existing. New easements are included with the replat. A new sewer extension has been completed.
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 Quiktrip No. 7061 located in just off of I-49 on E. 32\textsuperscript{nd} St. This subdivision will be 3 commercial lots, zoned C-3 Commercial. 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.

Daniel Chambers of QuikTrip is seeking a 3-lot commercial subdivision for future commercial development located at the Northeast corner of E 32\textsuperscript{nd} St. and Prosperity Ave. The applicant has already extended sewer and does show easements in the final plat for existing and future utilities, along with a dedication of 100’ wide right-of-way for a future realignment of Prosperity Ave. All lots meet the minimum lot size requirements for area and width. There will be stormwater facilities provided with a detention area in the Northwest corner of the plat.

Staff recommends approval of Case 026-20.

ENCLOSURES:

Application
Final Plat
CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Return Form To:
Planner
602 S. Main St.
Joplin, Missouri 64802
417-624-0820 Ext. 511
FAX 417-625-4738

Subdivision No.: 026-20
Date Filed: ________________________
Date of Meeting: 6-8-20
Filing Fee: ________________________

I. Name of Subdivision: QuikTrip No. 7061

II. Name of Owner: QuikTrip Corporation, An Oklahoma Corporation

III. Name of Subdivider: Daniel Chambers

IV. Name of Person who prepared the Plat: Alan Betchen, PE - AAB Engineering, LLC 918-514-4223

V. Date of Hearing: ________________________

VI. Location of Property by Streets: Northeast corner of 32nd Street and Jaguar Road

VII. Present Zoning of Property: C3

VIII. Present Uses of Property: Vacant

IX. No. of Acres in Total Tract: 20.82 Acres  No. of Lots: 3 lots

IX. Does the Final Plat show the following information?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Name of the subdivision</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>D. The location of lots, blocks, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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?

XII. Have all acknowledgments been signed?
   A. Owner or owners and all mortgagees.
   B. Dedications or reservations.
   C. Surveyor preparing plat.

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

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

<table>
<thead>
<tr>
<th></th>
<th>Construction</th>
<th>Bond</th>
<th>Petition (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streets</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Sewer</td>
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<td></td>
<td></td>
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<tr>
<td>Sidewalks</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Other, as required</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
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<tr>
<td>3.</td>
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</table>

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  

Date  

6-15-20