ITEM:
CB 2021-258 – Final Plat Review, Thawakle Subdivision.

MEETING DATE:
February 1, 2021

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 007-21: Final Plat Review – A request to review the Final Plat of Thawakle Sub-division located at 3033 W. 26th St. – Dr. Iftikhar Ali

BACKGROUND:
The final plat approval is for Thawakle Sub-division located at the Northwest corner of W. 26th St. and S. Schifferdecker Ave. This subdivision will be 7 residential lots, zoned R-1 Single-family residential. Utilities are already in place to serve some of the lots that will be created. Sewer extension will be required, and easements are provided on the plat. Stormwater management facilities will also be required. Easements for these are provided. All lots meet the minimum lot size requirements for area and width.

PLANNING & ZONING COMMISSION TESTIMONY:
Darin Collins, 3600 SE 110th Street, Galena, Kansas. He is representing Dr. Ali and wanting to divide into eight lots for single family residence. There is one house that has been completed in the subdivision.
Mr. Eastman asked if it would enter in and off 26th Street not Schifferdecker correct?

Mr. Collins stated there are two that are designed to enter off Schifferdecker

Mr. Kimble stated that there will be eight (8) lots in that corner lot. How much difference square-footage-wise will those homes be compared to what is in the neighborhood now?

Mr. Collins stated that it would be comparable.

Mr. Ramsour asked about the access of lots 3 and 4.

Mr. Collins stated there was an ingress/egress easement.

PUBLIC COMMENT:
None.

FUNDING SOURCE
These payments are included in the FY 2019-20 budget of the Community Planning Fund.
RECOMMENDATION:
Staff recommends approval of Case 007-21.
Planning and Zoning Commission approved Case 007-21 (7 Favor, 0 Nays)

ATTACHMENTS:
CB 2021-258, Planning Report, Commission Minutes, Plat-Thawakle Subdivision.
CB 2021-258

P&Z minutes for Preliminary Plat

Case 048-20: Preliminary Plat Review – A request to review the Preliminary Plat of Thawakle Sub-division located at 3033 W. 26th St. – Dr. Iftikhar Ali

Darin Collins, 3600 SE 110th Street, Galena, Kansas. He is representing Dr. Ali and wanting to divide into eight lots for single family residence. There is one house that has been completed in the subdivision.

Mr. Ramsour asked if the Commissioners had any questions.

Mr. Eastman asked if it would enter in and off 26th Street not Schifferdecker correct?

Mr. Collins stated there are two that are designed to enter off Schifferdecker

Mr. Kimble stated that there will be eight (8) lots in that corner lot. How much difference square-footage-wise will those homes be compared to what is in the neighborhood now?

Mr. Collins stated that it would be comparable.

Mr. Ramsour asked about the access of lots 3 and 4.

Mr. Collins stated there was an ingress/egress easement.

Mr. Ramsour wanted to know if there were any other questions from the Commissioners. There were not. Mr. Ramsour asked if there anyone in the audience who would like to speak in favor of this case? There was not. Mr. Ramsour asked if there anyone who would like to speak in opposition of the case? There was not.

MR. EASTMAN MOVED, SECONDED BY MR. KIMBLE THAT CASE 048-20 BE APPROVED BY THE PLANNING AND ZONING COMMISSION. MOTION CARRIED, WITH MR. RAMSOUR, MS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MS. BRUCKNER-SEARS (ON PHONE), MR. KIMBLE, AND MS. PHILLIPS VOTING “AYE” (7 IN FAVOR).

P&Z Final Plat Review Minutes

Case 007-21: Final Plat Review – A request to review the Final Plat of Thawakle Sub-division located at 3033 W. 26th St. – Dr. Iftikhar Ali

Darin Collins, 3600 SE 110th Street, Galena Kansas. He is representing Dr. Ali and wanting to divide into eight (8) lots for single family residence.

Mr. Ramsour asked if the Commissioners had any questions for Mr. Collins on the Final Plat.
Ms. Steele stated that she was pleased to see the water retention.

Mr. Collins stated that they have had meeting with the different departments in the City and have put the required and necessary items on the plat for approval.

Mr. Stanton stated that the City had meetings with Mr. Collins and his survey team to make sure that was addressed. The Engineers know that this portion of Schifferdecker corridor particularly has storm water issues, so we made sure that was addressed.

Mr. Ramsour asked if there were any additional questions from the Commissioners? There were not. Mr. Ramsour asked if there anyone in the audience who would like to speak in favor of this case? There was not. Mr. Ramsour asked if there anyone who would like to speak in opposition of the case? There was not.

**MR. EASTMAN MOVED, SECONDED BY MS. STEELE THAT CASE 007-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MS. BRUCKNER-SEARS (ON PHONE), MR. KIMBLE, AND MS. PHILLIPS VOTING “AYE” (7 IN FAVOR).**
STAFF PLANNING REPORT
Final Plat

CASE 007-21
Final Plat Review

NAME OF SUBDIVISION
Thawakle Sub-division

LOCATION:
3017 W. 26th St.

APPLICANT:
Dr. Iftikhar Ali

PRESENT ZONING:
R-1

PRESENT LAND USE:
Single-family Residential

SITE CONTEXT:

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<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>R-1</td>
<td>R-1</td>
<td>R-1</td>
<td>R-1</td>
</tr>
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</table>

SUBDIVISION:

<table>
<thead>
<tr>
<th>Number of lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
</tr>
</tbody>
</table>

TRANSPORTATION:

<table>
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<tr>
<th>Streets with access</th>
<th>Classification</th>
<th>Right-of-way width</th>
</tr>
</thead>
<tbody>
<tr>
<td>S. Schifferdecker Ave</td>
<td>Arterial</td>
<td>85'</td>
</tr>
<tr>
<td>W. 26th St.</td>
<td>Local</td>
<td>50'</td>
</tr>
</tbody>
</table>

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

UTILITIES:
Some existing. Sewer extension will need to be provided. Easements for utilities are shown on the plat.
STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY’S SUBDIVISION REGULATIONS?
Yes.

DISCUSSION:
The final plat approval is for Thawakle Sub-division located at the Northwest corner of W. 26th St. and S. Schifferdecker Ave. This subdivision will be 7 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.

Dr. Iftikhar Ali is seeking a 7-lot residential subdivision for single-family residential uses located at 3017 W. 26th St. Utilities are already in place to serve some of the lots that will be created. Sewer extension will be required, and easements are provided on the plat. Stormwater management facilities will also be required. Easements for these are provided. All lots meet the minimum lot size requirements for area and width.

Staff recommends approval of Case 007-21.

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.: 007 - 21
Date Filed:
Date of Meeting: 1/11/21
Filing Fee: 2/1/21 CC

I. Name of Subdivision: Thornkle Sub-Division
II. Name of Owner: Dr. Iftikhar Ali
III. Name of Subdivider: MS Surveying
IV. Name of Person who prepared the Plat: JPM
V. Date of Hearing: 1/11/21 P+2 2/1/21 CC

VI. Location of Property by Streets: 26th + Schifferdecker (NW Corner)
VII. Present Zoning of Property: R-1
VIII. Present Uses of Property: Residential Condo
IX. No. of Acres in Total Tract: 2 No. of Lots: 7

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?

A. Name of the subdivision

Yes No

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.

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.

Yes No

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.

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

XVI. Are additional comments attached?  

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

Signature ____________________________  Date _____
AN ORDINANCE establishing grades and accepting the Final Plat of Thawakle Subdivision located 3017 W. 26th Street 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 3017 W. 26th Street in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

ALL THAT PART OF LOTS NUMBERED NINE (9) AND TEN (10) IN GLENWOOD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9, THENCE N88°02′42″W A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING; THENCE N46°50′42″E A DISTANCE OF 63.58 FEET (63.43 FEET MEASURED) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCHIFFERDECKER AVENUE; THENCE N01°59′35″E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 228.59 FEET; THENCE N88°07′29″W A DISTANCE OF 315.59 FEET; THENCE S01°57′01″ W A DISTANCE OF 150.09 FEET; THENCE S88°02′42″E A DISTANCE OF 65.00 FEET; THENCE S01°57′01″W A DISTANCE OF 123.00 FEET TO THE POINT ON THE NORTH RIGHT-OF-WAY LINE OF 26TH STREET; THENCE S88°02′42″E ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 205.65 FEET TO THE POINT OF BEGINNING.

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 statutes 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 __________________, 2021, by a vote of ___________.

______________________________
Ryan D. Stanley, Mayor

ATTEST:
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney