STAFF PLANNING REPORT

Final Plat

CASE 016-21
Final Plat Review

NAME OF SUBDIVISION
Charlie Jane Subdivision

LOCATION:
NW Corner of S. Schifferdecker Ave. and W. 32nd St.

APPLICANT:
Schuber Mitchell Homes

PRESENT ZONING:
R-1

PRESENT LAND USE:
Single-family Residential

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

SUBDIVISION:

<table>
<thead>
<tr>
<th>Number of lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</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>S. Schifferdecker Ave</td>
<td>Arterial</td>
<td>95'</td>
</tr>
<tr>
<td>W. 32nd St.</td>
<td>Arterial</td>
<td>75'</td>
</tr>
</tbody>
</table>

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

UTILITIES:
Utilities are 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 Charlie Jane Subdivision located at the Northwest corner of W. 32nd 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.

Schuber Mitchell Homes is seeking a 7-lot residential subdivision for single-family residential uses located at Northwest corner of W. 32nd St. and S. Schifferdecker Ave. Utilities are already in place to serve the lots that will be created. All lots meet the minimum lot size requirements for area and width.

*Staff recommends approval of Case 016-21.*

ENCLOSURES:

Application
Final Plat
Final Plat Checklist

Return Form To: Planner
602 S. Main St.
Joplin, Missouri 64802
417-624-820 Ext. 511
FAX 417-624-4738

I. Name of Subdivision: Charles Jans Subdivision
II. Name of Owner: Schell, Mitchell Homes
III. Name of Subdivider: Stewart & Neece
IV. Name of Person who prepared the Plat: Rodney Neece
V. Date of Hearing:
VI. Location of Property by Streets: NWC of S. Schafferdecker and W 22nd St.
VII. Present Zoning of Property: R-1
VIII. Present Uses of Property: Vacant
IX. No. of Acres in Total Tract: 2.13 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. [X] 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. [X] 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>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Sewer</td>
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<td></td>
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<td>Sidewalks</td>
<td></td>
<td></td>
<td></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></td>
<td></td>
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<tr>
<td>2.</td>
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<td>3.</td>
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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: 1/28/21
Case 016-21: Final Plat Review – A request to review the Final Plat of Charlie Jane Addition located at the Northwest Corner of S. Schifferdecker Ave. and W. 32nd St. – Schuber Mitchell Homes