CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:

MEETING DATE:
April 5, 2021

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Lealie Haase, City Attorney- Peter Edwards, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
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

BACKGROUND:
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. This plat meets the requirements of the subdivision regulations.

PLANNING & ZONING COMMISSION TESTIMONY:
Harry Mitchell, 303 Sunny Brook, Carl Junction, MO. What we would like to do is the plat calls for seven (7) lots. We are requesting this subdivision plan.

Mr. Kimble asked if they were making any alteration.

Mr. Mitchell said they met with the attorney and the HOA from Sunset Ridge earlier today about joining into the HOA. We aren’t going to build $100 thousand homes on that stretch, and no one wanted that, that is not what we were wanting to do. We will build our larger homes, 2,000 sq. ft. and up. They are taking it to their board tonight.

PUBLIC COMMENT:
None.

FUNDING SOURCE
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 016-21.
Planning and Zoning Commission approved Case 016-21 (5 Favor, 1 Abstain, 1 Absent.)

ATTACHMENTS:
Case 015-21: **Preliminary Plat Review** – A request to review the Preliminary Plat of Charlie Jane Addition located at the Northwest Corner of S. Schifferdecker Ave. and W. 32nd St. – Schuber Mitchell Homes.

Mr. Eastman wanted to make note that he did sell this property to them and will not have future financial gain. They actually own that property now.

Mrs. Bruckner-Sears will be recusing herself from both Case 015-21 and 016-21 because she lives in the adjacent subdivision.

Harry Mitchell, 303 Sunny Brook, Carl Junction, MO. What we would like to do is the plat calls for seven (7) lots. We are requesting this subdivision plan.

Mr. Kimble asked if they were making any alteration.

Mr. Mitchell said they met with the attorney and the HOA from Sunset Ridge earlier today about joining into the HOA. We aren’t going to build $100 thousand homes on that stretch, and no one wanted that, that is not what we were wanting to do. We will build our larger homes, 2,000 sq. ft. and up. They are taking it to their board tonight.

Mr. Ramsour asked if the commissioners had any questions for Mr. Mitchell?

Mr. McCullough wanted to know if this subdivision was a stand-alone or/and extension of that subdivision?

Mr. Mitchell stated it is a standalone subdivision.

Mr. Bolander mentioned for history purpose this property was never part of the existing subdivision there, so it is a separate piece of property.

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

**MR. KIMBLE MOVED, SECONDED BY MR. EASTMAN THAT CASE 015-21 BE APPROVED. MOTION CARRIED, WITH MR. RAMSOUR, MR. MCCULLOUGH, MR. EASTMAN, MR. KIMBLE, AND MS. PHILLIPS VOTING “AYE” AND MS. BRUCKNER-SEARS ABSTAINED. (5 IN FAVOR, 1 ABSENT, 1 ABSTAINED)**

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.

Gary Mitchell, 303 Sunny Brook, Carl Junction, MO. Steve from Stewart & Neece, stated that the Subdivision needed a name and Mr. Mitchell didn’t pick up his phone so Steve named it after his granddaughter.
Mr. Ramsour asked if there was anyone in the audience who would like to speak in favor of this case? There was not. Mr. Ramsour asked if there was anyone in the audience who would like to speak in opposition to this case? There was not.

MR. KIMBLE MOVED, SECONDED BY MS. PHILLIPS THAT CASE 016-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. MCCULLOUGH, MR. EASTMAN, MR. KIMBLE, AND MS. PHILLIPS VOTING “AYE” AND MS. BRUCKNER-SEARS ABSTAINED. (5 IN FAVOR, 1 ABSENT, 1 ABSTAINED)
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
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.: 01621
Date Filed: 3-7-21
Date of Meeting: 3-7-21
Filing Fee: $580

I. Name of Subdivision: Charlie Jane Subdivision
II. Name of Owner: Schuler 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 2nd 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?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Name of the subdivision</td>
<td>✓</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>✓</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>✓</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>
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</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 mortgager.
   B. Dedication 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>
<td></td>
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<tr>
<td>Sewer</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>
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<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

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

Joplin City Limits

0 90 180 360 540 720 Feet
Final Plot of

CHARLIE JANE ADDITION

To the City of Joplin, Jasper County, Missouri
in Section 17, Township 27, Range 33.
AN ORDINANCE establishing grades and accepting the Final Plat of Charlie Jane Addition located at the Northwest Corner of S. Schifferdecker Ave. and W. 32nd 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 the Northwest Corner of S. Schifferdecker Ave. and W. 32nd Street in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

A part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 17, Township 27, Range 3, in the City of Joplin, Jasper County, Missouri, being particularly described as follows: Commencing at the Southeast Corner of Section 17, Township 27, Range 33, Jasper County, Missouri, Thence North 88 Degrees, 05 Minutes, 50 Seconds West along the South line of the Southeast Quarter (SE ¼) of said Section 110.05 feet, Thence North 01 Degrees, 50 Minutes, 13 Seconds East 45.00 feet to the North Right-of-way line of West 32nd Street and the Point of Beginning, Thence along said North Right-of-way line North 88 Degrees, 05 Minutes, 50 Seconds West 151.08 feet to the Easterly Right-of-way line of South Sunset East Drive, Thence along said Easterly Right-of-way line North 43 Degrees, 07 Minutes, 49 Seconds East 21.10 feet, Thence continuing along said Easterly Right-of-way line North 01 Degrees, 50 Minutes, 13 Seconds East 126.88 feet, Thence continuing along said Easterly Right-of-way line along a curve to the Right having a Radius of 100.00 feet and an Arc Length of 68.68 feet, with a Chord Bearing a Distance of North 21 Degrees, 31 Minutes, 17 Seconds East 67.34 Feet, Thence continuing along said Easterly Right-of-way line along a curve to the Left having a Radius of 125.00 feet, and an Arc Length of 85.87 feet, with a Chord Bearing a Distance of North 21 Degrees, 30 Minutes, 50 Seconds East 84.19 feet, Thence continuing along said Easterly Right-of-way line North 01 Degrees, 50 Minutes, 13 Seconds East 219.80 feet to the Southwest Corner of Lot Number Four (4) in Sunset Ridge 5th Addition, Thence along the South line of said Lot Number (4) South 88 Degrees, 04 Minutes, 22 Seconds East 165.01 feet to the Westerly Right-of-way line of Schifferdecker Avenue, Thence along said Westerly Right-of-way line South 01 Degrees, 50 Minutes, 13 Seconds West 454.36 feet, Thence continuing along said Westerly Right-of-way line South 46 Degrees, 57 Minutes, 30 Seconds West 70.63 feet to the Point of Beginning, Being subject to all easements, rights-of-way, and reservations of record, Containing 2.13 acres more or less.

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