CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2019-289 – Final Plat Review, Hal's Subdivision.

MEETING DATE:
January 6, 2020

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, Interim City Manager- Daniel Pekarek.

SUMMARY REQUEST:
Case 046-19: Final Plat Review – A request to review the Final Plat of Hal's Subdivision located on the Northwest corner of the intersection of W. 26th St. and S. Roosevelt Ave. – Joel Standeford

BACKGROUND:
The final plat approval is for Hal's Subdivision, a replat of lots 1-3 of Schoolview Estates Third Addition. This subdivision will be 8 lots, zoned R-1 Single-family Residential. Lots 7 and 8 will have a shared access easement to ensure adequate room for access off of McKinley Ave. The applicant has also opted for a stormwater buyout in order to meet the stormwater requirements.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Stanton stated this was the final plat for Hal's Subdivision on 26th Street and Roosevelt Avenue. . It does meet all of the Subdivision Regulations in our code.

They do plan to subdivide into eight (8) distinct parcels. There will be 5 parcels on 26th Street, one will have frontage on Roosevelt, and two (2) will have frontage on the S. McKinley Avenue cul-de-sac. There is a sewer extension planned. The current sewer runs on the northern part of the parcel.

PUBLIC COMMENT;
None.

FUNDING SOURCE
These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 046-19.
Planning and Zoning Commission approved 6 in Favor, 0 Nays, 1 Absent

ATTACHMENTS:
CB 2019-289, Planning Report, Plat Commission Minutes.