CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-254 – Final Plat

MEETING DATE:
February 2, 2026

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 001-26: 642 E Fountain Rd – Final Plat - A request to review a final plat for the Cottages at Emerald Glades Phase 1 – Schuber Mitchell Homes

BACKGROUND:

The proposed subdivision is the first phase of a two-phase development, which will connect to the Northwest corner of the Emerald Glades Subdivision that is accessed through N St Louis Ave. The sixth phase of Emerald Glades will connect to the second phase of the Cottages, through the road which is designated as “Spruce Street” on the second phase of the Cottages. The first phase (north half) intersects Fountain Road.

The proposed lot sizes meet the minimum requirements for an R-2 District (6,000 square feet total, with at least 50 feet of ROW frontage.

Per Article 3 of the Joplin Development Code, the second phase includes West and South street connections for future developments, and the block length does not exceed 800 feet in length. The ROW meets the minimum width requirements, which are 60 feet.

PLANNING & ZONING COMMISSION TESTIMONY:

Lillian Bryant, with OWN Engineering, represented the case. Phase 1 includes 42 lots with two detention ponds. Phase 2 will include 40 lots. The houses will be cottage style, 50 foot wide lots.

Ms. Klue-Michael stated that to be clear you still have to go through another subdivision to get to that road. This will be connecting to a new subdivision that will not be coming off Fountain Rd. Mr. Bellairs stated that there is currently only one road with access so they will have a future connection to Emerald Glades.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-254
Planning & Zoning Commission recommends approving Case 001-26 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map