Z&P Meeting: January 12, 2026
City Council Meeting: February 2, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Final Plat

CASE 001-26 Final Plat Review

NAME OF SUBDIVISION The Cottages at Emerald Glades Plat 1

LOCATION: 642 E Fountain Road

APPLICANT: Schuber Mitchell Homes

PRESENT ZONING: R-2

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	N/A (Jasper County)	R-1	N/A (Jasper County)	N/A (Jasper County)
Land Use	Vacant	Single-Family Residential Home	Vacant	Single-Family Residential Home

SUBDIVISION:

Number of lots
42

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
E Fountain Rd	Local	60′

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES: All necessary utilities will be extended and constructed for the site. This includes stormwater detention, sewer, electric, water, and gas.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?

Yes, see discussion below:

DISCUSSION:

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.

Staff recommends approval of Case 001-26

ENCLOSURES:

Applicant Material
Final Plat
Map