JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Final Plat

CASE 004-24 Final Plat Review

NAME OF SUBDIVISION Eagle's Edge Phase 4

LOCATION: Property West of the Intersection of Wildwood Ranch Parkway and Nellie Mae

APPLICANT: Lance Ledford

PRESENT ZONING: R-1 (Single-Family Residential)

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-2	R-1	MUC	MUC/R-2/Outside of City Limits
Land Use	Vacant	Single-Family Dwellings	Vacant	Vacant

SUBDIVISION:

Number of lots
18

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Leah Lane	Local	50′
W 29th St	Local	50′
W 32nd St	Arterial	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.

DISCUSSION:

The proposed plan meets the Subdivision Regulations in the Joplin Development Code under Article 3, and Lot size requirements outlined in Article 5. Phases 1 and 2 of this subdivision were previously approved by the Planning and Zoning Commission and City Council. Phase 4 is consistent with the rest of the subdivision phases in terms of the number of lots, lot sizes, and lot layout. There is a total of 18 lots in this phase.

Staff recommends approval of Case 004-24

ENCLOSURES:

Applicant Material
Final Plat
Map