City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: March 7, 2016

Item: COUNCIL BILL NO. 2016-256
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 2/10/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 007-16: Northeast corner of Broadway Street and Buchanan Road – A request to Review the Final Plat of Buchanan Place for the construction of duplexes – Rick Benson.

STAFF SUMMARY:
The final plat approval is for Buchanan Place. This addition will be a 7 lot two-family residential subdivision at the Northeast Corner of Broadway Street and Buchanan Road. Mr. Benson has also successfully rezoned this property to R-2, Two Family Residential and vacated a portion of the street easement for development. The Final Plat does require City Council approval.

Staff recommends approval of Case 007-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. John Bolte, Small Arrow Engineering, appeared representing Rick Benson, the developer on this project. This seven-lot addition basically re-plats all of the smaller lots from the original subdivisions. Utility and drainage easements will be created throughout the parcel to convey the drainage runoff from Broadway Street and to provide the corridor for the installation of the sanitary sewer to be dedicated to the City of Joplin.

Mr. Bolte may dedicate an additional private easement to Missouri American Water Company once it is determined where they want to build their system.

Mr. Duncan asked if the preliminary plat and the final plat are exactly the same, and Mr. Bolte replied they are basically the same. The final plat includes the space for the vacation of the portion of Buchanan Road, which is now part of Lot 5.

Mr. Smith asked about access to Lot 6. Mr. Bolte replied Lot 6 and Lot 7 will actually face Broadway Street. A driveway serving those two lots will enter from Broadway, with two access points along that driveway to serve Lots 6 and 7.

PUBLIC COMMENT:
None.