Z&P Meeting: April 10, 2017
City Council Meeting: May 1, 2017

STAFF PLANNING REPORT
Final Plat

CASE 007-17 Final Plat review

NAME OF SUBDIVISION Cedar Point

LOCATION Southeast Corner of 26th Place and South Even Avenue

APPLICANT Schuber Mitchell Homes

PRESENT ZONING R-2, Two-Family Residential

PRESENT LAND USE Undeveloped

EXISTING CONDITIONS

	North	East	South	West
Existing Zoning	N/A	R-1	R-1	N/A
Land Use	Jasper County	Residential	Residential	Jasper County

SUBDIVISION

Number of lots
55

TRANSPORTATION

Streets with access	Classification	Right-of-way width
South Evens Avenue	Secondary	50’
Future 26th Place	N/A	N/A
Future 27th Street	N/A	N/A
Future 27th Place	N/A	N/A

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD? No.

UTILITIES	Sanitary sewer already exists in the subdivision. Utilities will be added and extended in future right of way.
FLOOD PLAIN	N/A

STAFF ANALYSIS

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

Yes.

DISCUSSION

This final plat approval is for Cedar Point Plat 1. This addition will be a 55-lot single-family residential subdivision at the Southwest Corner of South Even Avenue and 26th Place, located just west of the Cedar Ridge neighborhood. The preliminary plat for this subdivision was originally approved in 2006 but was never constructed. Schuber Mitchell Homes purchased the land and would like to create a 55-lot residential These lots meet the standards of the City of Joplin Subdivision Regulations. Additionally, infrastructure plans for this subdivision have been submitted to the City of Joplin for review and approval.

Staff recommends approval of Case 007-17.

ENCLOSURES

Final Plat