City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: June 5, 2017

Item: COUNCIL BILL NO. 2017-262
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2017-262
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: 05/08/17

Recommended Action: Planning and Zoning Commission recommended approval by a vote of 5 In Favor, 2 Absent

SUMMARY/REQUEST:

Case 014-17: 350 ft. East of 33rd Street and John Duffy Drive -A request to review the Final Plat of The Woodlands Plat 3 for the construction of single-family residential development- Schuber Mitchell Homes

STAFF SUMMARY:

This final plat approval is for The Woodlands Plat 3. The preliminary plat for this subdivision was approved by the Planning and Zoning Commission in December of 2014 and by the City Council in January of 2015. This phase of the subdivision is located on approximately 7.2 acres in the Wildwood Ranch development that is located on the west side of Joplin and consists of 36 single-family lots. The original owner (Mr. Jimmer Pinjuiv) took the small lot subdivision concept to Council for approval a few years ago and this is the primary reason this area is zoned "Planned" Single-Family Residential". The original concept was to market the subdivision to seniors and retirees that did not want a large yard to maintain. Staff believes this subdivision complies with the original concept presented to the Council by Mr. Jimmer Pinjuiv.

Staff recommends approval of Case 014-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Dan Mitchell, 1621 Anderson Drive, Webb City, Missouri, stated that The Woodlands Plat 3 is an extension of The Woodlands, Plats 1 and 2. He noted that the proposed Cedar Point development was comparable to The Woodlands. Schuber Mitchell homes work well on lots that are not as wide, because the floor plans are designed for depth rather than width. Schuber Mitchell is still able to meet all city setback requirements with narrow lots because of the design of the homes.

Mr. Smith asked if there were any questions for Mr. Mitchell? Mr. Smith asked how many lots are 50 feet wide?

Mr. Mitchell stated that 40% of the lots were 50 feet wide. The interior is where you put larger lots because as people drive further in the development, there is less traffic.

PUBLIC COMMENT:
None.