City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: June 5, 2017

Item: COUNCIL BILL NO. 2017-263
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2017-263
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 015-17: 650 ft. East of 33rd Street and John Duffy Drive - A request to review the Final Plat of The Woodlands Plat 4 for the construction of single-family residential development-Schuber Mitchell Homes.

STAFF SUMMARY:
This final plat approval is for The Woodlands Plat 4. 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 37 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 015-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Dan Mitchel, 1621 Anderson Drive, Webb City, Missouri, made himself available for questions.

PUBLIC COMMENT:
None.