Z&P Meeting: May 8, 2017
City Council Meeting: June 5, 2017

STAFF PLANNING REPORT
Final Plat

CASE 015-17 Final Plat review

NAME OF SUBDIVISION The Woodlands 4

LOCATION 650 ft East of 33rd Street and John Duffy Drive

APPLICANT Schuber Mitchell Homes

PRESENT ZONING R-1-PD (Planned Single-Family Residential Development

PRESENT LAND USE Undeveloped

EXISTING CONDITIONS

	North	East	South	West
Existing Zoning	C-O	C-3	N/A	R-1
Land Use	Undeveloped	Undeveloped	Newton County	Residential

SUBDIVISION

Number of lots
37

TRANSPORTATION

Streets with access	Classification	Right-of-way width
33rd Street	Local	50’
Emilee Ruth Circle	Local	50’
34th Place	Local	50’

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?
No. All streets are being constructed to City standards and dedicated to the City as public Right-of-Way.

UTILITIES Utilities are being installed by the developer.

FLOOD PLAIN N/A

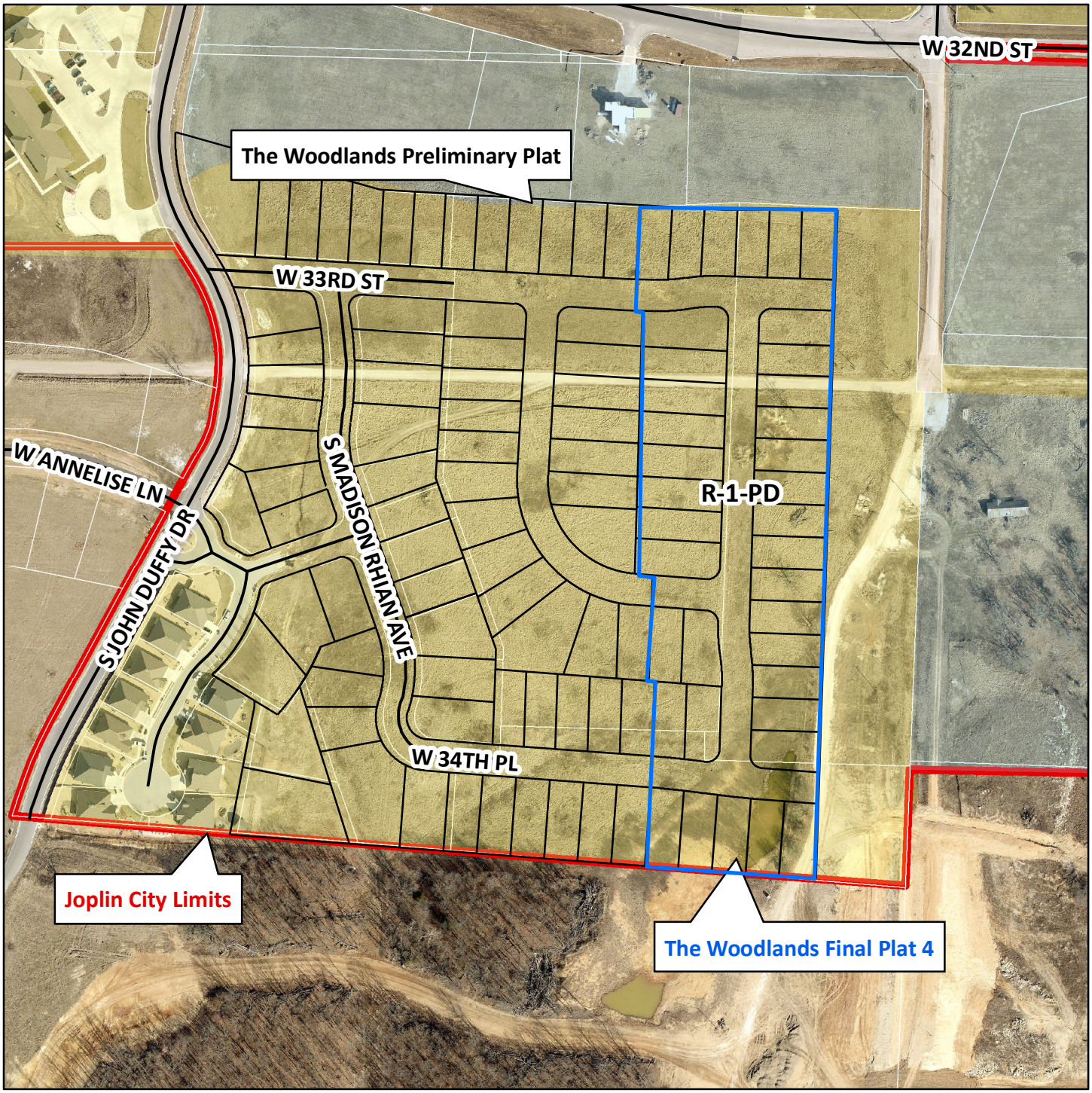
STAFF ANALYSIS

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?
The proposed subdivision does not comply with the minimum lot size requirements concerning the City's Subdivision Regulations, including, minimum lot size and width. Council has the authority to approve smaller lot sizes and widths in a Planned Development overlay.

DISCUSSION
This final plat approval is for The Woodlands 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.

ENCLOSURES
Final Plat



0 205 410 820 1,230 1,640 Feet

Case 015-17: 650 ft east of 33rd Street and John Duffy Drive – A request to review a Final Plat for The Woodlands 4 – Schuber Mitchell Homes.

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