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

STAFF PLANNING REPORT
Final Plat

CASE 016-17 Final Plat review

NAME OF SUBDIVISION Twin Hills 3

LOCATION 26th Street and Jimmy Weaver Drive

APPLICANT KCC Investments

PRESENT ZONING R-1 (Single-Family Residential Development)

PRESENT LAND USE Undeveloped

EXISTING CONDITIONS

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

SUBDIVISION

Number of lots
4

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Jimmy Weaver Drive	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 Property has utility connections.

FLOOD PLAIN N/A

STAFF ANALYSIS

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?
Yes. The proposed subdivision meets all City of Joplin standards and minimums as outlined in the Subdivision Regulations.

DISCUSSION
This final plat is for Phase 3 the Twin Hills Subdivision, a 24-lot subdivision on the south side of the existing Twin Hills Golf & Country Club. This phase contains 4 lots that range in size from approximately 19,000 square feet to 30,000 square feet. A cul-de-sac will be constructed to City Standards and dedicated to the City of Joplin as public right-of-way.

Staff recommends approval of Case 016-17.

ENCLOSURES
Final Plat



0 80 160 320 480 640 Feet

Case 016-17: 26th Street and Jimmy Weaver Drive – A request to review a Final Plat for Twin Hills Plat 3 – KCC Investments.

N