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.

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

STAFF PLANNING REPORT
Final Plat

CASE 014-17 Final Plat review

NAME OF SUBDIVISION The Woodlands 3

LOCATION 350 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
36

TRANSPORTATION

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

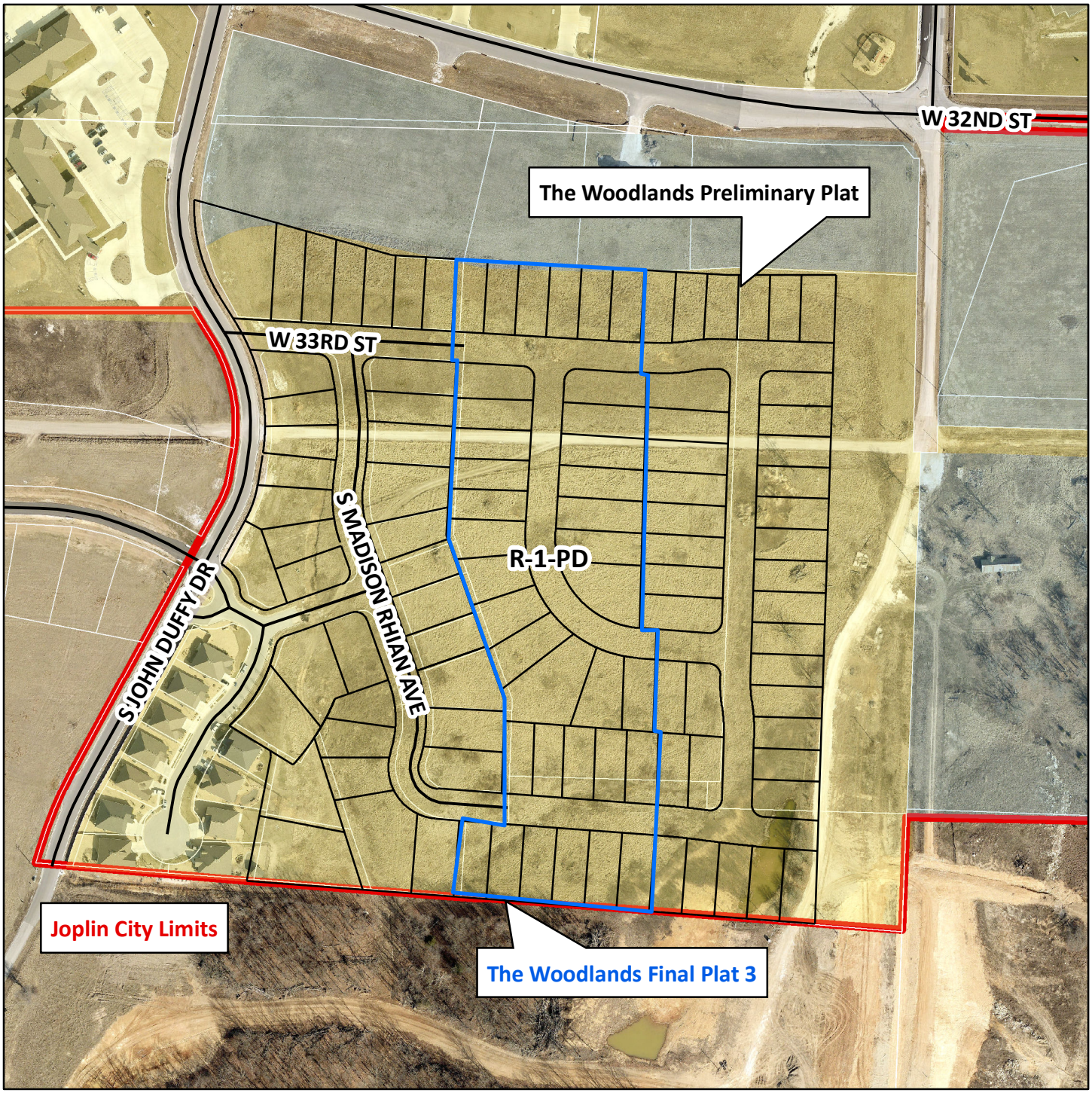
DISCUSSION

This final plat approval is for The Woodlands 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.

ENCLOSURES

Final Plat



0 215 430 860 1,290 1,720 Feet

Case 014-17: 350 ft East of 33rd Street and John Duffy Drive – A request to review a Final Plat for The Woodlands 3 – Schuber Mitchell Homes.

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

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.

Mr. Smith asked if there were any more questions? There were none. Any one present that would like to speak in favor of this case? There were none. Anyone like to speak against this case? There were none.

MR. CORTEZ MOVED, SECONDED BY MR. BROWN, THAT CASE 014-17 BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. THE MOTION CARRIED, WITH MR. SMITH, MR. DUNCAN, MR. CORTEZ, MR. BROWN, MR. DERMOTT AND MS. BRUECKNER-SEARS VOTING "AYE". (5 IN FAVOR, 2 ABSENT).

P & Z Case 014-17
Schuber Mitchell Homes.
(P & Z Recommended Approval)

COUNCIL BILL NO. 2017-262 ORDINANCE NO.

AN ORDINANCE requesting to review the Final Plat of THE WOODLANDS Plat 3, located 350ft. East of 33rd Street and John Duffy Drive in the City of Joplin, Jasper County, Missouri.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the grades in the Plat of THE WOODLANDS Plat 3 located 350ft. East of 33rd Street and John Duffy Drive in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

A SURVEY OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 34 WEST, JOPLIN, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND DRILL STEEL AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 34 WEST, THENCE ALONG THE EAST LINE OF SAID SECTION, SOUTH 01°52'01" WEST, 234.37 FEET; THENCE LEAVING SAID SECTION LINE, NORTH 90°00’00” WEST, 330.12 FEET; THENCE NORTH 86°36’16” WEST, 137.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 3°23’44” WEST, 169.50 FEET; THENCE SOUTH 88°07’59” EAST, 14.05 FEET; THENCE SOUTH 1°52’01” WEST, 421.82 FEET; THENCE 1.07 FEET ON A 150.00 FEET RADIUS CURVE TO THE LEFT, WITH A CHORD BEARING SOUTH 85°30’07” EAST, 1.07 FEET; THENCE SOUTH 85°42’22” EAST, 28.46 FEET; THENCE SOUTH 1°52’01” WEST, 170.15 FEET; THENCE SOUTH 85°42’22” EAST, 9.01 FEET; THENCE SOUTH 1°52’01” WEST, 170.15 FEET; THENCE NORTH 85°42’22” WEST, 0.73 FEET; THENCE SOUTH 4°17’38” WEST, 126.30 FEET; THENCE NORTH 85°42’22” WEST, 324.00 FEET TO THE SOUTHEAST CORNER OF THE WOODLANDS PLAT 2, A SUBDIVISION OF LAND AS SHOWN IN PLAT BOOK 16, PAGE 3 IN THE OFFICE OF THE RECORDER OF DEEDS IN NEWTON COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, NORTH 4°17’38” EAST, 126.30 FEET; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, SOUTH 85°42’22” EAST, 68.50 FEET; THENCE ALONG THE EAST LINE OF THE WOODLANDS PLAT 2 AND THE WOODLANDS PLAT 1, A SUBDIVISION OF LAND AS SHOWN IN PLAT BOOK 16, PAGE 2 IN THE OFFICE OF THE RECORDER OF DEEDS IN NEWTON COUNTY, MISSOURI, NORTH 1°52’01” EAST, 202.52 FEET; THENCE CONTINUING ALONG THE EAST LINE OF THE WOODLANDS PLAT 1 THE FOLLOWING FOUR COURSES; NORTH 19°21’11” WEST, 291.17 FEET; THENCE NORTH 3°23’44” EAST, 336.61 FEET; THENCE NORTH 86°36’16” WEST, 10.72 FEET; THENCE NORTH 3°23’44” EAST, 120.00 FEET TO THE NORTHEAST CORNER OF THE WOODLANDS PLAT 1; THENCE LEAVING THE EAST LINE OF SAID SUBDIVISION, SOUTH 86°36’16” EAST, 312.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.20 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

Section 2. That said plat, having been filed showing that the lots have been staked out and platted and the streets and alleys have been dedicated to the public for public use, and that the proper levels have been run and the grades established for said addition, is hereby accepted by the City of Joplin, Jasper County, Missouri, and according to the statues of the State of Missouri.

Section 3. That the City Clerk is hereby authorized and directed to endorse upon such plat the approval of the Council under her hand and the Seal of the City of Joplin, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2017, by a vote of _____.

_____

ATTEST: Michael L. Seibert, Mayor

_____

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney