Z&P Meeting: June 12, 2017
City Council Meeting: July 3, 2017

STAFF PLANNING REPORT
Final Plat

CASE 019-17 Final Plat review

NAME OF SUBDIVISION Maryland Crossing

LOCATION Northeast Corner of 22nd Street and Maryland Avenue

APPLICANT Allphin Investments

PRESENT ZONING R-1 (Single-Family Residential)

PRESENT LAND USE Undeveloped

EXISTING CONDITIONS

	North	East	South	West
Existing Zoning	R-2	R-1	R-1	R-1 and R-2
Land Use	Undeveloped, Duplexes	Single-Family Residential	Single-Family Residential	Single-Family Residential

SUBDIVISION

Number of lots
3

TRANSPORTATION

Streets with access	Classification	Right-of-way width
22nd Street	Secondary	50’
Maryland Avenue	Secondary	50’

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?
No. Maryland Avenue is being constructed by the developer to connect from 22nd to 21st Street, which will alleviate traffic in the area.

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?

Yes. This subdivision plat has been reviewed by city staff and meets minimum lot size requirements and right-of-way requirements.

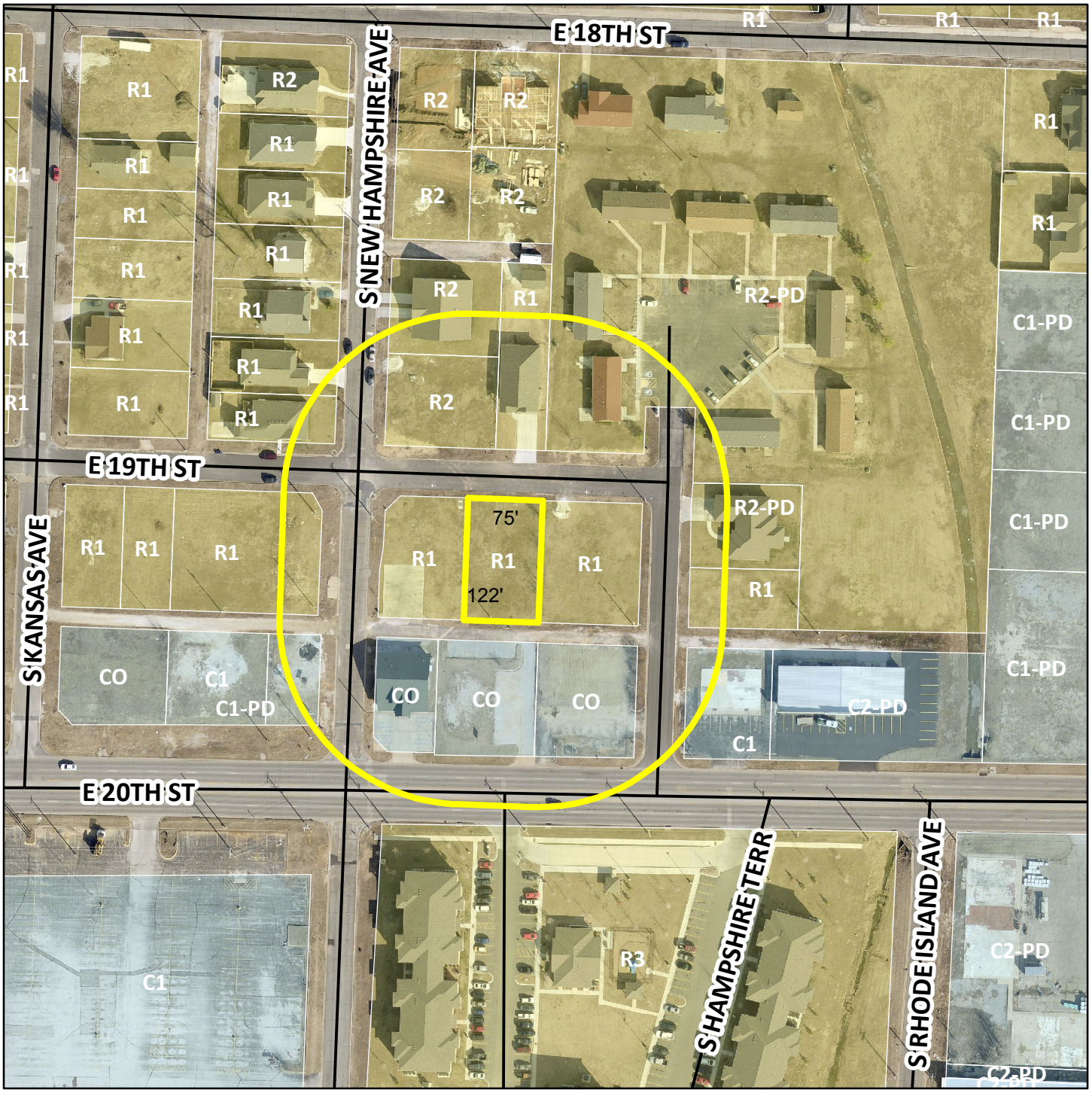
DISCUSSION

This preliminary plat approval is located at the northeast corner of 22nd and Maryland. It consists of three single-family lots and one dedicated street right-of-way. When this parcel was rezoned, the Joplin City Council requested that the lots along 22nd Street remain single-family to serve as a buffer zone between the new two-family units and the existing single-family neighborhood. The developer made these requested changes and is now submitting a plat to dedicate future Maryland Avenue, which will connect 20th Street to 22nd. Additionally, it creates three new single-family lots. Because the subdivision has less than twelve lots, the preliminary and final plats can be approved at the same meeting. The final plat will go to the Joplin City Council for approval.

Staff recommends approval of Case 019-17.

ENCLOSURES

Final Plat



Case 020-17: 1516 East 19th Street – A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) for the construction of a duplex – Ledford Construction and Development.

N