City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: July 3, 2017

Item: COUNCIL BILL NO. 2017-267
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2017-267
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: 06/12/17

Recommended Action: Planning and Zoning Commission recommended approval by a vote of 6 In Favor, 1 Absent

SUMMARY/REQUEST:
Case 019-17: Northeast Corner of 22nd Street and Maryland Avenue – A request to review the final plat for 'Maryland Crossing' – Allphin Investments.

STAFF SUMMARY: This final 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.

Staff recommends approval of Case 014-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Lori Neece, Stewart and Neece Land Surveying, 1201 E. 15th Street, Joplin, MO. This is the final plat for this same property.

Mr. Duncan stated he did have a question. When this came before the board before there was a lot of discussion about the drainage. Has that been resolved? Ms. Cunningham stated that they had a meeting last week with staff and the drainage for the development is going to be in one of the lot and there will be one less duplex. These houses are included in that drainage with the duplexes

PUBLIC COMMENT:
None.