City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: September 5, 2017

Item: COUNCIL BILL NO. 2017-272
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2017-272
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: 08/14/17

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

SUMMARY/REQUEST:
Case 024-17: Located approximately 200 feet north of the intersection of West 28th Street and Lois Lane – A request to review Cedar Point Subdivision Plat 2 – Schuber Mitchell Homes.

STAFF SUMMARY:
This final plat approval is for Cedar Point Plat 2. This addition will be a 31-lot single-family residential subdivision at the Southwest Corner of South Even Avenue and 26th Place, located just west of the Cedar Ridge neighborhood and Cedar Point Plat 1. The preliminary plat for this subdivision was originally approved in 2006 but was never constructed. Schuber Mitchell Homes purchased the land and would like to create a 31-lot residential subdivision. These lots meet the standards of the City of Joplin Subdivision Regulations. Specifically, per the previous recommendation of the Planning and Zoning Commission, the lots within the subdivision meet our 65' width requirement. Additionally, infrastructure plans for this subdivision have been submitted to the City of Joplin for review and approval.

Staff recommends approval of Case 024-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Dan Mitchell, 1621 Anderson Dr, Webb City, MO. This project is an extension of Cedar Point Plat 1 which was previously approved by Planning and Zoning and City Council. This is Plat 2, and it complies with all necessary zoning codes. There were a few changes made; one of which was to push West 27th Place through over the drainage, which creates more access and exits for the houses. This brings the plat into compliance with the International Fire Code.

PUBLIC COMMENT:
Wayne Stevenson, Anderson Engineering, Civil Engineer for Dan Mitchell. He was there to give his blessing to this project.