CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-281 – Final Plat Review, Par Lane Addition.

MEETING DATE:
September 7, 2021

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Case 047-21: Final Plat Review – A request to review the Final Plat of Par Lane Addition located at the End of Right-of-way of W. Par Ln. – 4 State Builders.

BACKGROUND:
This final plat approval is for Par Lane Addition, a new subdivision in recently annexed land. A previous preliminary plat was submitted that included smaller lots for a proposed townhouse development that was denied by the Planning and Zoning Commission. This plat was designed to be in compliance with our zoning and subdivision regulations for the R-1 district.

This 14-lot subdivision located at the end of right-of-way of W. Par Ln. The property is presently zoned R-1 and will allow for the development of single-family homes. The proposed subdivision will include an extension of W. Par Ln. with a stubbed dead end to the West for future development and connections

PLANNING & ZONING COMMISSION TESTIMONY:
John Bolte, Small Arrow Engineering, 1302 S, Main St., Joplin, MO. Final Plat just shows lot sizes and dimensions and removes all the information about the utilities. We are taking all concerns into consideration. The traffic flow is considerably low compared to some other subdivisions Mr. Bolte also stated that when the houses were built, they were in the county with septic tanks and that is probably why the lots were bigger.

PUBLIC COMMENT:
None.

FUNDING SOURCE
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 047-21.
Planning and Zoning Commission approved Case 047-21 (5 Favor, 2 Absent,)

ATTACHMENTS:
CB 2021-280, Planning Report, Commission Minutes, Plat-Par Lane Addition.