CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-284 – Final Plat

MEETING DATE:
October 6, 2025

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 031-25: West of the intersection of N St Louis Ave and Reed St – Final Plat - A request to review a final plat – Schuber Mitchell Homes

BACKGROUND:

The proposed plan is to install the third subdivision phase for the Emerald Glades Subdivision. This subdivision was approved under the previous zoning code and was part of a planned development for smaller lot sizes in an R-1 District. There are 48 lots planned for this phase.

PLANNING & ZONING COMMISSION TESTIMONY:

Lillian Bryant, with OWN engineering, represented the case. She stated that there were 48 lots in this phase. Mr. Bellairs stated that the Commission has seen a couple of iterations of this. The most recent revision clarifies and outlines where the easements are and the sign easements. There were also some clarifications added on the boundary lines and one of the setback lines was not to scale. The commissioners discussed with the applicant how this subdivision would enter/exit onto the other streets and how it would connect to the adjacent subdivision.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:

Staff recommends approving Council Bill 2025-284
Planning & Zoning Commission recommends approving Case 031-25 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map