JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Final Plat

CASE 031-25 Final Plat Review

NAME OF SUBDIVISION Emerald Glades Phase 3

LOCATION: West of the intersection of N St Louis Ave and Reed St.

APPLICANT: Schuber Mitchell Homes

PRESENT ZONING: R-1 PD (Single-Family Residential, Planned Development)

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1 PD	R-1	R-1 PD	R-1 PD
Land Use	Single-Family Dwellings	Single-Family Dwelling	Vacant	Vacant

SUBDIVISION:

Number of lots
48

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
N Michigan Ave	Local	50′
Osage St	Local	50′
N McKee Ave	Local	50′
Aster Ave	Local	50′

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES: All necessary utilities will be extended and constructed for the site. This includes stormwater detention, sewer, electric, water, and gas.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?

Yes (Pre-2022 Code).

DISCUSSION:

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.

Staff recommends approval of Case 031-25

ENCLOSURES:

Applicant Material
Final Plat
Map