JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Final Plat

CASE 046-23 Final Plat Review

NAME OF SUBDIVISION Emerald Glades Phase II

LOCATION: 3330 N St Louis Ave

APPLICANT: Schuber Mitchell Homes

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

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	Outside of City Limits
Land Use	Single-Family Dwelling	Single-Family Dwelling	Vacant/Single-Family Dwelling	Vacant/Single-Family Dwelling/Two-Family Dwelling

SUBDIVISION:

Number of lots
42

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Sedge St	Local	50′
N Michigan 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.

DISCUSSION:

This final plat approval is for Emerald Glades Subdivision Phase II, located at 3330 N St Louis Ave. This phase of the subdivision will include 42 residential lots, zoned R-1 PD, Single-Family Residential Planned District. This zoning is appropriate for the property and is consistent with the future land use map. The Final Plat does require City Council approval. This plat meets the requirements of the Joplin Development Code.

Staff recommends approval of Case 046-23

ENCLOSURES:

Applicant Material
Final Plat
Map