City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: December 7, 2015

Item: COUNCIL BILL NO. 2015-279
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
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: 11/09/2015

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "5 in favor, 2 absent"

SUMMARY/REQUEST:
Case 039-15: Northeast corner of Florida Avenue and Water's Edge Boulevard – A request for the review of a Final Plat for Water's Edge Unit No. 4, a 27 lot residential subdivision, for future residential development – Molandco Inc.

STAFF SUMMARY:
The final plat approval is for Water's Edge Unit No. 4. This addition will be a 27 lot residential subdivision in the existing Water's Edge development. This is a gated community with private streets, although there will be a way to enter the property from Florida Avenue. Because it has a "PD" (Planned Development) designation, the City of Joplin will require a Site Plan Review before any buildings are constructed on the property.

Staff recommends approval of Case 039-15.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Allyn Burt requested the review of the final plat for Water's Edge Unit No. 4, which contains 27 lots.

Mr. Eastman asked about the water in this area, and Mr. Burt stated the culverts that were installed around 1997 have failed. The eight-foot culverts had rusted, with the pressure of the flood pushing large rocks and boulders right through the metal. He is in the process of concreting that area.

Mr. Eastman asked if the plat will contain single-family homes, and Mr. Burt replied yes.

Mr. Duncan asked Mr. Burt if he has any deed restrictions on his current lots in Water's Edge, and he replied yes. He will have deed restrictions on the lots in this subdivision as well, with the plat being a gated community.

Mr. Duncan thought the application stated no deed restrictions. Ms. Cunningham stated the engineer who prepared the plat caught some small errors that he has since corrected, with the commissioners having the updated version of the plat. The City surveyor will review the plat prior to the December 7th City Council meeting. The approval of the plat would be conditional upon Chad Weller, the City surveyor, making sure everything checks out and is in compliance.

PUBLIC COMMENT:
None.