

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2019-250 – Final Plat Review, Standeford-Russow Subdivision.

MEETING DATE:

January 7, 2019

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- Sam Anselm.

SUMMARY REQUEST:

Case 041-18: Final plat review – a request to review the preliminary plat of the Standeford-Russow Subdivision located at the northwest corner of Schifferdecker Avenue and 24th Street – Joel Standeford

BACKGROUND:

The final plat approval is for the Standeford-Russow Subdivision. This will contain seventeen lots zoned Single-Family Residential (R1) at the Northwest corner of Schifferdecker Avenue and 24th Street.

PLANNING & ZONING COMMISSION TESTIMONY:

The Plat shows one lot with access onto Schifferdecker Avenue; the access would be located about 60 feet south of the existing drive access. All other lots will either have access from 23rd Street on the north or from 24th Street on the south.

Two of the lots will be 79 feet wide, and the rest will be 70 feet wide. Ten of the lots will be 175 feet long; four lots will be 140 feet long; and one lot will be 219 feet long. Ten of the lots will be approximately 12,250 square feet; four lots will be 9,800 square feet; two lots will be 10,860 square feet; and one lot will be 15,330 square feet.

PUBLIC COMMENT:

Wayne Stevenson, 811 E 3rd Street, Joplin, MO. The tract of land will be split into 17 individual lots. The streets are in place, there is a minor sewer main extension, we have submitted plans to serve the south lots. The lots are proposed as R-1 (Single Family Residential). The access will be from both 23rd and 24th Streets, and one home will be on Schifferdecker Ave. There is some stormwater management between the middle of the lots. We will meet all required setbacks for R-1 lots.

FUNDING SOURCE

These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:

Staff recommends approval of Case 041-18.

ATTACHMENTS:

CB 2019-250, Planning Report, Commission Minutes