CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2019-289 – Final Plat Review, Hal’s Subdivision.

MEETING DATE:
January 6, 2020

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leслиe Haase, City Attorney- Peter Edwards, Interim City Manager- Daniel Pekarek.

SUMMARY REQUEST:
Case 046-19: Final Plat Review – A request to review the Final Plat of Hal’s Subdivision located on the Northwest corner of the intersection of W. 26th St. and S. Roosevelt Ave. – Joel Standeford

BACKGROUND:
The final plat approval is for Hal’s Subdivision, a replat of lots 1-3 of Schoolview Estates Third Addition. This subdivision will be 8 lots, zoned R-1 Single-family Residential. Lots 7 and 8 will have a shared access easement to ensure adequate room for access off of McKinley Ave. The applicant has also opted for a stormwater buyout in order to meet the stormwater requirements.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Stanton stated this was the final plat for Hal’s Subdivision on 26th Street and Roosevelt Avenue. It does meet all of the Subdivision Regulations in our code.

They do plan to subdivide into eight (8) distinct parcels. There will be 5 parcels on 26th Street, one will have frontage on Roosevelt, and two (2) will have frontage on the S. McKinley Avenue cul-de-sac. There is a sewer extension planned. The current sewer runs on the northern part of the parcel.

PUBLIC COMMENT:
None.

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

RECOMMENDATION:
Staff recommends approval of Case 046-19.
Planning and Zoning Commission approved 6 in Favor, 0 Nays, 1 Absent

ATTACHMENTS: