

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2021-258 – Final Plat Review, Thawakle Subdivision.

**MEETING DATE:**

February 1, 2021

**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- Nicholas Edwards.

**SUMMARY REQUEST:**

Case 007-21: Final Plat Review – A request to review the Final Plat of Thawakle Sub-division located at 3033 W. 26<sup>th</sup> St. – Dr. Iftikhar Ali

**BACKGROUND:**

The final plat approval is for Thawakle Sub-division located at the Northwest corner of W. 26<sup>th</sup> St. and S. Schifferdecker Ave. This subdivision will be 7 residential lots, zoned R-1 Single-family residential. Utilities are already in place to serve some of the lots that will be created. Sewer extension will be required, and easements are provided on the plat. Stormwater management facilities will also be required. Easements for these are provided. All lots meet the minimum lot size requirements for area and width.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Darin Collins, 3600 SE 110<sup>th</sup> Street, Galena, Kansas. He is representing Dr. Ali and wanting to divide into eight lots for single family residence. There is one house that has been completed in the subdivision.

Mr. Eastman asked if it would enter in and off 26<sup>th</sup> Street not Schifferdecker correct?

Mr. Collins stated there are two that are designed to enter off Schifferdecker

Mr. Kimble stated that there will be eight (8) lots in that corner lot. How much difference square-footage-wise will those homes be compared to what is in the neighborhood now?

Mr. Collins stated that it would be comparable.

Mr. Ramsour asked about the access of lots 3 and 4.

Mr. Collins stated there was an ingress/egress easement.

**PUBLIC COMMENT:**

None.

**FUNDING SOURCE**

These payments are included in the FY 2019-20 budget of the Community Planning Fund.

**RECOMMENDATION:**

Staff recommends approval of Case 007-21.

Planning and Zoning Commission approved Case 007-21 (7 Favor, 0 Nays)

**ATTACHMENTS:**

CB 2021-258, Planning Report, Commission Minutes, Plat-Thawakle Subdivision.