

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB2022-277 – Final Plat

MEETING DATE:

August 1, 2022

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

FUNDING SOURCE:

These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:

Case 045-22: Final Plat: 3330 & 3332 N. St. Louis Ave. – A request to review a final plat – Schuber Mitchell Homes.

BACKGROUND:

This final plat approval is for Emerald Glades Subdivision Phase 1 located at 3330 and 3332 N. St. Louis Ave. This subdivision will be 31 residential lots, zoned R-1-PD Single-family Residential Planned Development, with Council approval. This zoning is appropriate for the property and conforms to the future land use map. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations, with an approved Planned Development Overlay.

Schuber Mitchell Homes is seeking a 31-lot residential subdivision for single-family residential uses as the first phase of the 281-lot Emerald Glades Subdivision. Utilities will be required to be extended. The stormwater and wetland area in the northern part of the preliminary plat is included with this first phase to provide that area for stormwater runoff and recreation.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Stanton stated he had been advised by a representative of Schuber Mitchell homes before this meeting began that they wished to strike this case from the agenda. They will have to make amendments to the plat due to unforeseen easements that appeared in the title work. At this time, they have requested this item to be struck from the agenda.

Ms. Steele asked for clarification.

Mr. Stanton stated the applicant has asked to strike the case.

PUBLIC COMMENT;

None.

RECOMMENDATIONS:

Staff recommends striking CB2022-277 from the agenda.

Planning & Zoning Commission recommends striking Case 045-22 (5 in Favor, 0 Opposed, 2 Absent)

ATTACHMENTS

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map