

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2022-264 – Final Plat Review- Drury 2nd Subdivision,

MEETING DATE:

April 4, 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.

SUMMARY REQUEST:

Case 024-22: E. 36th St. and S. Range Line Rd. – A request to review a final plat – Chick-fil-A, Inc.

BACKGROUND:

This final plat approval is for Drury 2nd Subdivision located at Northeast corner of S. Range Line Rd. and W. 36th St. This subdivision will be 2 commercial lots, zoned C-3 Commercial. This zoning is appropriate for the existing use as well as the area and conforms to the future land use map

PLANNING & ZONING COMMISSION TESTIMONY:

Ron Willis, Anderson Engineering, requesting approval for the final plat.

Mr. Eastman asked how the traffic will be handled?

Mr. Stanton stated that they actually designed a wrap-around drive thru in their site plan to allow for significant stacking. It is a two-lane drive thru. Both entrances to the site are going to be at the furthest points from the intersection.

PUBLIC COMMENT:

None.

FUNDING SOURCE

These payments are included in the FY 2021-22 budget of the Community Planning Fund.

RECOMMENDATION:

Staff recommends approval of Case 024-22.

Planning and Zoning Commission approved Case 024-22 (7 Favor, 0 Nays,)

ATTACHMENTS:

CB 2022-264, Planning Report, Commission Minutes, Drury 2nd Subdivision Plat