



STAFF PLANNING REPORT Final Plat

CASE 050-22 Final Plat Review

NAME OF SUBDIVISION E. 32nd Place First Plat Subdivision

LOCATION: E. 32nd St. and S. Hammons Blvd.

APPLICANT: Woodsonia Joplin Apartments, LLC

PRESENT ZONING: C-3

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C-3	C-3	C-3	C-3
Land Use	Vacant	Vacant	Church	Vacant

SUBDIVISION:

Number of lots

2

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
S. Hammons Blvd.	Local	50'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC

HAZARD?

No.

UTILITIES: All necessary utilities will be extended and constructed to provide the site. This includes stormwater detention, sewer, electricity, water, and others. Some have been installed with the work done to Hammons Blvd. already.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY’S SUBDIVISION REGULATIONS?

Yes.

DISCUSSION:

This final plat approval is for E. 32nd Place First Plat Subdivision located at the Southeast Corner of E. 32nd St. and S. Hammons Blvd. This subdivision will be 2 commercial lots, zoned C-3 Commercial. 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 Joplin Development Code.

Woodsonia Joplin Apartments is seeking a 2-lot commercial subdivision for apartments and future commercial development. Utilities will be required to be extended, and some already have been.

Staff recommends approval of Case 050-22

ENCLOSURES:

Applicant Material
Final Plat
Map