



## STAFF PLANNING REPORT Final Plat

**CASE 007-223** Final Plat Review

**NAME OF SUBDIVISION** Par Lane Phase II

**LOCATION:** West of S Twin Hills Dr and South of W Par Ln

**APPLICANT:** 4 State Builders

**PRESENT ZONING:** None

**PRESENT LAND USE:** Vacant

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### SITE CONTEXT:

	North	East	South	West
<b>Existing Zoning</b>	R-1	R-1	R-2	Outside of City Limits
<b>Land Use</b>	Single-Family Homes	Vacant	Vacant	Vacant

### SUBDIVISION:

#### Number of lots

8

### TRANSPORTATION:

Streets with access	Classification	Right-of-way width
W Par Lane	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.

**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 Par Lane Phase II Subdivision located West of S Twin Hills Dr and South of W Par Ln. This subdivision will be 8 residential lots, zoned R-1, Single-Family Residential. 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.

**Staff recommends approval of Case 007-23**

**ENCLOSURES:**

Applicant Material  
Final Plat  
Map