



STAFF PLANNING REPORT Final Plat

CASE 014-17 Final Plat review

NAME OF SUBDIVISION The Woodlands 3

LOCATION 350 ft East of 33rd Street and John Duffy Drive

APPLICANT Schuber Mitchell Homes

PRESENT ZONING R-1-PD (Planned Single-Family Residential Development)

PRESENT LAND USE Undeveloped

EXISTING CONDITIONS

	North	East	South	West
Existing Zoning	C-O	C-3	N/A	R-1
Land Use	Undeveloped	Undeveloped	Newton County	Residential

SUBDIVISION

Number of lots
36

TRANSPORTATION

Streets with access	Classification	Right-of-way width
33 rd Street	Collector	50'
Emilee Ruth Circle	Collector	50'
34 th Place	Collector	50'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD? No. All

streets are being constructed to City standards and dedicated to the City as public Right-of-Way.

UTILITIES Utilities are being installed by the developer.

FLOOD PLAIN N/A

STAFF ANALYSIS

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

The proposed subdivision does not comply with the minimum lot size requirements concerning the City's Subdivision Regulations, including, minimum lot size and width. Council has the authority to approve smaller lot sizes and widths in a Planned Development overlay.

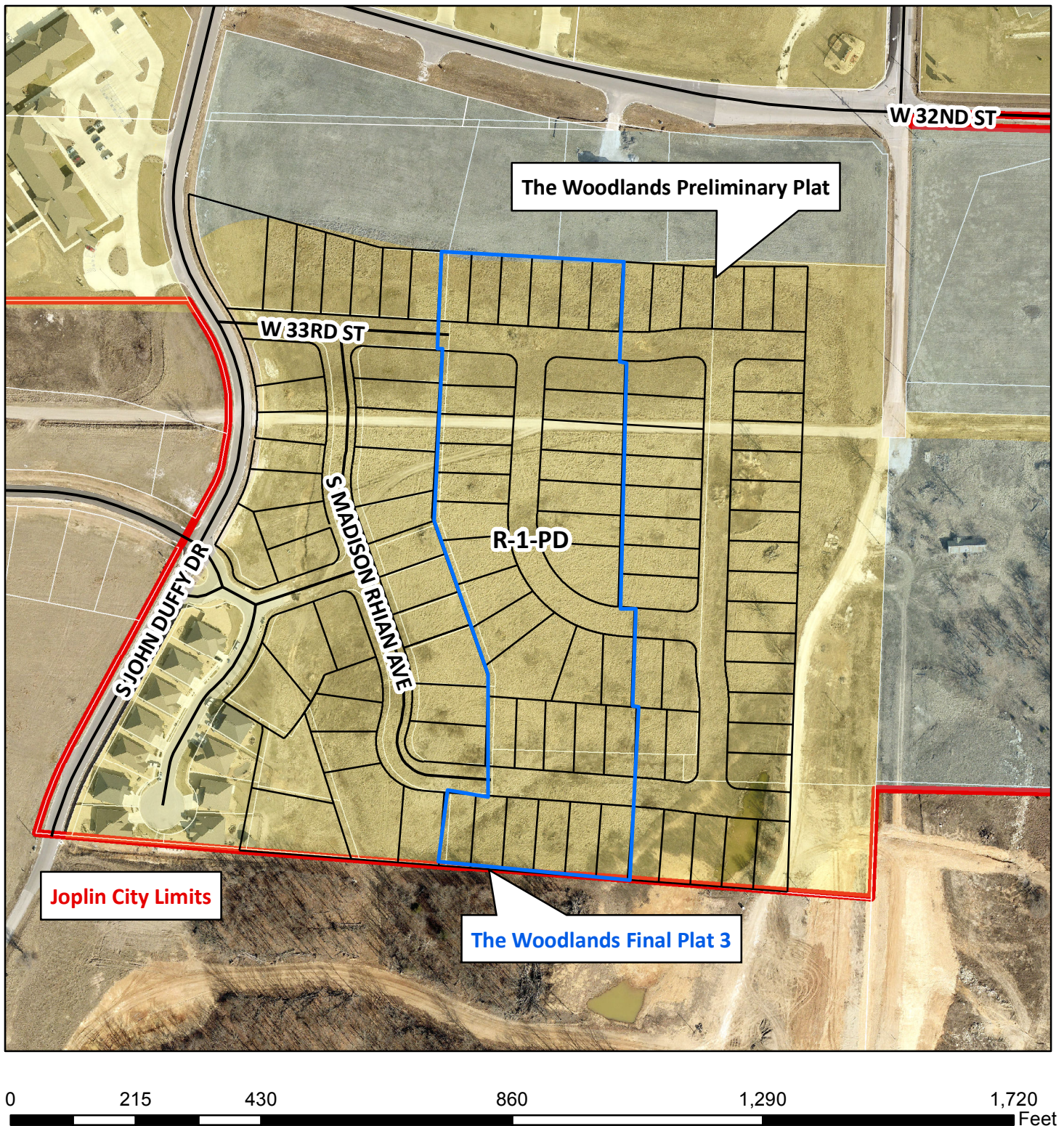
DISCUSSION

This final plat approval is for The Woodlands 3. The preliminary plat for this subdivision was approved by the Planning and Zoning Commission in December of 2014 and by the City Council in January of 2015. This phase of the subdivision is located on approximately 7.2 acres in the Wildwood Ranch development that is located on the west side of Joplin and consists of 36 single-family lots. The original owner (Mr. Jimmer Pinjuiv) took the small lot subdivision concept to Council for approval a few years ago and this is the primary reason this area is zoned "Planned" Single-Family Residential". The original concept was to market the subdivision to seniors and retirees that did not want a large yard to maintain. Staff believes this subdivision complies with the original concept presented to the Council by Mr. Jimmer Pinjuiv.

Staff recommends approval of Case 014-17.

ENCLOSURES

Final Plat



Case 014-17: 350 ft East of 33rd Street and John Duffy Drive – A request to review a Final Plat for The Woodlands 3 – Schuber Mitchell Homes.

