

**Requested Council Meeting Date: May 4, 2015**

**Item: COUNCIL BILL NO. 2015-261**

**Originating Department: PLANNING & COMMUNITY DEVELOPMENT**

Attachments: 1) Copy of Council Bill  
2) Planning Report  
3) Commission Minutes  
4) Copy of Final Plat

Planning/Community Development Manager: Troy Bolander

City Attorney: Peter C. Edwards

City Manager: Samuel L. Anselm

Board or Commission: Planning and Zoning Commission

Date: 4/13//2015

Recommended Action: Planning and Zoning Commission recommended approval by a vote of “7 in favor, 0 absent”

**SUMMARY/REQUEST:**

Case 008-15: John Duffy Drive and Cottage Circle – A request to the review the Final Plat for The Woodlands, a 35-lot residential subdivision, for future residential development – Schuber Mitchell Homes.

**STAFF SUMMARY:**

The final plat approval is for phase one of The Woodlands Subdivision. The Woodlands will be a 112 lot residential subdivision catered to citizens that prefer a smaller lot to maintain; the phase one final plat contains 35 lots. The proposed subdivision is located on approximately 26 acres in the Wildwood Ranch development that is located on the west side of Joplin. The original owner (Mr. Jimmer Pinjuv) 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 Pinjuv.

Staff recommends approval of Case 008-15.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Mr. Dan Mitchell appeared representing Schuber Mitchell Homes to request the review of the final plat for The Woodlands to construct a 35-lot residential subdivision.

Ms. Cunningham stated the City surveyor is still reviewing this final plat, so approval of this plat would be contingent upon any changes the surveyor recommends. Mr. Bolander stated the surveyor is just making sure the legal description is correct prior to the City Council meeting.

PUBLIC COMMENT:

None.