Z&P Meeting: December 8, 2014
City Council Meeting: January 5, 2014

STAFF PLANNING REPORT
Voluntary Annexation

CASE 056-14:

A request to voluntarily annex approximately 4 acres in the Crossroad Industrial Park.

LOCATION: 8225 E. 26th St.

APPLICANT: Joplin Business and Industrial Development Corporation

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EXISTING CONDITIONS:

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Eagle Picher Industrial Operation	Approx. 4 acres

DISCUSSION

The applicant (Joplin Business and Industrial Development Corporation) is requesting to voluntarily annex approximately 4 acres of land located at 8225 E. 26th St into the City of Joplin. This property is part of the Crossroads Industrial Park and currently contains an Eagle Picher industrial facility.

Staff recommends approval of Case 056-14.

ENCLOSURES:

Map of area to be annexed

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION
PURSUANT TO 71.012, RSMO., 1994

TO WHOM IT MAY CONCERN:

Pursuant to the terms of V.A.M.S. 71.02, the undersigned, being all of the owners of fee interests of record in all tracts of real property attached hereto and incorporated herein as Exhibit "A", do hereby request the voluntary annexation of said land to the City of Joplin, Missouri.

Signed: _____

Printed Rob O'Brian _____

STATE OF MISSOURI)
) ss:
COUNTY OF JASPER)

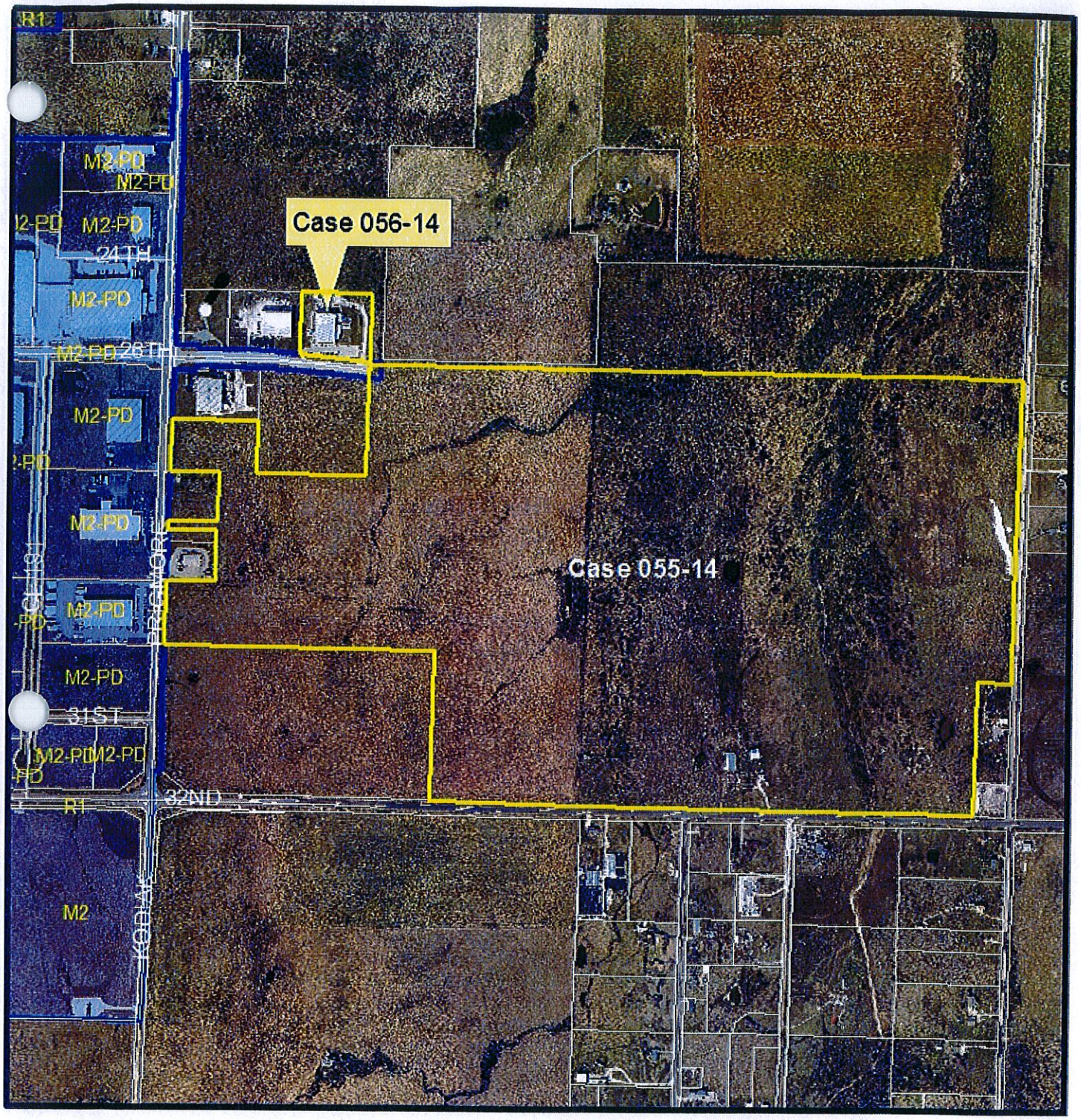
On this 17th day of November 2014, before me appeared Rob O'Brian, to me known to be the President of Joplin Business & Industrial Development Corp, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors of the consideration stated therein and no other, and said Rob O'Brian acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

My commission expires: _____.

LEANN J. SCHROER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jasper County
My Commission Expires: April 06, 2018
Commission Number: 14524522

_____
Notary Public



Case 055-14 and Case 056-14: Voluntary Annexation – A request to annex into the City of Joplin property generally described as located between26thSt. & 32nd St. and between County Rd. 190 & County Rd. 180 -Joplin Industrial Development Authority.



Case 055-14: East 26th Street, Highway FF (32nd Street), County Road 190, Country Road 180 – A request to voluntarily annex into the Corporate Limits of the City of Joplin, Missouri – Joplin Business & Industrial Development Corporation.

Case 056-14: 8225 East 26th Street – A request to voluntarily annex into the Corporate Limits of the City of Joplin, Missouri - Joplin Business & Industrial Development Corporation.

Mr. Eastman opened the public hearing for Case 055-14 and Case 056-14.

Mr. Bolander represented the Joplin Business & Industrial Development Corporation (JIDA) on Case 055-14 and Case 056-14. The City of Joplin has an agreement with JIDA for the annexation of the Crossroads Industrial Park. The property on the west side of County Road 190 is currently in the City of Joplin, with the east side not being in the city limits. The JIDA was eligible for state incentives if the property was outside the City of Joplin.

Most of the state funding has been used, mostly for the proposed interchange at Interstate 44 and County Road 190. The JIDA is now requesting that the property become part of the City of Joplin, with Case 055-14 and Case 056-14 being part of that request.

Mr. Eastman asked if the properties will be rezoned in the future, and Mr. Bolander replied yes. He explained that newly annexed land comes into the City with R-1 zoning since it is the most protected zoning classification. A public hearing will be held to rezone the property to industrial.

Mr. Duncan asked about the existing building on those lots, and Mr. Bolander replied the property in Case 055-14 is currently vacant. The property in Case 056-14 contains the Eagle-Picher facility.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 055-14 and Case 056-14.

MR. BROWN MOVED, SECONDED BY MR. DERMOTT, THAT CASE 055-14 AND CASE 056-14 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).