Z&P Meeting: January 12, 2015
City Council Meeting: February 2, 2015

STAFF PLANNING REPORT
Voluntary Annexation

CASE 001-15:

A request to voluntarily annex approximately 20 acres at 32nd street and John Duffy Drive.

LOCATION: Located at the Northwest corner of 32nd street and John Duffy Drive extending to Wildwood Ranch Parkway.

APPLICANT: Wildwood Ranch Development

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Undeveloped	20 acres

DISCUSSION

The applicant is requesting to voluntarily annex approximately 20 acres of land located between 32nd St and John Duffy Drive. This property is currently undeveloped.

Staff recommends approval of Case 001-15.

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.

STATE OF MISSOURI)
) ss:
COUNTY OF JASPER)

On this 14th day of December, 2014, before me appeared James Pinjuv, to me known to be the Managing Member of Wildwood Ranch, LLC, and that 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 Wildwood Ranch, LLC 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: January 19, 2018.

Teresa L. Gilliam

Notary Public

TERESA L. GILLIAM
Notary Public - Notary Seal
State of Missouri
Commissioned for Newton County
My Commission Expires: January 19, 2018
Commission Number: 13798256



0 600 1,200 2,400 Feet

Case 001-15 A voluntary annexation request to annex into the City of Joplin property generally described as located between 32nd Street and John Duffy Drive - Wildwood Ranch Development.

N

Case 001-15: Northwest corner of 32nd Street and John Duffy Drive – A request for the voluntary annexation into the corporate limits of the City of Joplin – Wildwood Ranch LLC.

Mr. Eastman opened the public hearing for Case 001-15.

Mr. James Pinjuv appeared representing Wildwood Ranch, 1032 Antelope Road, Joplin to request the voluntary annexation of property at the northwest corner of 32nd Street and John Duffy Drive.

Mr. Ramsour asked about the nearest contiguous part of Joplin, and Mr. Pinjuv replied that the properties to the east and to the south are in the City of Joplin. Mr. Eastman asked if those properties were annexed previously, and Mr. Bolander replied yes.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 001-15.

MR. DUNCAN MOVED, SECONDED BY MR. CORTEZ, THAT CASE 001-15 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, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).