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

STAFF PLANNING REPORT
Voluntary Annexation

CASE 003-15:

A request to voluntarily annex approximately 9.5 located at 8220 E. 26th Street.

LOCATION: 8220 E. 26th Street.

APPLICANT: Coca Cola Refreshments, Inc.

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Industrial	9.5 acres

DISCUSSION

The applicant is requesting to voluntarily annex approximately 9.5 acres of land located between East Alliance Parkway and County Road 190. This property is currently occupied by the Coca Cola distribution center.

Staff recommends approval of Case 003-15.

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.

Matthew J. Fanoe
Vice President
Real Estate

STATE OF ~~MISSOURI~~ Georgia)
) ss:
COUNTY OF ~~JASPER~~ Cobb)

On this 11th day of December 2014, before me appeared Matthew J. Fanoe, to me known to be the Vice President of Real Estate of Coca-Cola Refreshments USA, Inc., 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 Matthew J. Fanoe 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: 10/14/16.

Amy Kuhll
Notary Public

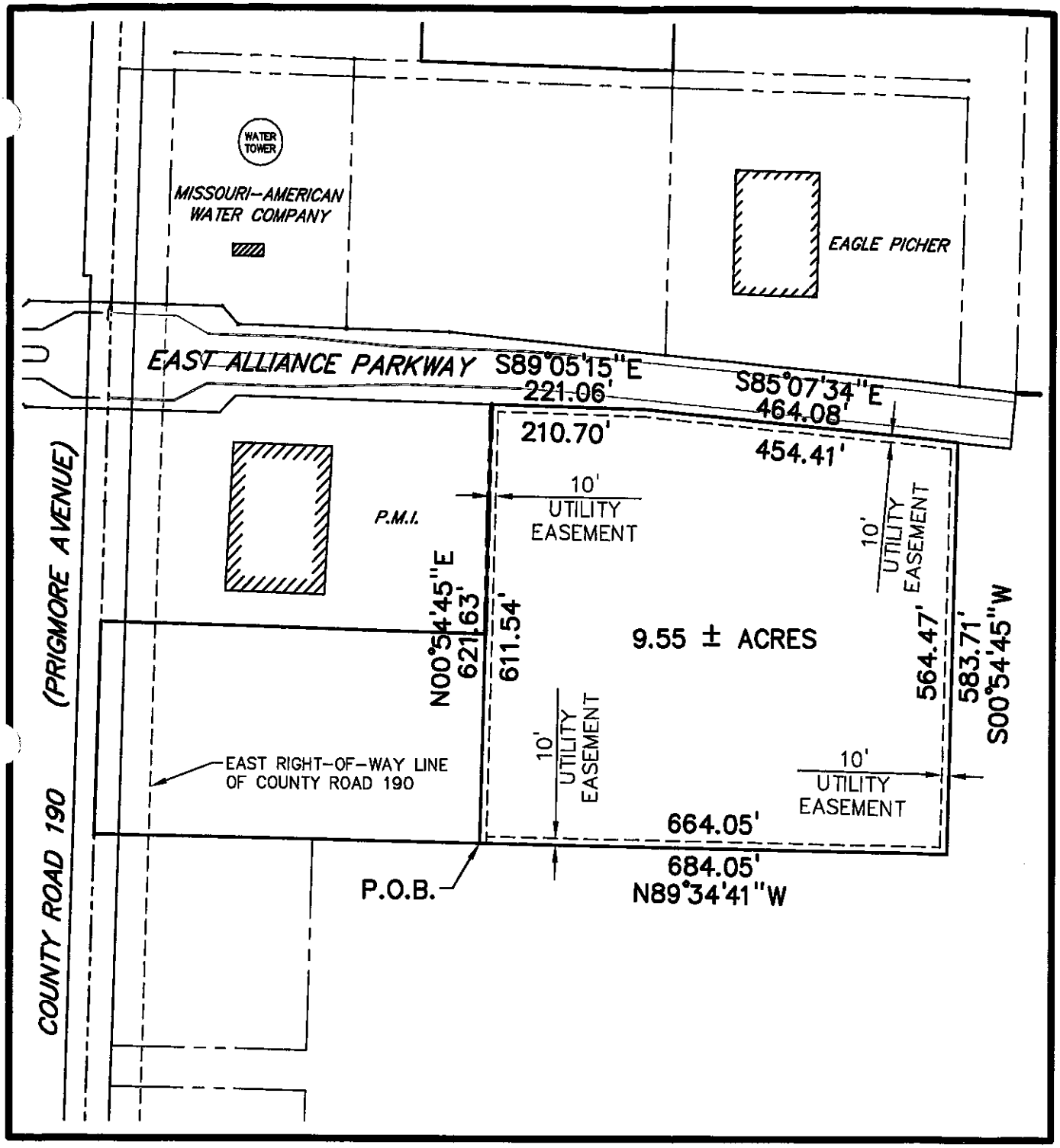
AMY K. WALL NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES OCT. 14, 2016



0 305 610 1,220 Feet

Case 003-15 A voluntary annexation request to annex into the City of Joplin property generally described as located south from Eagle Picher LLC between County Road 190 and East Alliance Parkway.

N



PREPARED BY: BF	COUNTY: JASPER STATE: MISSOURI
DATE: 2-7-2012 SCALE: 1" = 200'	JOB NAME: EXHIBIT FOR COCA-COLA BOTTLING COMPANY

ALLGEIER, MARTIN and ASSOCIATES, INC.

CONSULTING ENGINEERS & SURVEYORS

7231 East 24th Street, Joplin, Missouri 64804

P.O. Box 2627, Joplin, Missouri 64803-2627

Phone: 417-680-7200 Fax: 417-680-7300

©

SEC. 14 TWP. 27 N RNG. 32 W

Case 003-15: 8220 East 26th Street – A request for the voluntary annexation into the corporate limits of the City of Joplin – Coca Cola Refreshments USA Incorporated.

Mr. Eastman opened the public hearing for Case 003-15.

Mr. Kurt Higgins, Allgeier-Martin and Associates, 7231 East 24th Street, Joplin, appeared representing Rob O'Brian from the Joplin Area Chamber of Commerce to annex the Coca Cola site into the City of Joplin.

Mr. Smith asked about adjoining property already located within the City of Joplin. Mr. Bolander replied that 26th Street is in the city limits, with annexation of property to the south and to the north being addressed at a previous meeting. Those annexations are in the process of being finalized. By the time Case 003-15 is approved, those other properties will be in the City of Joplin, so it will be contiguous with the city limits.

Mr. Higgins stated that everything on the west side of County Road 190 is in the City of Joplin. The property on the east side was left in Jasper County to leverage tax funds to get development to happen, but once properties are developed, they get annexed into the City of Joplin.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 003-15.

MR. CORTEZ MOVED, SECONDED BY MR. BROWN, THAT CASE 003-15 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).