P & Z Case 003-26
Wildwood Ranch, LLC
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2026-256 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally described as Approximately 540 Acres Southwest of the intersection of Central City Rd and W 20th Street, Jasper and Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, the City did not receive written objections to the annexation by five percent (5%) of the registered voters or two (2) qualified voters in the area sought to be annexed pursuant to RSMo Section 71.012(3).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

COMMENCING AT FOUND IRON PIN BEING THE NORTHEAST CORNER OF SAID SECTION 13, THENCE S01°52'46"W ALONG EAST LINE OF SAID SECTION 13, A DISTANCE OF 730.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°52'46"W A DISTANCE OF 1190.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE ST. LOUIS-SAN FRANCISCO RAILROAD; THENCE ALONG SAID RAILROAD THE FOLLOWING CALLS: S77°22'43"W A DISTANCE OF 1882.59 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2839.75 FEET, AN ARC LENGTH OF 222.61 FEET, WITH A CHORD BEARING OF S79°37'28"W AND A CHORD LENGTH OF 222.55 FEET;

THENCE LEAVING SAID RAILROAD N44°29'46"W A DISTANCE OF 3344.93 FEET; THENCE S88°53'37"E A DISTANCE OF 1832.50 FEET; THENCE S88°55'44"E A DISTANCE OF 1939.34 FEET; THENCE S01°52'46"W A DISTANCE OF 659.96 FEET; THENCE S88°55'06"E A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING. CONTAINING 153.0 ACRES MORE OR LESS.

ALL THAT PART OF THE NORTH ONE-HALF (N1/2) OF SECTION 13, AND ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT FOUND IRON PIN BEING THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S01°53'02"W A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE N88°24'12"W A DISTANCE OF 712.50 FEET; THENCE S01°50'23"W A DISTANCE OF 1717.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE ST. LOUIS-SAN FRANCISCO RAILROAD; THENCE S77°02'27"E ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 2091.77 FEET; THENCE N29°57'42"W A DISTANCE OF 2498.82 FEET; THENCE N88°43'36"W A DISTANCE OF 23.19 FEET TO THE POINT OF BEGINNING. CONTAINING 58.4 ACRES MORE OR LESS.

AND

ALL THAT PART OF SECTIONS 13 & 14, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, AND THAT PART OF SECTIONS 23 & 24 TOWNSHIP 27, RANGE 34, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 24, THENCE N88°40'30"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 3473.99 FEET TO THE POINT OF BEGINNING;

THENCE S03°10'20"W LEAVING SAID NORTH LINE A DISTANCE OF 213.04 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF LOT 2 IN FOREST VIEW SUBDIVISION; THENCE ALONG THE NORTH LINE OF FOREST VIEW SUBDIVISION THE FOLLOWING COURSES: THENCE S68°06'02"W A DISTANCE OF 2344.74 FEET TO A FOUND IRON PIN; THENCE S79°14'00"W A DISTANCE OF 1615.28 FEET TO A FOUND IRON PIN; THENCE N01°48'55"E LEAVING SAID NORTH SUBDIVISION LINE A DISTANCE OF 1479.59 FEET TO A FOUND IRON PIN ON THE NORTH LINE OF SECTION 23; THENCE N01°50'14"E A DISTANCE OF 3701.58 FEET TO A FOUND IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF ST LOUIS-SAN FRANCISCO RAILROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2707.98 FEET, AN ARC LENGTH OF 280.71 FEET, A CHORD BEARING OF S74°10'30"E AND A CHORD DISTANCE OF 280.59 FEET TO A FOUND IRON PIN;

THENCE S77°03'04"E A DISTANCE OF 2718.99 FEET TO A FOUND IRON PIN; THENCE S01°29'24"W LEAVING SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 370.99 FEET TO A FOUND IRON PIN; THENCE S88°22'53"E A DISTANCE OF 48.96 FEET TO A FOUND IRON PIN; THENCE S01°30'00"W A DISTANCE OF 2715.76 FEET TO A FOUND IRON PIN ON THE SOUTH LINE OF SECTION 13; THENCE S88°40'30"E ALONG SAID SOUTH LINE A DISTANCE OF 16.49 FEET TO A FOUND IRON PIN; THENCE LEAVING SAID SOUTH LINE

ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF OF 1500.00 FEET, AN ARC LENGTH OF 408.46 FEET, A CHORD BEARING OF N83°31'27"E AND A CHORD DISTANCE OF 407.20 FEET TO A FOUND IRON PIN; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 307.22 FEET, A CHORD BEARING OF N84°31'27"E AND A CHORD DISTANCE OF 306.01 FEET TO A FOUND IRON PIN; THENCE S03°10'20"W A DISTANCE OF 91.54 FEET TO THE POINT OF BEGINNING.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

Section 3. This Council Bill shall become effective on February 18, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney