CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-256 – Voluntary Annexation

MEETING DATE:
January 20, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 003-26: Approximately 540 Acres SW of the intersection of Central City Rd and W 20th Street – Voluntary Annexation – A request to voluntarily annex property into the Corporate Limits of the City of Joplin – Wildwood Ranch, LLC

BACKGROUND:

The subject property is located within the Wildwood Ranch Annexation Agreement area, which was a contract between the City of Joplin and Wildwood West, LLC, made in 2009. The agreement stipulates that the property will be annexed into the City of Joplin over a specified timeline. All of the property identified in the agreement is required to be annexed by 2029.

The owner is seeking to sell the property for future industrial development. There will be a rezoning case following the approval of the annexation.

City staff finds that the annexation is reasonable and necessary for the future growth of the City of Joplin. In support of this finding, City staff has attached the previous Wildwood annexation ordinances, along with the 2018 Wildwood Ranch Industrial Complex Comprehensive Diligence and Master Planning document.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Bellairs took a moment to address a few items for case 003-26 and 004-26. A previous

annexation agreement with the property owner of Wildwood Ranch, James Pinjuv. The annexation agreement was completed in 2009. All of the property within the annexation agreements is supposed to be annexed into the City of Joplin by 2029. There are existing industrial uses along the corridor: Owens Corning, a concrete plant, and a Liberty substation. Staff wanted to identify that there are currently heavy industrial uses along the 20th Street corridor and that this area has been identified as a future heavy industrial use. The City has also made improvements to the 32nd Street corridor and is currently making improvements along the 20th Street corridor, to handle the west bound truck traffic. We also have plans for a western bypass that will assist with traffic as well. Mr. Pinjuv represented the case and stated that the annexation is part of an agreement with the City of Joplin. The end-user wants to make sure that the annexation and rezoning is completed beforehand. Ms. Klue-Michael asked how this would impact available drinking water. Mr. Pinjuv stated that the two big concerns are water and power, and the costs will be born by the developer. Ms. Phillips asked if they will buy the land or lease it. Mr. Pinjuv explained that he is selling the land. Mr. Morris Glaze spoke in support, explaining that Mr. Pinjuv has been the sole developer of Wildwood Ranch.

PUBLIC COMMENT;

Mr. Bellairs told Mr. Kimble that you may clarify that this is an annexation case, and there will be a separate case to discuss rezoning. Mr. Kimble relayed this to the opposition's comments. Ms. Mitchell asked if the City would be able to police this area, and how they are going to patrol it with a shortage of officers. Mr. Bellairs stated that these cases go out for interdepartmental comments, and that if JPD has concerns about their ability to police the property, they relay that to Planning and Zoning staff prior to the meeting.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-256
Planning & Zoning Commission recommends approving Case 003-26 (6 in Favor, 1 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map