CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2019- 251 -Voluntary Annexation

MEETING DATE:
February 4, 2019

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, City Manager- Sam Anselm.

SUMMARY REQUEST:
Case 001-19: Voluntary Annexation – A request to voluntarily annex approximately 5.5 acres, located at 2205 S. Prigmore Avenue – Crossroads Realty, LLC.

BACKGROUND:
Located approximately 1,000 feet south of I-44 at Exit 13 on the east side of Prigmore Avenue. This request consists of approximately 5.46 acres.

There is currently a large building (approx. 50,000 sq. ft.) on the property that houses a paper distribution company and a food distribution company: Midland Paper Company and Douglas Companies, Inc.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Whitmore stated that this is a request to voluntarily annex into the City of Joplin. The total property size is approximate 5.46 acres. There is a structure located on this property approximately 50 thousand square feet, which currently houses a paper distribution company and a food distribution company.

PUBLIC COMMENT;
None.

FUNDING SOURCE
These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 001-19.

ATTACHMENTS
CB 2019- 251, Staff Planning Report, P&Z Commission Minutes

CB 2019-251

Case 001-19: Voluntary Annexation – A request to voluntarily annex approximately 5.5 acres, located at 2205 S. Prigmore Avenue – Crossroads Realty, LLC.

Mr. Whitmore stated that this is a request to voluntarily annex into the City of Joplin. The total property size is approximate 5.46 acres. There is a structure located on this property approximately 50 thousand square feet, which currently houses a paper distribution company and a food distribution company.

Mrs. Koelkebeck asked why they want to voluntarily annex?

Mr. Whitmore stated that the purpose is for commercial purposes.

Mr. Cortez asked if there was anyone else to speak in favor of this case? There was not. There was no one to speak in opposition of this case.

MRS. BRUECKNER-SEARS MOVED, SECONDED BY MR. DERMOTT TO APPROVE CASE 001-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Z&P Meeting: January 14, 2019
City Council Meeting: February 4, 2019

STAFF PLANNING REPORT
Voluntary Annexation

CASE 001-19 A request to voluntarily annex property into the City of Joplin

LOCATION 2205 S. Prigmore Avenue

APPLICANT Crossroads Realty, LLC.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Industrial	Approx. 5.46 acres

DISCUSSION

Crossroads Realty, LLC. is requesting to voluntarily annex a tract of land, located about 1,000 feet south of I-44 at Exit 13 on the east side of Prigmore Avenue. This request consists of approximately 5.46 acres.

There is currently a large building (approx. 50,000 sq. ft.) on the property that houses a paper distribution company and a food distribution company: Midland Paper Company and Douglas Companies, Inc.

Staff recommends approval of Case 001-19.

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~~ St. Louis)

On this 12th day of November 2018, before me appeared

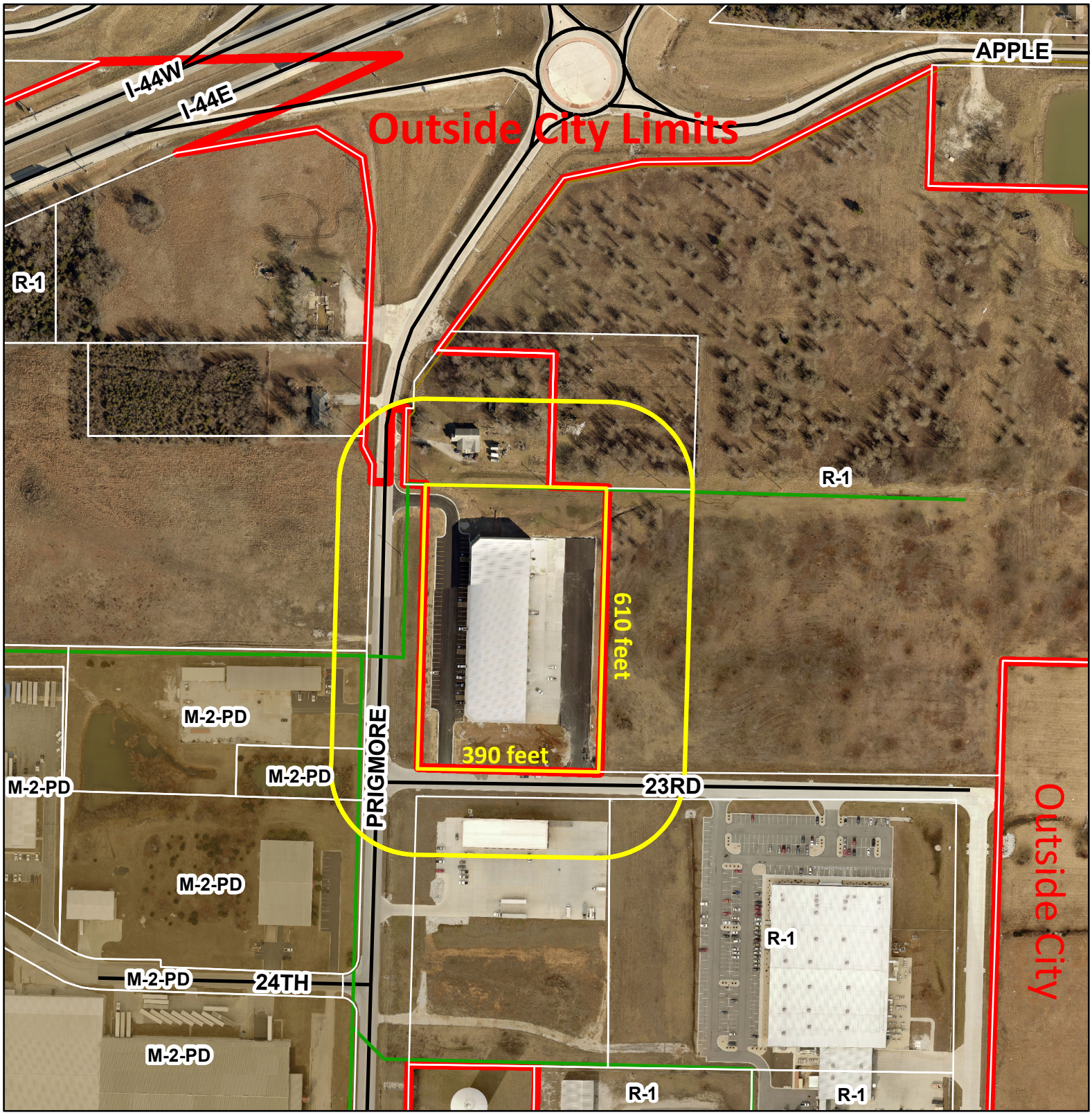
LOUIS A. VLASATY, to me known to be the member of CROSSROADS REALTY, L.L.C. a Missouri Limited Liability Company, and ~~the seal affixed to the foregoing instrument is the corporate seal of said corporation, and~~ that said instrument was singed ~~and sealed~~ on behalf of said ~~corporation~~ COMPANY ~~by authority of its Board of Directors of the consideration stated therein and no other~~, and said LOUIS A VLASATY acknowledged said instrument to be the free act and deed of said ~~corporation,~~ COMPANY 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: _____.

Abigail Helle-Krull
Notary Public

ABIGAIL HELLE-KRULL
Notary Public - Notary Seal
STATE OF MISSOURI
Franklin County
My Commission Expires: December 2, 2019
Commission #15453562

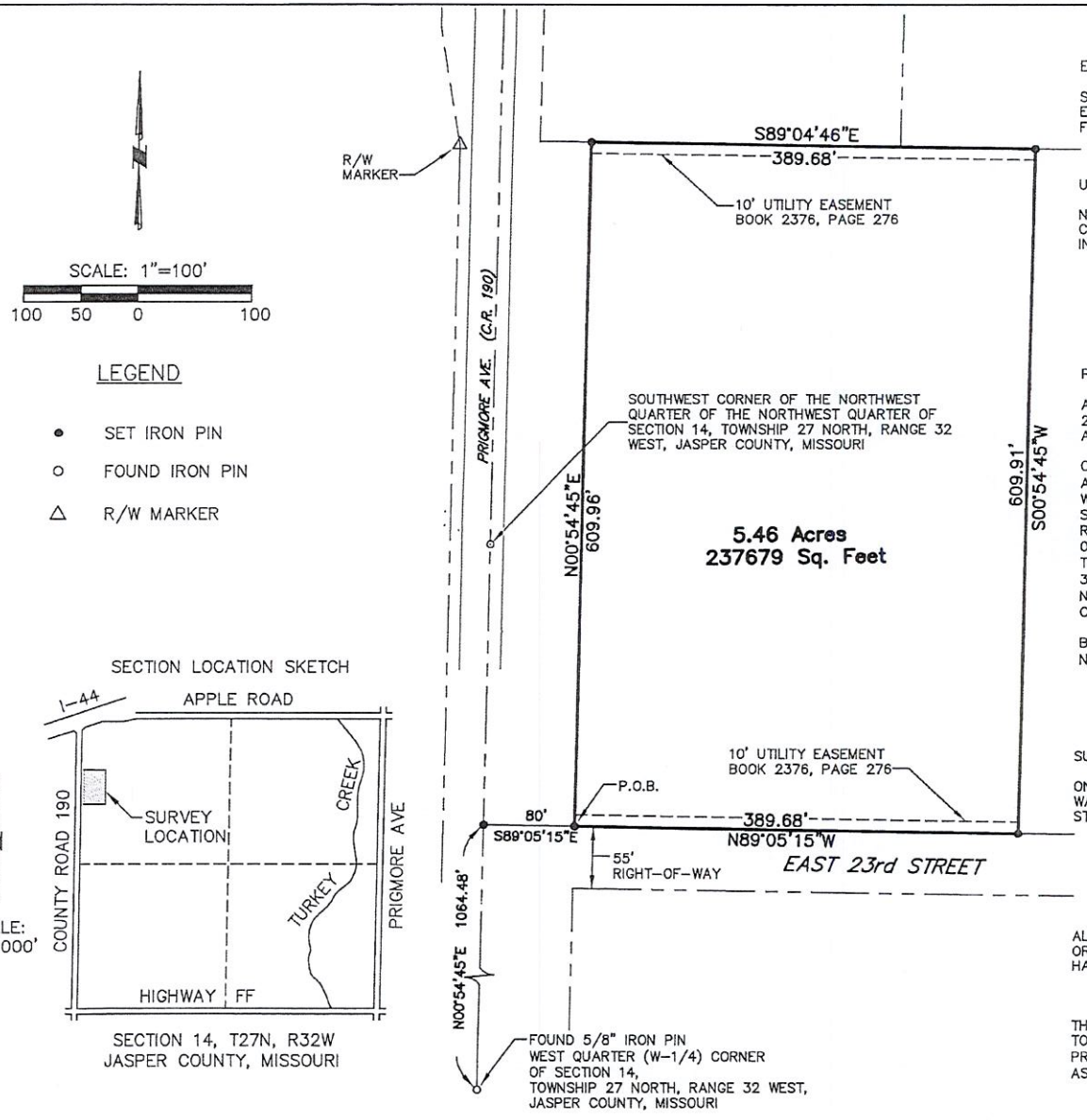


0 245 490 980 1,470 1,960

Feet

Case 001-19: Voluntary Annexation. -- A request to voluntarily annex approximately 5.5 acres, located at 2205 S. Prigmore Avenue -- Crossroads Realty, LLC.

N



EASEMENT NOTE:

SURVEYOR HAS MADE NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

UTILITY NOTE:

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI, BEING DESCRIBED MORE FULLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W-1/4) CORNER OF SAID SECTION 14, A FOUND 5/8 INCH IRON PIN; THENCE NORTH 00°54'45" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 1,064.48 FEET; THENCE SOUTH 89°05'15" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 190, THE POINT OF BEGINNING; THENCE NORTH 00°54'45" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 609.96 FEET; THENCE SOUTH 89°04'46" EAST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 389.68 FEET; THENCE SOUTH 00°54'45" WEST, A DISTANCE OF 609.91 FEET; THENCE NORTH 89°05'15" WEST, A DISTANCE OF 389.68 FEET TO THE POINT OF BEGINNING. CONTAINING 5.46 ACRES, MORE OR LESS.

BASIS OF BEARINGS: WEST LINE OF NW-1/4 OF SECTION 14 AT A BEARING OF NORTH 00°54'45" EAST.

SURVEYOR'S DECLARATION:

ON THE 11TH DAY OF NOVEMBER, 2018, THE HEREON PLATTED AND DESCRIBED SURVEY WAS MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.

THE ACCURACY STANDARD THAT APPLIES TO THIS SURVEY IS FOR TYPE URBAN PROPERTY. (SURVEYOR DOES NOT CERTIFY AS TO ACTUAL USE OF PROPERTY)

ALLGEIER, MARTIN & ASSOCIATES
BY MONNIE SEARS (AGENT)

SIGNATURE IN BLUE INK
SEAL IN RED INK

Monnie Sears
NUMBER LS-2422

MONNIE SEARS LS 2422

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS · HYDROLOGISTS · SURVEYORS
7231 EAST 24TH ST. JOPLIN, MISSOURI 64804 (417) 680-7200

DATE	REVISION

DWN. BY: MDS
CHD. BY: BF
APPD. BY:
DATE: 11/12/2018

SCHAUMBURG TRACT

SECTION 14, T27N, R32W JASPER COUNTY, MO.

DWG. NO.

P & Z Case 001-19
Crossroads Realty, LLC.
(P & Z Recommended Approval)

COUNCIL BILL NO. 2019-251 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, approximately 5.5 acres, located at 2205 S. Prigmore Avenue, Joplin, MO., Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001 as amended, a verified 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 said 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, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

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:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI, BEING DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE WEST QUARTER (W-1/4) CORNER OF SAID SECTION 14, A FOUND 5/8 INCH IRON PIN; THENCE NORTH 00'54'45" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 1,064.48 FEET; THENCE SOUTH 89'05'15" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 190, THE POINT OF BEGINNING; THENCE NORTH 00'54'45" EAST , ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 609.96 FEET; THENCE SOUTH 89'04'46" EAST, LEAVING SAID RIGHT-OF-WAY, A DISTANCE OF 389.68 FEET; THENCE SOUTH 00'54'45" WEST, A DISTANCE OF 609.91 FEET; THENCE NORTH 89'05'15" WEST, A DISTANCE OF 389.68 FEET TO THE POINT OF

BEGINNING. CONTAINING 5.46 ACRES, MORE OR LESS

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the 10th day of March 2019.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2019, by a vote of _____.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney