**CITY OF JOPLIN**
**COUNCIL AGENDA ITEM**

**ITEM:**
CB 2024-252 – Voluntary Annexation

**MEETING DATE:**
February 5, 2024

**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:**
These payments are included in the FY2024 budget of the Community Planning Fund.

**SUMMARY REQUEST:**
Case 005-24: Property West of the Intersection of Wildwood Ranch Parkway and Nellie Mae – Voluntary Annexation – A request to voluntary annex property into the Corporate Limits of the City of Joplin – Lance Ledford

**BACKGROUND:**
This subject property is part of the Eagle's Edge Subdivision. The Preliminary Plat has already been approved by the Planning and Zoning Commission. The property requesting to be annexed is phases 3 and 4 of this subdivision. These phases are directly West of phases 1 and 2, which were previously annexed and had gone through Final Plat approval by Planning and Zoning Commission and City Council.

**PLANNING & ZONING COMMISSION TESTIMONY:**
Katrina Smith with OWN Engineering represented the case. She stated that the requested annexation is less than 10 acres. Mr. McCullough asked if the City was responsible for street signs, as they were not in place for the existing phases. Mr. Bellairs said he believed that street signs were put in place after notifying Public Works, but that he would follow up and confirm. Mr. Bellairs stated that he was not sure if they had reached that point yet in phases 1 and 2.

**PUBLIC COMMENT;**
Lance Ledford, the co-owner of Ledford Construction, spoke in favor and was available for questions.

**RECOMMENDATIONS**:
Staff recommends approval for Council Bill 2024-252
Planning & Zoning Commission recommends approval for Case 005-24 (6 in Favor, 0 Opposed, 1 Absent)

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

**Case 005-24: Voluntary Annexation**

Property West of the Intersection of Wildwood Ranch Parkway and Nellie Mae- Voluntary Annexation- A request to voluntary annex property into the Corporate Limits of the City of Joplin-Lance Ledford.

Katrina Smith, 3019 Pennsylvania Ave., Joplin, Missouri present on behalf of OWN, Inc. representing the Ledfords. They have requested to voluntarily annex a little less than 10 acres into the City of Joplin.

Mr. Kimble asked if there were any questions from the Commission on Case 005-24.

Mr. McCullough asked a question of staff. He stated he noticed there were no street signs for the street. He asked if that was the responsibility of the builder or the City.

Mr. Bellairs asked to clarify if they were referring to Nellie Mae.

Mr. McCullough stated yes.

Mr. Bellairs said he believed the street signs must come from Public Works. There was correspondence involved. Mr. Bellairs stated he did not know if they had reached that point yet.

Mr. Kimble asked if there was any one to speak in favor of Case 005-24.

Lance Ledford, 2806 Arizona Ave., Suite C, Joplin, Missouri. He stated he was co-owner of Ledford Construction and was available if anyone had questions.

Mr. Kimble asked if there was any one to speak in opposition of Case 005-24.

There were none.

**MR. JACKSON MOVED THAT CASE 005-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT).**

Z&P Meeting: January 8, 2024
City Council Meeting: February 5, 2024

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

# STAFF PLANNING REPORT
# Voluntary Annexation

**CASE 005-24** A request to voluntarily annex property into the City of Joplin

**LOCATION** Property West of the Intersection of Wildwood Ranch Parkway and Nellie Mae

**APPLICANT** Lance Ledford

## EXISTING CONDITIONS

| Zoning | Land Use | Property Size |
|---|---|---|
| N/A (Jasper/Newton County, MO) | Vacant | Approximately .5 acres |

## DISCUSSION

This subject property is part of the Eagle's Edge Subdivision. The Preliminary Plat has already been approved by the Planning and Zoning Commission. The property requesting to be annexed is phases 3 and 4 of this subdivision. These phases are directly West of phases 1 and 2, which were previously annexed and had gone through Final Plat approval by Planning and Zoning Commission and City Council.

**Staff recommends approval of Case 005-24.**

## ENCLOSURES

- Map of area to be annexed
- Application

# Voluntary Annexation Procedures

The voluntary annexation of land into the City of Joplin requires procedures established by the Missouri State Statutes. This section of the law is attached for your use. To further assist in the procedures, the following checklist is provided.

1. The property to be annexed must be compact and contiguous to the existing boundaries of the City of Joplin. This must be determined to ensure that there are no unincorporated areas between the area to be annexed and the City of Joplin.

2. If the requested annexation area consists of single or multiple tracts of land a Petition requesting the annexation must be signed by all the owners of all fee interests of record in all tracts of real property to be annexed. This means that both a husband and wife must sign, however, a mortgage holder such as a bank does not need to sign. Please note that all signatures must be notarized. A form is included in this packet for your use.

3. The petition must be filed with the office of the City Attorney for verification. Attached to the petition must be a legal description describing the boundary of the property requested for annexation.

4. The petition will be referred to the Planning and Zoning Commission and City Council for Public Hearing. This will determine the ability of the City to provide services within a reasonable amount of time and whether the land is reasonable and necessary for the development of the City.

5. If there are no written objections filed within fourteen (14) days by two (2) qualified voters in the area or by at least two percent (2%) of the qualified voters of the City, then, the City may complete the annexation by the adoption of an ordinance.

6. Upon completion of the above process, the City will file notice of the annexation with the County Clerk's Office in the county in which the annexed property lies.

**Note:** If you have any questions, you may call the Planning Division at 417-624-0820, ext. 1511, or email Zoning-Planning@JoplinMO.org for assistance.

**BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI**

**PETITION FOR VOLUNTARY ANNEXATION PURSUANT TO 71.012, RSMo.**

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 1 day of December 2023, before me appeared _____

_____

_____

_____, to me known to be the _____

_____ of _____

_____, 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 _____ of the consideration stated therein and no other, and said _____ 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.

Notary Public Jinah Rai Lee

My commission expires: Jan 10, 2026

JINAH RAI LEE
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 22564950
My Commission Expires Jan 10, 2026

# Voluntary

# Annexation Application

**Married**

**Return Form to:**
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

**Office Use Only**

Case No.: 005-24
Filing Fee: $0.00
Received: 12/1/23
Proj. No.: 24-015

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation, you will need to complete this form for each parcel of property.

Owner Name: Ledford Construction Phone No. 417.952.2364

Email: _____

Applicant Name: Lance Ledford Phone No. 471.952.2364

Email: lanceledford@yahoo.com

Mailing Address: 2806 Arizona Ave Suite C, Joplin, MO 64804

Annexation Property Address: W. 32nd Street & W. Wildwood Ranch parkway & 29th Street

Present Use of Property: Agricultural / Vacant

**Residential Information** (if no present of future residences, you may skip this section.)

Number of presently occupied or occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Number of future occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Name of water provider, or list 'well': Missouri American Water

Name of sewer provider, or list 'septic': City of Joplin

**Commercial Information** (if no present commercial use, you may skip this section.)

Business #1
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ○ No ○

Business #2
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ○ No ○

# REQUIRED VOLUNTARY ANNEXATION INFORMATION

**JOPLIN**

FINANCE DEPARTMENT

*****THIS FORM MUST BE SUBMITTED WITH YOUR VOLUNTARY ANNEXATION PETITION*****

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation you will need to complete this form for each parcel of property.

**Property Owner Name:** Ledford Construction **Telephone Number:** 417-952-2364

**Property Address:** Leah Lane & W. 32nd Street Joplin MO 64804

1. **Is the annexation the result of an out-of-town sewer agreement?** ____ Yes __X__ No
2. **Is this property residential property?** ____ Yes __X__ No
3. **Are there any businesses located on this property?** ____ Yes __X__ No

**If yes, how many businesses are located on this property?** ____

**Please list the following information for each business located on the property:**

**Business #1:**

**Business Name:** ____

**Business Mailing Address:** ____

**Name of Owner or Manager:** ____

**Business Contact Phone Number:** ____

**Is the Property Leased to the Business?** ____ Yes ____ No

**Type of Business (example: insurance, repair shop, etc.)** ____

**Does the business sell retail items?** ____ Yes ____ No

**If yes, what is their Missouri Sales Tax ID Number?** ____

**Does the business sell liquor?** ____ Yes ____ No

**Business #2:**

**Business Name:** ____

**Business Mailing Address:** ____

**Name of Owner or Manager:** ____

**Business Contact Phone Number:** ____

**Is the Property Leased to the Business?** ____ Yes ____ No

**Type of Business (example: insurance, repair shop, etc.)** ____

**Does the business sell retail items?** ____ Yes ____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No (Over)

**Business #3:** Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

**Business #4:** Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

**/MENTS**

Are there residential living units on the property that are occupied or capable of being occupied? _____Yes ___X___No

**If Yes,** how many

| | | |
|---|---|---|
| Single-family house(s) | _____ | Amount |
| Duplex(s) | _____ | Amount |
| Tri-plex(s) | _____ | Amount |
| Apartment House(s) | _____ | Amount |
| Apartment Complex(s) | _____ | Amount |

Do you plan to build residential living units on the property ___X___Yes _____No

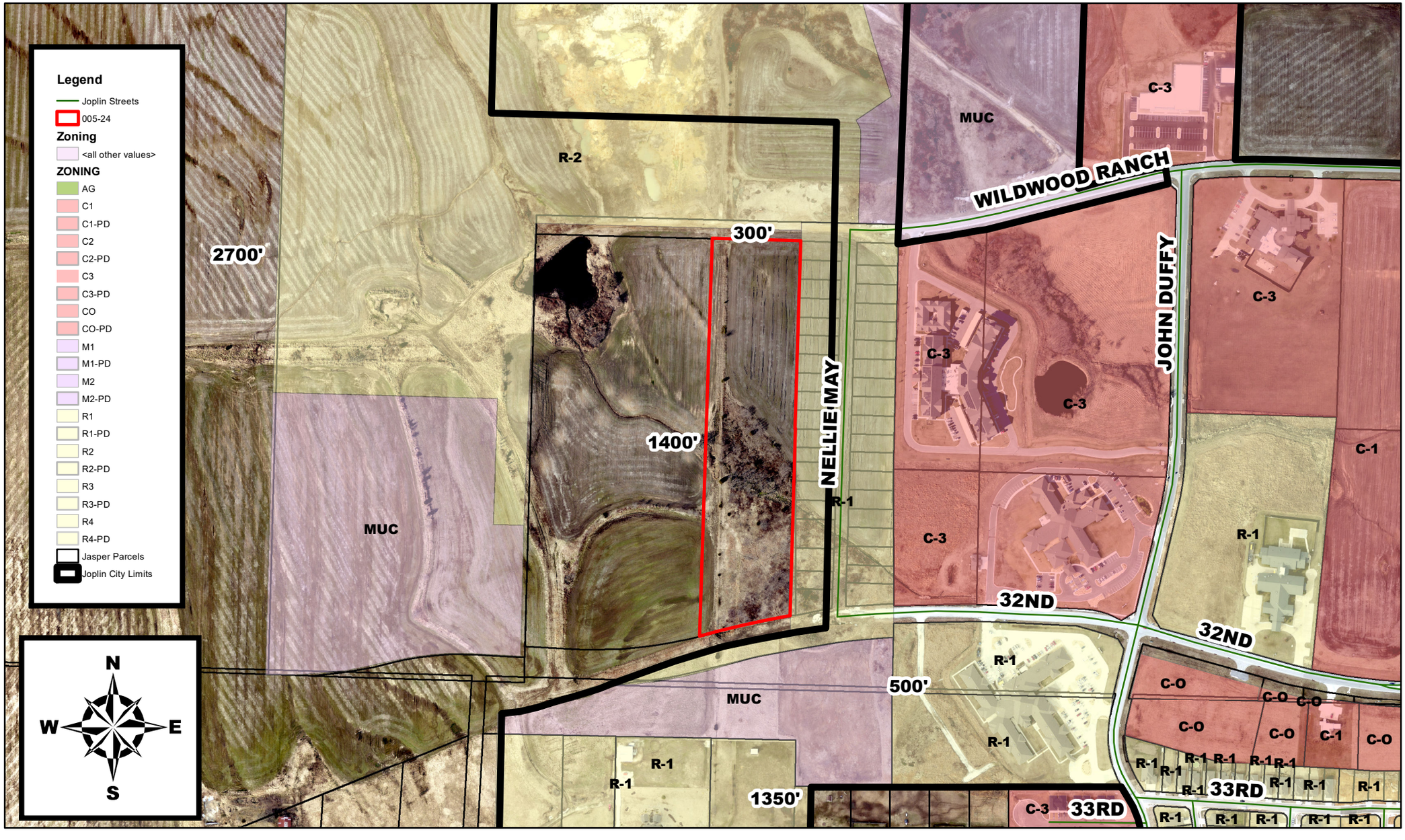
**If Yes**, how many

| | | |
|---|---|---|
| Single-family house(s) | 38 | Amount |
| Duplex(s) | _____ | Amount |
| Tri-plex(s) | _____ | Amount |
| Apartment House(s) | _____ | Amount |
| Apartment Complex(s) | _____ | Amount |

Are (or Will) the living unit(s) be on a well _____ Yes ___X___No
**If NO,** please furnish the name of the water company _____

Are (or Will) the living unit(s) have a septic system? _____ Yes ___X___ No
**If NO,** please furnish the name of the municipal sewer system _____

# Case 005-24: Voluntary Annexation




Property West of the Intersection of Wildwood Ranch Parkway and Nellie Mae– Voluntary Annexation – A request to voluntary annex property into the Corporate Limits of the City of Joplin – Lance Ledford

P & Z Case 005-24
Joplin Travel Plaza, LLC
(P & Z Recommended Approval)

COUNCIL BILL NO. 2024-252 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally located West of the Intersection of Wildwood Ranch Parkway Ave and Nellie Mae.

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, 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:

**PART OF A TRACT OF LAND DESCRIBED IN BOOK 2528, PAGE 23 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING PART OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:**

**COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 88°40'30" WEST ALONG THE SOUTH LINE THEREOF, 2027.47 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2501, PAGE 39 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI; THENCE**

**NORTH 00°00’00” EAST ALONG THE EAST LINE THEREOF, 220.09 FEET TO A FOUND 1/2” IRON BAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°12'03" WEST, 90.13 FEET TO THE NORTH RIGHT-OF-WAY OF WEST 32ND STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, 345.50 FEET ALONG A 3045.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 83°31'58" WEST, A DISTANCE OF 345.31 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 01°49'48" EAST, 646.47 FEET, TO THE NORTHWEST CORNER OF EAGLES EDGE PLAT 2, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 25, AT PAGE 6; THENCE NORTH 88°10'12" WEST, 142.00 FEET; THENCE NORTH 88°23'50" WEST, 50.00 FEET; THENCE NORTH 88°30'00" EAST, 120.00 FEET; THENCE NORTH 01°49'48" EAST, 651.00 FEET, TO THE SOUTH RIGHT-OF-WAY OF WEST WILDWOOD RANCH PARKWAY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 88°30'00" EAST, 312.00 FEET, TO THE NORTHWEST CORNER OF LOT 11 IN EAGLE EDGE PLAT 1, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 24, AT PAGE 30; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°49'48" WEST, 651.92 FEET, TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. CONTAINING 4.67 ACRES, MORE OR LESS.**

**PART OF A TRACT OF LAND DESCRIBED IN BOOK 2528, PAGE 23 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING PART OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:**

**COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 88°40’30” WEST ALONG THE SOUTH LINE THEREOF, 2027.47 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2501, PAGE 39 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI; THENCE NORTH 00°00’00” EAST ALONG THE EAST LINE THEREOF, 220.09 FEET TO A FOUND 1/2” IRON BAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°12'03" WEST, 90.13 FEET TO THE NORTH RIGHT-OF-WAY OF WEST 32ND STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, 345.50 FEET ALONG A 3045.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 83°31'58" WEST, A DISTANCE OF 345.31 FEET, TO THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO COURSES, 322.46 FEET ALONG A 3045.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 77°14'55" WEST, A DISTANCE OF 322.31 FEET; THENCE 0.07 FEET ALONG A 1455.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 74°46'11" WEST, A DISTANCE OF 0.07 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY NORTH 01°49'48" EAST, 726.74 FEET; THENCE SOUTH 88°30'00" EAST, 120.00 FEET; THENCE SOUTH 88°23'50" EAST, 50.00 FEET; THENCE SOUTH 88°10'12" EAST, 142.00 FEET TO THE NORTHWEST CORNER OF EAGLES EDGE PLAT 2, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT**

**BOOK 25, AT PAGE 6; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°49'48" WEST, 646.47 FEET TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF WEST 32ND STREET SAID POINT ALSO BEING THE POINT OF BEGINNING. ALL LYING IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. CONTAINING 4.90 ACRES, MORE OR LESS.**

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.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2024, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney