CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-257 – Voluntary Annexation

MEETING DATE:
February 6, 2023

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 FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 005-23: Voluntary Annexation – Property located West of S Twin Hills Dr. and South of W. Par Ln. – Request to Voluntarily Annex into the Corporate Limits of the City of Joplin – 4 State Builders

BACKGROUND:
As part of the planned subdivision for Par Lane Phase II, the applicant is requesting to annex this property into the City of Joplin for a residential subdivision development.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Kimble inquired as to what the access would be. Mr. Onstot replied that the road would just extend from Par Lane and that they would widen it given that it is narrow. Mr. Rosenberg asked where the sewer would be located.

PUBLIC COMMENT;
Mark Lane, 2230 Fairway Dr., stated they had been through all this before with the first phase of this and we have always been concerned about the width of Par Lane. Mr. Lane stated he knew he would widen it but still there is concern about the corner coming right off Twin Hills Dr. The other concern directed toward the City is the lift station located Country Club and 20th Street. He stated he had heard they were at maximum capacity and now they were going to put in another twenty homes in there. He stated he thought that should be considered and reviewed.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-257
Planning & Zoning Commission recommends approval for Case 005-23 (5 in Favor, 0 Opposed, 2 Absent)

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

Case 005-23: Voluntary Annexation

Property located West of S. Twin Hills Dr. and South of W. Par Ln.-Request to Voluntarily Annex into the Corporate Limits of the City of Joplin-4 State Builders

Blake Onstot, 720 Harley Circle, Carl Junction, Missouri. Mr. Onstot stated they are wanting to take these 4.5 acres and put six lots on it. There is a large retention pond that will go behind it along the railroad tracks that will capture all the water from the properties.

Mr. Kimble stated he assumed that his road would just extend from the existing road.

Mr. Onstot stated correct. One of the issues that we discussed previously on the last sub-division was the fact that Par Lane is relatively narrow now. He stated they are actually going to cut that street and widen it to the south and put in new curb and guttering down the south side of that property to collect water and also run it to the same retention pond.

Mr. Kimble asked if there were any questions from the Commission on Case 005-23.

Mr. Rosenberg asked where the sewer was located on the property.

Mr. Onstot stated the sewer will run just across Par Lane on the north side. There is also a sewer main to the east of it so it will run along the south side of the road on Par Lane.

Mr. Rosenberg asked if the Commission was seeing his plat today.

Mr. Onstot replied yes.

Mr. Kimble asked if there were any additional questions from the Commission on Case 005-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 005-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 005-23.

Mark Lane, 2230 Fairway Dr., stated they had been through all this before with the first phase of this and we have always been concerned about the width of Par Lane. Mr. Lane stated he knew he would widen it but still there is concern about the corner coming right off Twin Hills Dr. The other concern directed toward the City is the lift station located Country Club and 20th Street. He stated he had heard they were at maximum capacity and now they were going to put in another twenty homes in there. He stated he thought that should be considered and reviewed.

Mr. Kimble asked if anyone else would like to speak in opposition of Case 005-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 005-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. JACKSON SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Z&P Meeting: January 9, 2023
City Council Meeting: February 6, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Voluntary Annexation

CASE 005-23 A request to voluntarily annex property into the City of Joplin

LOCATION Property located West of S Twin Hills Dr. and South of W. Par Ln

APPLICANT 4 State Builders

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Vacant	Approximately 4 acres

DISCUSSION

As part of the planned subdivision for Par Lane Phase II, the applicant is requesting to annex this property into the City of Joplin for a residential subdivision development.

Staff recommends approval of Case 005-23.

ENCLOSURES

- Map of area to be annexed
- Application

Voluntary

Annexation Application

Corporation

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.: 005-23
Filing Fee: $0.00
Received: 2/16/23
Proj. No.: 23-041

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: 4 State Builders Phone No. (314) 546-1331

Email: blakeonstot@gmail.com

Applicant Name: Blake Onstot Phone No. (314) 546-1331

Email: blakeonstot@gmail.com

Mailing Address: 1200 Brinbrook Dr., Ste. E

Annexation Property Location: Par Lane & Twin Hills Dr.

Present Use of Property: Vacant

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

Number of presently occupied or occupiable:

Single-family residences: 0

Duplex residences: 0

Triplex residences: 0

Apartment house residences: 0

Apartment complex units: 0

Number of future occupiable:

Single-family residences: 8

Duplex residences: 0

Triplex residences: 0

Apartment house residences: 0

Apartment complex units: 0

Name of water provider, or list 'well': City of Joplin

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

*******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: 4 State Builders, LLC **Telephone Number:** (314) 546-1331

Property Address: NE 1/4 Sec 18, T27N, R33W (Par Lane & Twin Hills Drive)
4.5 acres Total

1. **Is this property residential property?** X **Yes** _____ **No**
2. **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)

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)	60 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 Missouri American Water Co.

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 City of Joplin

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.

J. Blake Onstot - Partner 4 State Builders

12-16-22

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 16 day of December 2022 before me appeared J. BLAKE ONSTOT, to me known to be the partner of 4 State Builders, 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 by authority of its Board of Directors of the consideration stated therein and no other, and said J. BLAKE ONSTOT acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

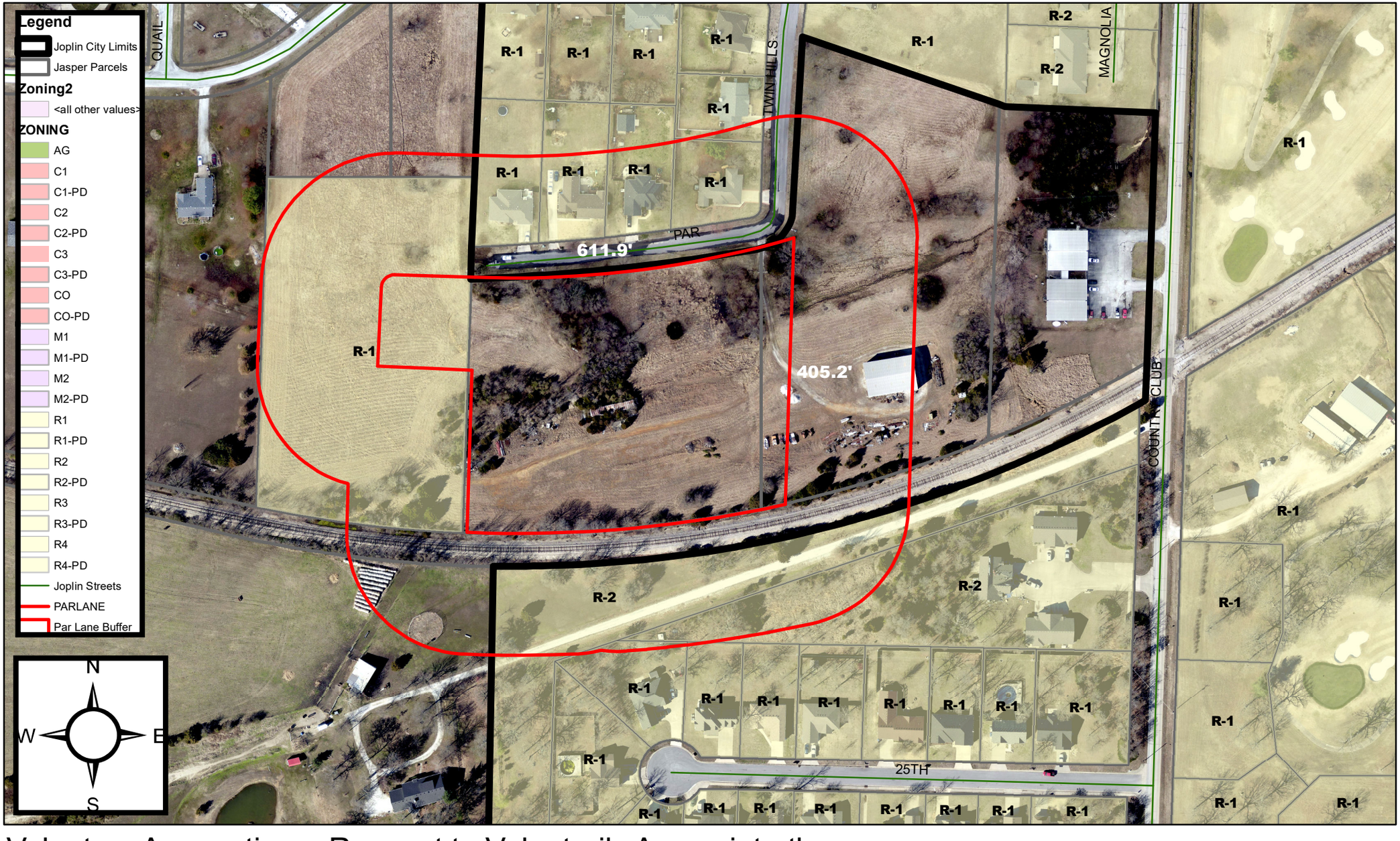
IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

My commission expires: 05-22-26.

Vicky Lynn Copeland
Notary Public

VICKY LYNN COPELAND
Notary Public - Notary Seal
STATE OF MISSOURI
Newton County
Commission Expires 05/22/2026
Commission Number #09804844

Case 005-23 - Voluntary Annexation



Voluntary Annexation – Request to Voluntarily Annex into the Corporate Limits of the City of Joplin Property Located West of S Twin Hills Dr and South of W Par Ln – 4 State Builders

0 70 140 280 420 560 Feet

P & Z Case 005-23
4 State Builders
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-257 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located West of S Twin Hills Dr. and South of W. Par Ln.

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:

> A PART OF THE NORTH ONE-HALF (N1/2) OF SECTION 18, TOWNSHIP 27, RANGE 33, JASPER COUNTY, MISSOURI, AND LOT NUMBER FOURTEEN (14) IN PAR LANE ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT NUMBER THIRTEEN (13) IN CREST VIEW SUBDIVISION 2ND ADDITION, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD SOUTH 79 DEGREES, 20 MINUTES, 29 SECONDS EAST 86.56 FEET, THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1991.72 FEET AND AN ARC LENGTH OF 247.02 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 83

DEGREES, 50 MINUTES, 23 SECONDS EAST 246.86 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER ELEVEN (11) IN PAR LANE ADDITION SAID POINT BEING THE PINT OF BEGINNING, THENCE NORTH 01 DEGREES, 46 MINUTES, 04 SECONDS EAST ALONG THE EAST LINE OF PAR LANE ADDITION 246.42 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER (14) IN PAR LANE ADDITION, THENCE NORTH 87 DEGREES, 24 MINUTES, 51 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT FOURTEEN (14) 143.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT FOURTEEN (14) , THENCE NORTH 02 DEGREES, 35 MINUTES, 06 SECONDS EAST 119.52 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.11 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 47 DEGREES, 09 MINUTES, 20 SECONDS EAST 29.07 FEET, THENCE SOUTH 88 DEGREES, 23 MINUTES, 31 SECONDS EAST 121.87 FEET TO THE NORTHEAST CORNER OF SAID LOT NUMBER (14), THENCE ALONG THE SOUTH LINE OF PAR LANE ALONGA A CURVE TO THE LEFT HAVING A RADIUS OF 1493.80 FEET AND A N ARC LENGTH OF 490.23 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES, 58 MINUTES, 27 SECONDS EAST 488.03 FEET, THENCE SOUTH 01 DEGREES, 49 MINUTES, 29 SECONDS WEST 405.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1880.05 FEET AND AN ARC LENGTH OF 486.66 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES, 58 MINUTES, 11 SECONDS WEST 485.30 FEET TO THE POINT OF BEGINNING CIONTAINING 4.81 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_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney