CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM: CB 2022-252 - Annexation

MEETING DATE:
March 7, 2022

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-Nicholas Edwards.

SUMMARY REQUEST:
Case 009-22: 18987 Argon Rd – A request to voluntarily annex property into the City of Joplin – Joplin Industrial Development Authority

BACKGROUND:
The Joplin Industrial Development Authority is seeking to voluntarily annex approximately 2 acres of property along S. Prigmor Ave. into the City of Joplin. The intent would be for this property to be developed as part of a larger tract for future commercial development

PLANNING & ZONING COMMISSION TESTIMONY:
Tony Robyn, 320 E. 4th Street, Joplin, MO, Vice President of the Joplin Industrial Development Authority. This is adjoining the property in the previous case, and we had bequeathed this property of an end-of-life estate 10 years ago. The gentleman just passed away this last fall. The transfer of property has been complete to us and the one that follows this case. It was an opportunity to bring it into the city at the same time. This is part of the industrial park across from the Big Apple.

Mr. Eastman asked if they would come back and rezone the property in the future?

Mr. Robyn stated that was correct.

PUBLIC COMMENT:
None.

RECOMMENDATIONS:
Staff recommends approval for Case 009-22.
Planning & Zoning Commission recommends approval for Case 009-22 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS
CB 2022-252, Staff Planning Report, P&Z Commission Minutes

Case 009-22: 18987 Argon Rd – A request to voluntarily annex property into the City of Joplin – Joplin Industrial Development Authority

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Mr. Eastman asked if they would come back and rezone the property in the future?

Mr. Robyn stated that was correct.

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

MR. KIMBLE MOVED, SECONDED BY MR. MCCCULLOUGH THAT CASE 009-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MR. KIMBLE, MS. WARREN, AND MS. PHILLIPS "AYE" (6 IN FAVOR, 1 ABSENT)

Z&P Meeting: February 14, 2022
City Council Meeting: March 7, 2022

STAFF PLANNING REPORT
Voluntary Annexation

CASE 009-22 A request to voluntarily annex property into the City of Joplin

LOCATION 18987 Argon Rd.

APPLICANT Joplin Industrial Development Authority

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Vacant	Approximately 2 acres

DISCUSSION

The Joplin Industrial Development Authority is seeking to voluntarily annex approximately 2 acres of property along S. Prigmor Ave. into the City of Joplin. The intent would be for this property to be developed as part of a larger tract for future commercial development. Utilities already service the area.

Staff recommends approval of Case 009-22.

ENCLOSURES

- Map of area to be annexed
- Application

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)

On this 4th day of January 2022, before me appeared Tony W. Robyn, to me known to be the Vice President of Joplin Industrial Development Authority, 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 his 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.

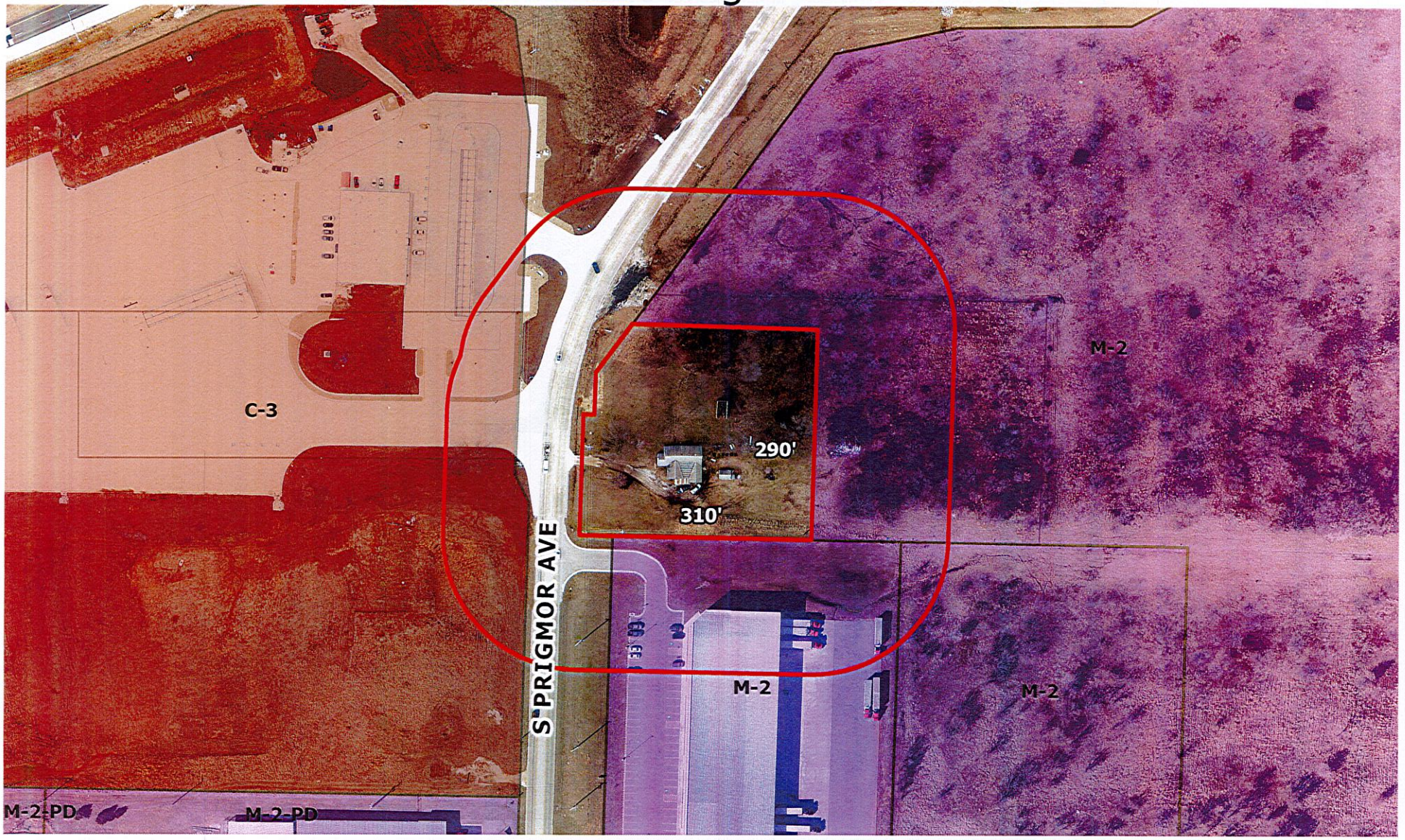
My commission expires: 6-29-2024.

LINDSAY J. DUNN

Notary Public

LINDSAY J. DUNN
MY COMMISSION EXPIRES 6-29-2024
NOTARY PUBLIC NOTARY SEAL #12380334
JASPER COUNTY
STATE OF MISSOURI

Case 009-22: 18987 Argon Rd. - Annexation



Case 009-22: 18987 Argon Rd – A request to voluntarily annex property into the City of Joplin – Joplin Industrial Development Authority

N

0 75 150 300 450 600 Feet

P & Z Case 009-22
JIDA
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-252 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located 18987 Argon Rd., Joplin, Jasper 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, 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 NW-1/4 of Section 14, Township 27 North, Range 32 West of the 5th Principal Base and Meridian in Jasper County, Missouri, being more fully described as follows: Commencing at the West Quarter-Corner of said Section 14; thence N 01°38'53"E along the West line of Section 14, a distance of 94.48 feet; thence S 88°21'07"E, 35.00 feet to the intersection of the North right-of-way line of East Alliance Parkway with the East right-of-way line of Prigmore Avenue (County Road 190); thence N 01°38'46"E along Prigmore Avenue right-of-way, 1579.88 feet to the Point Of Beginning; thence N 01°38'46"E along said right-of-way, 128.06 feet; thence S 87°40'39"E along said right-of-way, 10.09 feet; thence N 01°59'32"E along said right-of-way, 162.08 feet; thence S 88°20'38"E, 305.11 feet; thence S 01°39'22"W, 290.02 feet; thence N 88°20'38"W, 316.12 feet to the Point Of Beginning. Containing 2.07 acres, more or less. Basis of Bearings: Missouri State Plane Coordinate System, West Zone.

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_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney