CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM: CB 2022-253 - 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 010-22: Northeast corner of S. Rob O'Brian Way & E. 26th St. - 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 22.6 acres of property along S. Rob O'Brian Way and E. 26th St. into the City of Joplin. The intent would be for this property to be developed for future commercial or industrial development

PLANNING & ZONING COMMISSION TESTIMONY:
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.

PUBLIC COMMENT:
None.

RECOMMENDATIONS:
Staff recommends approval for Case 010-22.
Planning & Zoning Commission recommends approval for Case 010-22 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS
CB 2022-253, Staff Planning Report, P&Z Commission Minutes

Case 010-22: Northeast corner of S. Rob O'Brian Way & E. 26th St. - A request to voluntarily annex property into the City of Joplin – Joplin Industrial Development Authority

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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.

MS. PHILLIPS MOVED, SECONDED BY MS. WARREN THAT CASE 010-22 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 010-22 A request to voluntarily annex property into the City of Joplin

LOCATION Northeast Corner of S. Rob O'Brian Way and E. 26th St.

APPLICANT Joplin Industrial Development Authority

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Vacant	Approximately 22.6 acres

DISCUSSION

The Joplin Industrial Development Authority is seeking to voluntarily annex approximately 22.6 acres of property along S. Rob O'Brian Way and E. 26th St. into the City of Joplin. The intent would be for this property to be developed for future commercial or industrial development. Utilities already service the area.

Staff recommends approval of Case 010-22.

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.

VP JIDA

Tony W. Robyn

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.

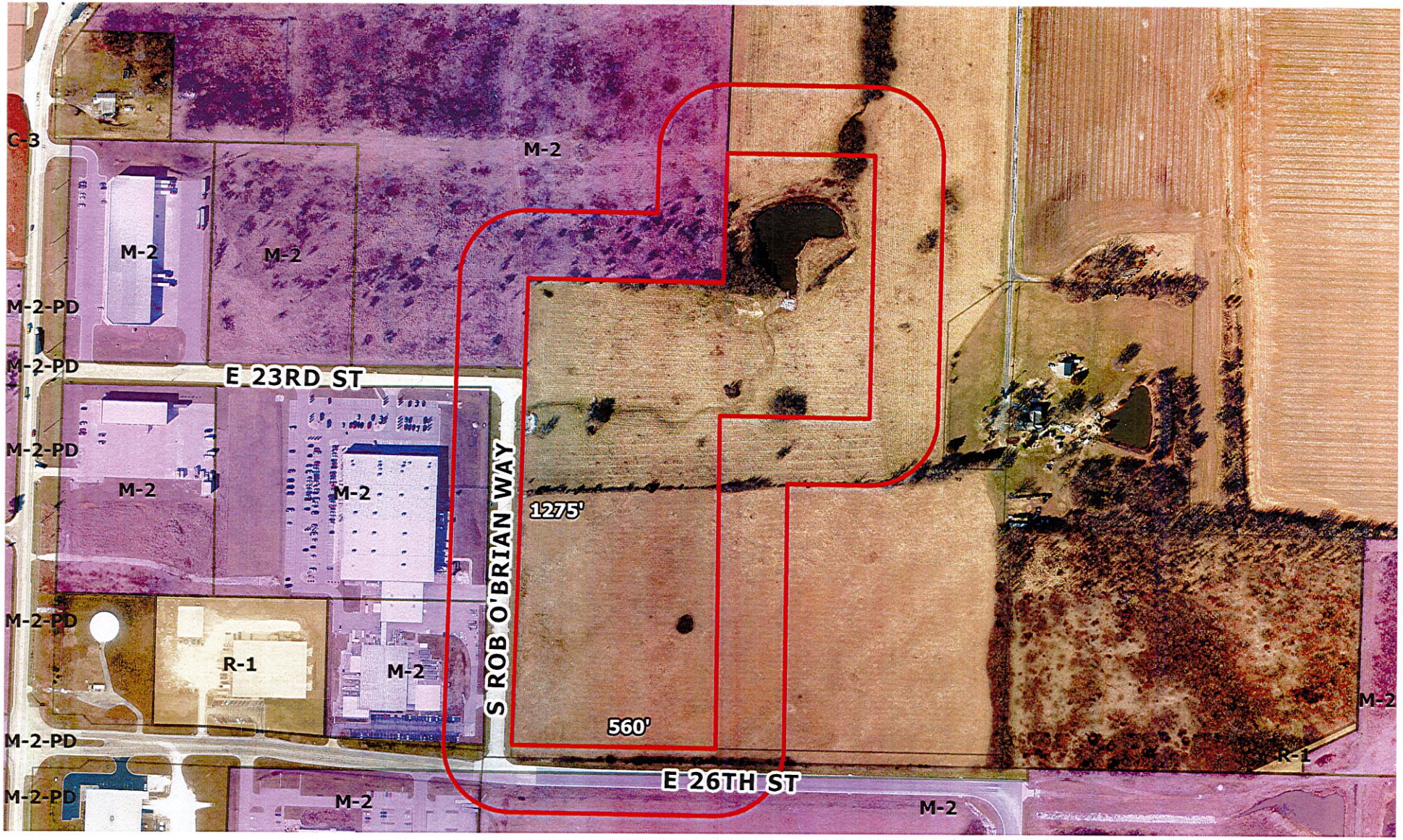
IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

My commission expires: 6-29-2024.

Lindsay J. Dunn
LINDSAY J. DUNN Notary Public

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

Case 010-22: Northeast corner of S. Rob O'Brian Way & E. 26th St. - Annexation



Case 010-22: Northeast corner of S. Rob O'Brian Way & E. 26th St. - A request to voluntarily annex property into the City of Joplin – Joplin Industrial Development Authority

N

0 150 300 600 900 1,200 Feet

P & Z Case 010-22
JIDA
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-253 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located Northeast corner of S. Rob O'Brian Way and E. 26th Street., 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 SE-1/4 of the NW-1/4 of Section 14, T27N, R32W 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 S 88°50'48"E, 1329.20 feet to the Southwest corner of said SE-1/4 of the NW-1/4, the Point Of Beginning; thence N 01°41'01"E, 1314.72 feet to the Northwest corner of said SE-1/4 of the NW-1/4; thence S 88°51'28"E along the North line thereof, 531.98 feet to the Southwest corner of the East 3/5 of the NE-1/4 of the NW-1/4; thence S 01°41'48"W, 1314.82 feet to a point on the South line of said SE-1/4 of the NW-1/4; thence N 88°50'48"W, 531.68 feet to the Point Of Beginning. Containing 16.05 acres, more or less. Basis Of Bearings: Missouri State Plane Coordinate System of 1983, West Zone. A tract of land in the E-1/2 of the NW-1/4 of Section 14, T27N, R32W 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 S 88°50'48"E along the Quarter Section line, 1860.88 feet; thence N 01°41'48"E, 930.16 feet to

the Point Of Beginning; thence N 01°41'48”E, 384.66 feet to the Southwest corner of the East 3/5 of the NE-1/4 of the NW-1/4; thence N 01°41'48”E along the West line of said East 3/5, a distance of 335.39 feet; thence S 88°48'07”E, 400.00 feet; thence S 01°41'48”W, 719.95 feet; thence N 88°49'02”W, 400.00 feet to the Point Of Beginning. Containing 6.61 acres, more or less. Basis Of Bearings: Missouri State Plane Coordinate System of 1983, 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