Z&P Meeting: March 9, 2015
City Council Meeting: April 6, 2015

STAFF PLANNING REPORT
Voluntary Annexation

CASE 006-15: A request to voluntarily annex approximately 20 acres at 32nd street and John Duffy Drive.

LOCATION: Located approximately 800' west of the intersection of 32nd Street and John Duffy Drive.

APPLICANT: Wildwood Ranch Development

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Undeveloped	20 acres

DISCUSSION

The applicant is requesting to voluntarily annex approximately 20 acres of land located between 32nd St and John Duffy Drive. This property is currently undeveloped.

Staff recommends approval of Case 006-15.

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.

Managing Member Wildwood Ranch L.L.C.

STATE OF MISSOURI)
) ss:
COUNTY OF JASPER)

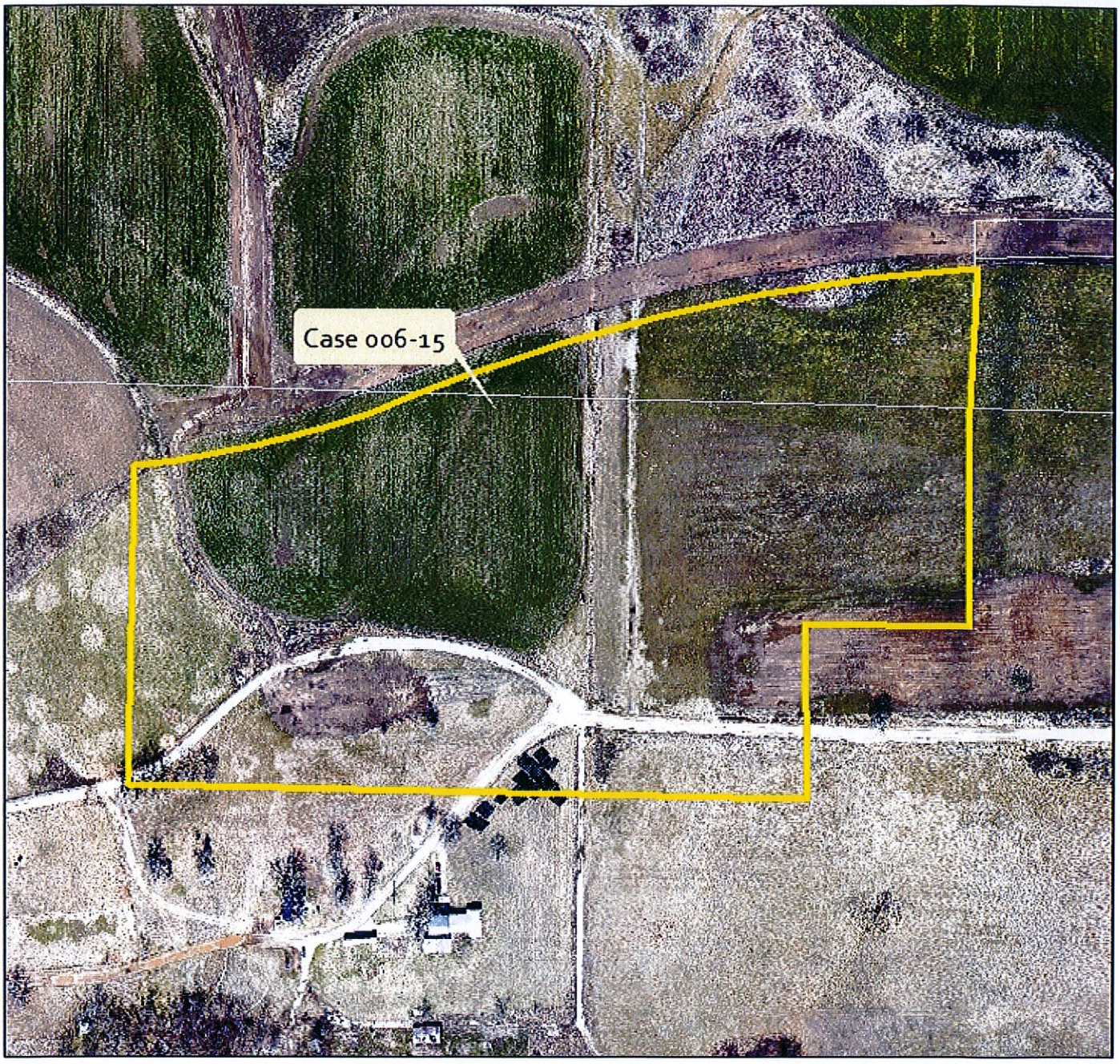
On this 23 day of February 2015, before me appeared James Pinjuv, to me known to be the Managing Member of Wildwood Ranch LLC, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors of the consideration stated therein and no other, and said Wildwood Ranch LLC 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: January 19, 2018

Teresa L Gilliam
Notary Public

TERESA L. GILLIAM
Notary Public - Notary Seal
State of Missouri
Commissioned for Newton County
My Commission Expires: January 19, 2018
Commission Number: 13798256



0 285 570 1,140 Feet

Case 006-15 A request for the voluntary annexation of approximately 20 acres of land generally described as 800 feet west of the intersection of 32nd street and John Duffy Drive - Wildwood Ranch.

N

Case 006-15: Located approximately 800 feet west of the intersection of 32nd Street and John Duffy Drive – A request for the voluntary annexation of approximately 20 acres of land into the corporate limits of the City of Joplin – Wildwood Ranch LLC (Jimmer Pinjuv).

Mr. Eastman opened the public hearing for Case 006-15.

Mr. Bolander stated that this is a request to annex approximately 20 acres of Wildwood Ranch into the City of Joplin. The unimproved curved right-of-way to the north is 32nd Street, with the gravel driveway going into the property being Annelise Lane. The City of Joplin has an agreement with the owner of this property to annex property into the City within a certain amount of time. Staff recommends approval of this annexation.

Mr. Duncan discussed several recent annexations in Wildwood Ranch and asked Mr. Bolander why they are not being packaged together. He replied that different developers are interested in developing parcels at different times. He understood Mr. Pinjuv is working with a potential buyer for the property in this request, with a previous request being made by a separate developer wanting to construct single-family homes. As developers become interested in these properties, they are requesting annexation.

Mr. Ramsour asked about the possibility that some developer will not want to be within the City of Joplin. Mr. Bolander replied there is always some chance, but the City has an agreement that Wildwood Ranch has to come into the City of Joplin if they want City services.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 006-15.

MR. CORTEZ MOVED, SECONDED BY MR. DERMOTT, THAT CASE 006-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).