CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-268- Annexation

MEETING DATE:
May 3, 2021

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 020-21: The end of public right-of-way of W. Par Ln. – A request to voluntarily annex property into the City of Joplin. – 4-State Builders, LLC.

BACKGROUND:
4-State Builders, LLC is requesting to voluntarily annex into the City of Joplin, approximately 4 acres of property located at the end of W. Par Ln. The intent is to extend Par Ln. to the South and end with a cul-de-sac at the south, with the lots backing up to the railroad right-of-way. This will include 14 lots of single-family homes, so no rezoning will be necessary with this request.

PLANNING & ZONING COMMISSION TESTIMONY:
John Bolte, Small Arrow Engineering, representing the owners. Located at 1302 S. Main Street, Joplin, MO. Blake Onstot, one of the owners with 4 State Builders and their address is 1200 Briarbrook Dr., Carl Junction, MO. There is a parcel of land that is adjacent to the city limits. Mr. Onstot and his partner purchased a 6 acres parcel, 2 acres to the north by Golf Links Dr., those will remain in the county with individual homes. With the extension of Par Lane and making a small cul-de-sac for the road. We would like to bring this into the city limits to use city utilities and city storm.

PUBLIC COMMENT;
None.

FUNDING SOURCE:
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATIONS:
Staff recommends approval of Case 020-21.
Planning & Zoning Commission recommends approval of Case 020-21 (7 Favor, 0 Nays)

ATTACHMENTS
CB 2021-268, Staff Planning Report, P&Z Commission Minutes

CB 2021-268

Case 020-21: Voluntary Annexation – A request to voluntarily annex property into the City of Joplin, located at the end of public right-of-way of W. Par Ln. – 4-State Builders, LLC.

John Bolte, Small Arrow Engineering, representing the owners. Located at 1302 S. Main Street, Joplin, MO. Blake Onstot, one of the owners with 4 State Builders and their address is 1200 Briarbrook Dr., Carl Junction, MO. There is a parcel of land that is adjacent to the city limits. Mr. Onstot and his partner purchased a 6 acres parcel, 2 acres to the north by Golf Links Dr., those will remain in the county with individual homes. With the extension of Par Lane and making a small cul-de-sac for the road. We would like to bring this into the city limits to use city utilities and city storm.

Mr. Ramsour asked if there was anyone in the audience who would like to speak in favor of this case? There was not. Mr. Ramsour asked if there was anyone in the audience who would like to speak in opposition to this case? There was not.

MR. EASTMAN MOVED, SECONDED BY MS. BRUCKNER-SEARS THAT CASE 020-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MS. BRUCKNER-SEARS, MS. STEELE, MR. MCCULLOUGH, MR. EASTMAN, MR. KIMBLE, AND MS. PHILLIPS VOTING "AYE". (7 IN FAVOR)

Z&P Meeting: April 12, 2021
City Council Meeting: May 3, 2021

STAFF PLANNING REPORT
Voluntary Annexation

CASE 020-21 A request to voluntarily annex property into the City of Joplin

LOCATION The end of public right-of-way of W. Par Ln.

APPLICANT 4-State Builders, LLC

EXISTING CONDITIONS

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

DISCUSSION

4-State Builders, LLC is requesting to voluntarily annex into the City of Joplin, approximately 4 acres of property located at the end of W. Par Ln. This is in coordination with a Preliminary Plat request in the following case for Par Lane Subdivision.

The intent is to extend Par Ln. to the South and end with a cul-de-sac at the south, with the lots backing up to the railroad right-of-way. This will include 14 lots of single-family homes, so no rezoning will be necessary with this request. Easements are provided for in the plat to address utility extensions and stormwater facilities.

Staff recommends approval of Case 020-21.

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 March, 2021, before me appeared James Onstot and Jordan Chapman, a single person, to me known to be the person described in and who acknowledged that he/she executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

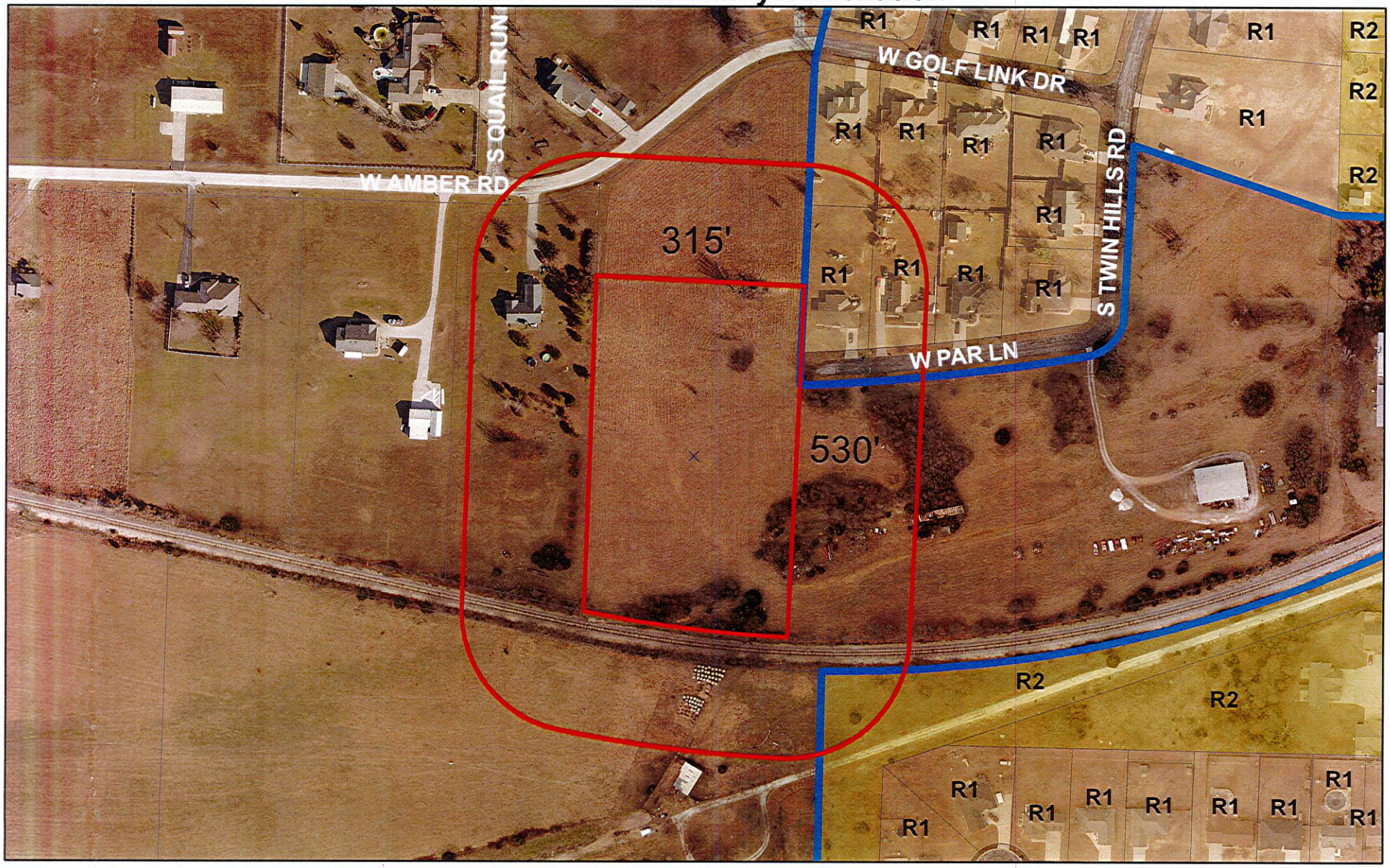
IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

My term expires: October 12th, 2021.

SAM R GRIFFITH
Notary Public – Notary Seal
Jasper County – State of Missouri
Commission Number 17767978
My Commission Expires Oct 12, 2021

Notary Public

Case 020-21: Voluntary Annexation



Case 020-21: Voluntary Annexation – A request to voluntarily annex property into the City of Joplin, located at the end of public right-of-way of W. Par Ln. – 4-State Builders, LLC.

Joplin City Limits

0 105 210 420 630 840 Feet

N

P & Z Case 020-21
4 State Builders, LLC
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-268 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, approximately, Joplin, MO., Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001 as amended, a verified 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 said 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 LAND BEING IN THE NORTH ONE-HALF (N1/2) OF SECTION 18, TOWNSHIP 27, RANGE 33, JASPER COUNTY MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT NUMBER THIRTEEN (13), IN CREST VIEW 2ND SUBDIVISION, THENCE NORTH 00 DEGREES 46 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID LOT NUMBER THIRTEEN (13), 506.07 FEET, THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS EAST, 324.05 FEET, THENCE SOUTH 00 DEGREES 05 MINUTES 01 SECONDS EAST, 544.71 TO THE NORTH RIGHT-OF-WAY OF BURLINGTON NORTHERN RAILROAD, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1884.86 FEET, WITH AN ARC LENGTH OF 334.34 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 25 MINUTES 09 SECONDS WEST, 333.91 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-

WAYS, AND RESERVATIONS OF RECORD, CONTAINING 3.99 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the 7th day of June 2021.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2021, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney