CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-271 – Voluntary Annexation

MEETING DATE:
June 5, 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 030-23: Voluntary Annexation – A request to Voluntarily Annex into the Corporate Limits of the City of Joplin, MO, Jasper County – ACME Land Co.

BACKGROUND:

All property will be annexed in as R-1 Single-Family Residential. The property will need to rezone for any future commercial or industrial development. The property is vacant with one vacant existing single-family home.

Raymon Sharp, has agreed to voluntarily annex into the City. The City contributed to the development of the MODOT corridor years back. Since then, the City attempted to involuntarily annex the property East and West of the corridor, but it did not pass. Now, the owner is requesting annexing into the City.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Bolander represented the case. He explained the background on this property and noted that the City and its citizens are trying to capitalize on the dollars invested into developing the corridor by bringing the property into the City limits. Mr. Jackson asked if there were plan for utilities. Mr. Bolander explained that when MODOT was developing Highway I-249, the City installed a sleeve under 249 to provide access to Sewer utilities on the East side of the road.

Ms. Phillips asked about lead contamination in the soil. Mr. Bolander stated they used some of the contaminated soil for the 249 corridor and then they encapsulated it with concrete.

PUBLIC COMMENT;
Donna Strup spoke in opposition. She stated that it was mentioned that the property would be used as industrial property. She asked what the proposed use was. Mr. Bolander responded that there is no proposed use at this time. He stated that those uses were just what was expected to be seen along the corridor, but that when property is annexed into the City, it comes in as R-1.

Mr. Jackson asked if the property is in the County's jurisdiction right now. Mr. Bolander stated yes. Mr. Jackson then asked if bringing the property into the City puts more control on zoning and use. Mr. Bolander confirmed this.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-271
Planning & Zoning Commission recommends approval of Case 030-23 (4 in Favor, 2 Opposed, 1 Absent)

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