Z&P Meeting: June 11, 2018
City Council Meeting: July 2, 2018

STAFF PLANNING REPORT
Voluntary Annexation

CASE 023-18 A request to voluntarily annex property into the City of Joplin

LOCATION North of the intersection of Wildwood Ranch Parkway and John Duffy Drive

APPLICANT Peace Church, LLC.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Undeveloped	Approx. 10 acres

DISCUSSION

Peace Church, LLC. is requesting to voluntarily annex a tract of land immediately north of the intersection of Wildwood Ranch Parkway and John Duffy Drive near the western border of Joplin. This request consists of approximately 10 acres. The tract of land is approximately 864 feet by 545 feet, bordering the intersection of Wildwood Ranch Parkway and John Duffy Drive to the south.

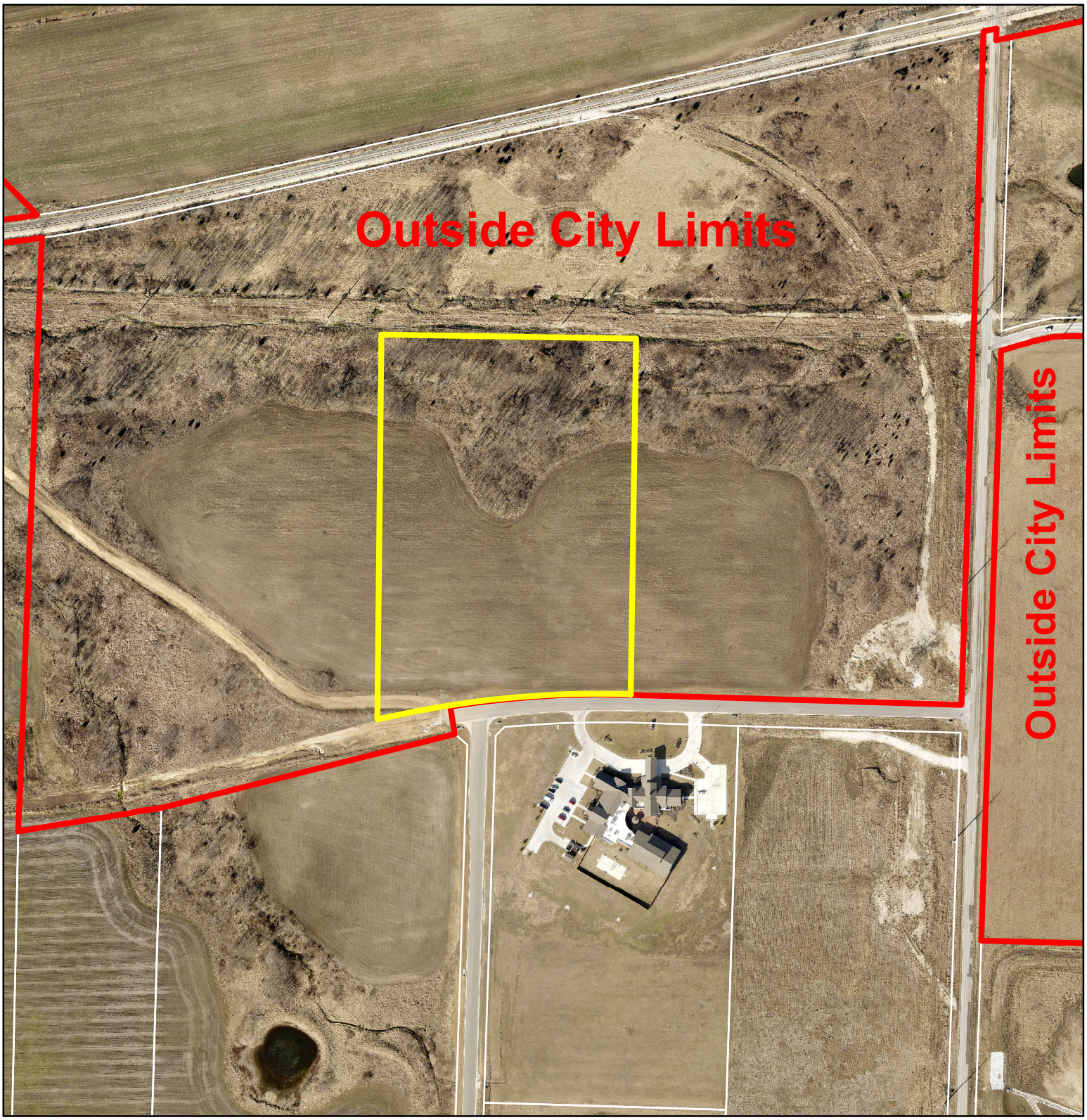
The applicant plans to construct a 19,000-square foot office building which will serve as headquarters for Easy Living, an organization that cares for individuals who are developmentally disabled. In addition to the office building, there will be a daytime activity center for program participants. Easy Living understands they will be required to connect to the sanitary sewer line at their own expense, which is about 600 feet to the west.

Much of the surrounding property is currently undeveloped. The property to the southeast, across Wildwood Ranch Parkway is owned by Preferred Family Healthcare. The property to the southwest is owned by Joplin Senior Community.

Staff recommends approval of Case 023-18.

ENCLOSURES

- Map of area to be annexed



Feet

0 260 520 1,040 1,560 2,080

Case 023-18: Approximately 10 acres, located immediately north of the intersection of Wildwood Ranch Parkway and John Duffy Drive -- A request for voluntary annexation into the city of Joplin -- Peace Church, LLC.

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