Z&P Meeting: June 8, 2020
City Council Meeting: July 6, 2020

STAFF PLANNING REPORT
Voluntary Annexation

CASE 024-20 A request to voluntarily annex property into the City of Joplin

LOCATION Approximately 400' West and 650' North of the West end of public right-of-way on W. 32nd St.

APPLICANT Ledford Construction & Development

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Vacant	Approximately 5.7 acres

DISCUSSION

Ledford Construction & Development is requesting to voluntarily annex one tract of approximately 5.7 acres of vacant land. The property is located within the Wildwood Ranch Development area, just west of the end of 32nd Street and end of Wildwood Ranch Pkwy. This first phase of the Eagles Edge Subdivision will contain 20 lots for single-family residential. Upon annexation, the zoning will default to R-1 Single-family residential, and no rezoning was required or requested by the applicant.

This property shares a contiguous border with the city; no unincorporated areas separate this property from the City. This tract is already near city sewer and not within the 100-year floodplain. It is consistent with our future land use map, which indicates this area as future low-density residential.

City sewer, stormwater facilities, and street infrastructure will be completed by the developer. Additional private utilities will be extended as well. Easements will be dedicated to ensure future access to utilities.

Staff recommends approval of Case 024-20.

ENCLOSURES

- Final plat
- 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)

HOLLY KRISTEN HUGHES
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 19644235
My Commission Expires Jan 30, 2023

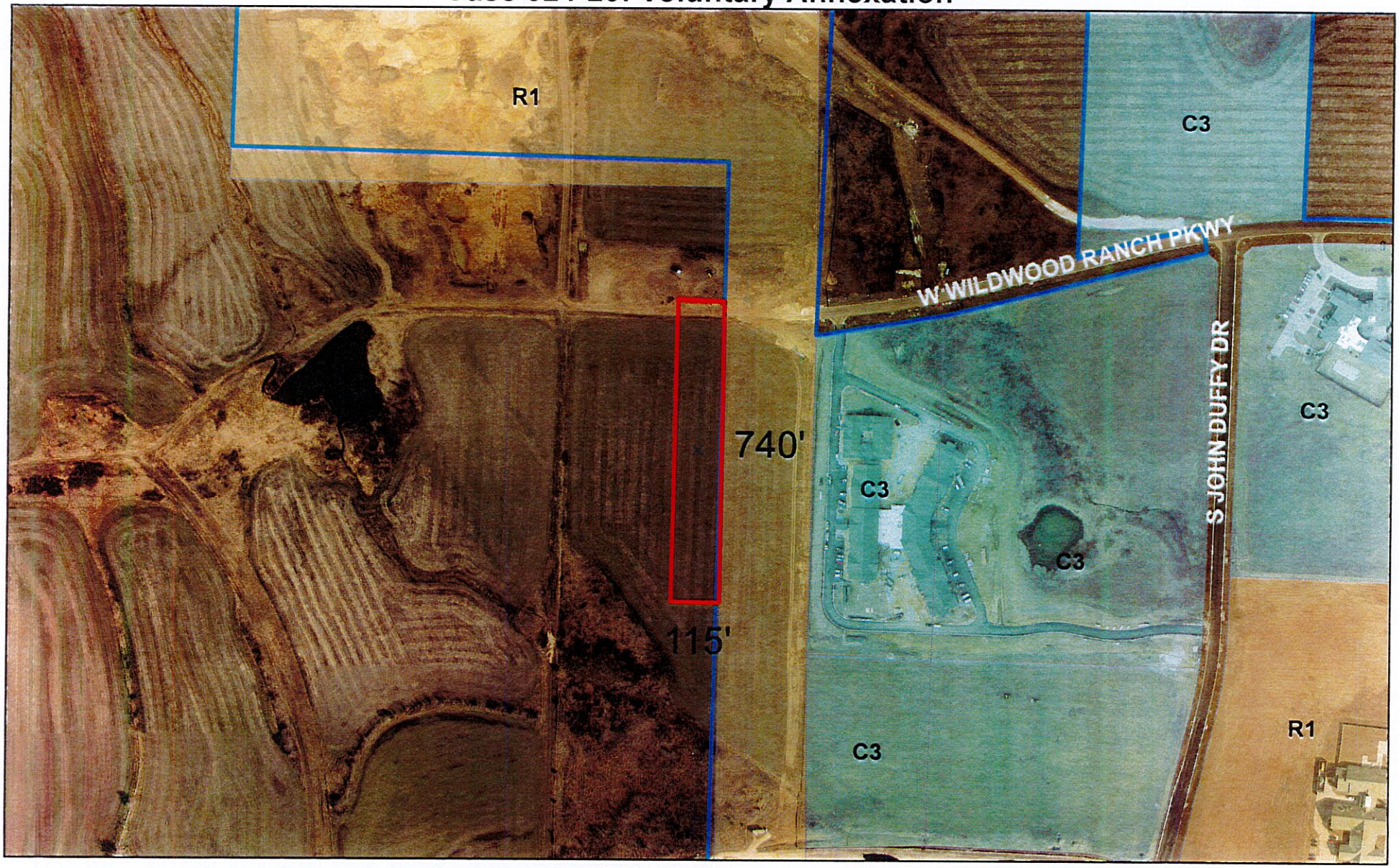
On this 7 day of February 20 20, before me appeared Lance Ledford, and James Ledford, to me known to be the members of Ledford Construction and Development ~~and the seal affixed to the foregoing instrument is the corporate seal of said corporation,~~ and that said instrument was singed and sealed on behalf of said ~~corporation~~ limited liability company by authority of its ~~Board of Directors~~ members of the consideration stated therein and no other, and said members limited liability company 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 30, 2023.

Holly Kristen Hughes, Notary Public

Case 024-20: Voluntary Annexation



A request to voluntarily annex property into the City of Joplin, located approximately 400' West and 650' North of the West end of public right-of-way on W. 32nd St. – James and Lance Ledford

Joplin City Limits

0 170 340 680 1,020 1,360 Feet

N