City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: July 2, 2018

Item: COUNCIL BILL NO. 2018-263
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Council Bill 2017-263
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
Finance Director: Leslie Haase
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 6/11/18

Recommended Action: Planning and Zoning Commission recommended Approval by a vote of "6 in Favor, 0 Nay, 1 Absent."

SUMMARY/REQUEST:
Case 023-18
Voluntary Annexation - Approximately 10 acres, located immediately north of the intersection of Wildwood Ranch Parkway and John Duffy Drive – Peace Church, LLC.

STAFF SUMMARY:
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.

Staff recommends approval of Case 023-18.

PLANNING & ZONING COMMISSION TESTIMONY:
Cindy Smith, 1620 Mandel Lane, Webb City, MO. She is representing Peace Church, LLC.

Mr. Duncan asked if they were planning on building a new building on that location?

Ms. Smith stated they were. It will be a 19 thousand square foot building. Peace Church owns Easy Living and Easy Living will be operating the building. Peace Church is the name of a road. Her father had a house on the road and he named the company after it.

PUBLIC COMMENT:
Wayne Stevenson, Anderson Engineering. We are working with Jimmer Pinvue to bring in the sewer. It will be parallel with the railroad track on the north side of the property.

CB 2018-263

Case 023-18: Voluntary Annexation - Approximately 10 acres, located immediately north of the intersection of Wildwood Ranch Parkway and John Duffy Drive – Peace Church, LLC.

Cindy Smith, 1620 Mandel Lane, Webb City, MO. She is representing Peace Church, LLC.

Mr. Duncan asked if there were questions from the Commission? Mr. Duncan asked if they were planning on building a new building on that location?

Ms. Smith stated they were. It will be a 19 thousand square foot building. Peace Church owns Easy Living and Easy Living will be operating the building.

Mrs. Steele asked if there is an existing church?

Ms. Smith stated this has nothing to do with any church. It's the name of a road. Her father had a house on the road and he named the company after it.

Mr. Ramsour asked about the utilities on the property?

Ms. Smith stated that everything is supposed to be on sight.

Mrs. Steele stated she thought she saw where there were not utilities on the property?

Wayne Stevenson, Anderson Engineering. We are working with Jimmer Pinvue to bring in the sewer and will be parallel with the railroad track on the north side of the property.

Mr. Duncan asked if there was anyone here to speak in favor of this case, there was not. He also asked if there was anyone to speak against this case and there was not.

MR. RAMSOUR MOVED, SECONDED BY MRS. BRUCKNER-SEARS THAT CASE 023-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, AND MRS. BRUCKNER-SEARS VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

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.

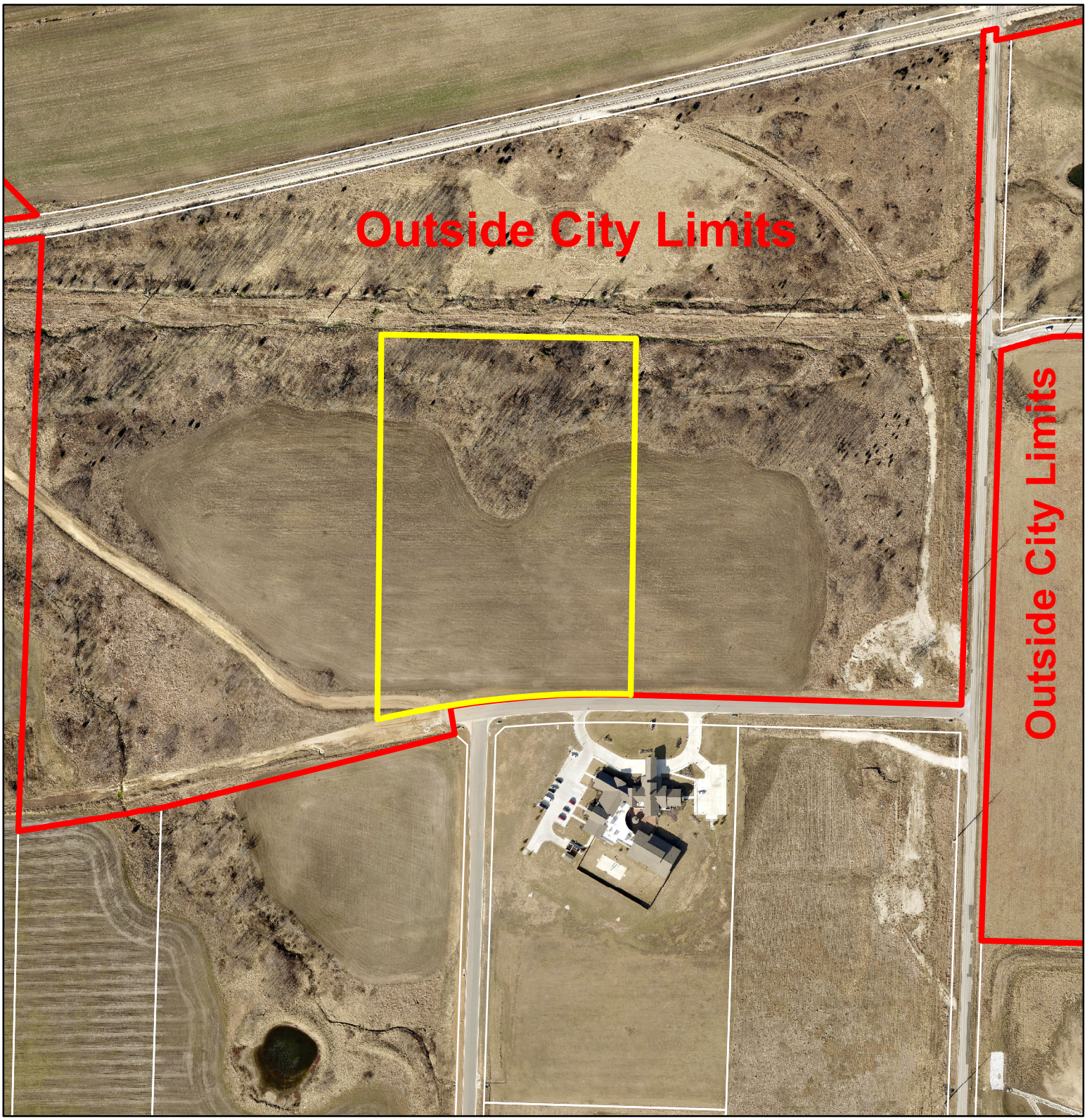
The applicant plans to construct a 19,000-square foot office building which will serve as headquarters for Easy Living, an organization that cares for individuals who are developmentally disabled. In addition to the office building, there will be a daytime activity center for program participants. Easy 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.

N

P & Z Case 023-18
Cindy Smith for Peace Church, LLC
(P & Z Recommended Approval)

COUNCIL BILL NO. 2018-263 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located immediately north of the intersection of Wildwood Ranch Parkway and John Duffy Drive, 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 help a Public Hearing concerning the proposed annexation not lest that fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) 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 JOPKIN, 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:

ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, more particularly described as follows: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 13, THENCE NORTH 01 DEGREES 48'09" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 30.81 FEET, THENCE NORTH 01 DEGREES 49'48" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 1848.60 FEET, THENCE NORTH 88 DEGREES 39'24" WEST, 30.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF CENTRAL CITY ROAD AND THE NORTH RIGHT-OF-WAY LINE OF CENTRAL CITY ROAD AND THE NORTH RIGHT-OF-WAY LINE OF WILDWOOD RANCH PARKWAY, THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES, THENCE CONTINUING NORTH 88 DEGREES 39'24" WEST, 714.23 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 2030.00 FEET, THENCE ALONG SAID CURVE AN ARC DISTANCE OF 137.17 FEET TO THE POINT

OF BEGINNING, THENCE CONTINUING ALONG SAID CURVE AN ARC DISTANCE OF 404.07 FEET, THENCE SOUTH 76 DEGREES 04'01" WEST, 153.64 FEET, THENCE NORTH 01 DEGREES 49'48" EAST, AWAY FROM SAID NORTH RIGHT-OF-WAY LINE, 864.27 FEET, THENCE SOUTH 88 DEGREES 30'36" EAST, 545.07 FEET, THENCE SOUTH 01 DEGREES 49'48" WEST, 755.30 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES.

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 5th day of August 2018.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2018, by a vote of _____.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney