CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-276 – Voluntary Annexation

MEETING DATE:
July 3, 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 032-23: 2100 S Prigmor Ave – Voluntary Annexation – A request to Voluntarily Annex into the Corporate Limits of the City of Joplin – Joplin Travel Plaza, LLC

BACKGROUND:

This piece of property was purchased from Missouri Department of Transportation by Joplin Travel Plaza, LLC. Joplin Travel Plaza is requesting to annex it into the City. The property is East of the Big Apple Truck Stop, which they own as well.

The applicant is seeking to apply a Commercial Zoning District to the property, so that they may develop it in the future. The owner has already annexed the Big Apple Truck Stop and rezoned it to C-3.

PLANNING & ZONING COMMISSION TESTIMONY:
John Bolte, with Small Arrow Engineering represented the applicant. He explained how this was left over right-of-way from MODOT that the owner had acquired. He explained that what they are doing now is bringing in the excess property they acquired with their property adjacent to the West that is already within the City. There were no comments or questions from the Commission.

PUBLIC COMMENT;
There was no public comment in favor or opposition of this request.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-276

Planning & Zoning Commission recommends approval of Case 032-23 (7 in Favor, 0 Opposed)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Case 032-23: Voluntary Annexation

2100 S Prigmor Ave-Voluntary Annexation-A request to Voluntarily Annex into the Corporate Limits of the City of Joplin-Joplin Travel Plaza, LLC

John Bolte, Small Arrow Engineering, 1302 S Main St., Joplin, Missouri. Mr. Bolte stated he represented the owner Travel Plaza. He said what they were doing is an administrative issue. They actually prepared an administrative plat for this site to divide the parcel into five different lots. The administrative plat had been approved but as a result of that they realized they have 1.5 acres in the N.E. corner that is a result of excess right-of-way acquisitions when MODOT redid the interchange and built the round about it shifted everything to the east. They ended up acquiring 1.1 acres from the County, which was the original Prigmor Road, County right-of-way. They also acquired .4 acre from MODOT in that very corner. They have roughly 1.5 acres that ended up on their side of the road so to speak once the interchange shifted over. This is simply taking the 1.5 acres and officially attaching it to the parcel in red that is already in the City limits.

Mr. Kimble asked if there were any questions from the Commission on Case 032-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 032-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 032-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 032-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

Z&P Meeting: June 12, 2023
City Council Meeting: July 3, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Voluntary Annexation

CASE 032-23 A request to voluntarily annex property into the City of Joplin

LOCATION 2100 S Prigmor Ave, Joplin Missouri, 64801

APPLICANT Joplin Travel Plaza, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper/Newton County, MO)	Vacant	Approximately 1.5 acres

DISCUSSION

This piece of property was purchased from Missouri Department of Transportation by Joplin Travel Plaza, LLC. Joplin Travel Plaza is requesting to annex it into the City. The property is East of the Big Apple Truck Stop, which they own as well.

The applicant is seeking to apply a Commercial Zoning District to the property, so that they may develop it in the future. The owner has already annexed the Big Apple Truck Stop and rezoned it to C-3.

Staff recommends approval of Case 032-23.

ENCLOSURES

- Map of area to be annexed
- Application

Voluntary

Annexation Application

Corporation

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only

Case No.: 032-23
Filing Fee: $0.00
Received: 4/20/23
Proj. No.: 23-173

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation, you will need to complete this form for each parcel of property.

Owner Name: Skyline Travel Center, LLC, Bill (Balwinder) Singh Phone No. 201-344-2206

Email: joplintravelplaza@gmail.com

Applicant Name: Small Arrow Engineering, John Bolte, P.E. Phone No. 417-291-5530

Email: jbolte@smallarrow.com

Mailing Address: 1302 S Main St, Joplin, MO 64801

Annexation Property Location: I-44 & Prigmor Avenue

SW Quadrant of interchange

Present Use of Property: Vacant

Residential Information (if no present of future residences, you may skip this section.)

Number of presently occupied or occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

REQUIRED VOLUNTARY ANNEXATION INFORMATION

JOPLIN

FINANCE DEPARTMENT

*****THIS FORM MUST BE SUBMITTED WITH YOUR VOLUNTARY ANNEXATION PETITION*****

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation you will need to complete this form for each parcel of property.

Property Owner Name: Skyline Travel Plaza (Bill Singh) **Telephone Number:** 201-344-2206

Property Address: I-44 and Prigmor Avenue

1. **Is the annexation the result of an out-of-town sewer agreement?** ____ **Yes** X **No**
2. **Is this property residential property?** ____ **Yes** X **No**
3. **Are there any businesses located on this property?** ____ **Yes** X **No**

If yes, how many businesses are located on this property? ____

Please list the following information for each business located on the property:

Business #1:

Business Name: ____

Business Mailing Address: ____

Name of Owner or Manager: ____

Business Contact Phone Number: ____

Is the Property Leased to the Business? ____ **Yes** ____ **No**

Type of Business (example: insurance, repair shop, etc.) ____

Does the business sell retail items? ____ **Yes** ____ **No**

If yes, what is their Missouri Sales Tax ID Number? ____

Does the business sell liquor? ____ **Yes** ____ **No**

Business #2:

Business Name: ____

Business Mailing Address: ____

Name of Owner or Manager: ____

Business Contact Phone Number: ____

Is the Property Leased to the Business? ____ **Yes** ____ **No**

Type of Business (example: insurance, repair shop, etc.) ____

Does the business sell retail items? ____ **Yes** ____ **No**

If yes, what is their Missouri Sales Tax ID Number? _____

Business #3: Does the business sell liquor? _____ Yes _____ No (Over)

Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

Business #4: Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

MMENTS

Apartment complex units: _____

Number of future occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Name of water provider, or list 'well': _____

Name of sewer provider, or list 'septic': _____

Commercial Information (if no present commercial use, you may skip this section.)

Business #1
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ◯ No ◯

Business #2
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ◯ No ◯

Are there residential living units on the property that are occupied or capable of being occupied? _____Yes ____X____No

If Yes, how many

Single-family house(s)	_____ Amount
Duplex(s)	_____ Amount
Tri-plex(s)	_____ Amount
Apartment House(s)	_____ Amount
Apartment Complex(s)	_____ Amount

Do you plan to build residential living units on the property _____Yes ____X____No

If Yes, how many

Single-family house(s)	_____ Amount
Duplex(s)	_____ Amount
Tri-plex(s)	_____ Amount
Apartment House(s)	_____ Amount
Apartment Complex(s)	_____ Amount

Are (or Will) the living unit(s) be on a well _____ Yes _____No
If NO, please furnish the name of the water company _____

Are (or Will) the living unit(s) have a septic system? _____ Yes _____ No
If NO, please furnish the name of the municipal sewer system _____

JOPLIN
MISSOURI

Voluntary Annexation Procedures

The voluntary annexation of land into the City of Joplin requires procedures established by the Missouri State Statutes. This section of the law is attached for your use. To further assist in the procedures, the following checklist is provided.

1. The property to be annexed must be compact and contiguous to the existing boundaries of the City of Joplin. This must be determined to ensure that there are no unincorporated areas between the area to be annexed and the City of Joplin.

2. If the requested annexation area consists of single or multiple tracts of land a Petition requesting the annexation must be signed by all the owners of all fee interests of record in all tracts of real property to be annexed. This means that both a husband and wife must sign, however, a mortgage holder such as a bank does not need to sign. Please note that all signatures must be notarized. A form is included in this packet for your use.

3. The petition must be filed with the office of the City Attorney for verification. Attached to the petition must be a legal description describing the boundary of the property requested for annexation.

4. The petition will be referred to the Planning and Zoning Commission and City Council for Public Hearing. This will determine the ability of the City to provide services within a reasonable amount of time and whether the land is reasonable and necessary for the development of the City.

5. If there are no written objections filed within fourteen (14) days by two (2) qualified voters in the area or by at least two percent (2%) of the qualified voters of the City, then, the City may complete the annexation by the adoption of an ordinance.

6. Upon completion of the above process, the City will file notice of the annexation with the County Clerk's Office in the county in which the annexed property lies.

Note: If you have any questions, you may call the Planning Division at 417-624-0820, ext. 1511, or email Zoning-Planning@JoplinMO.org for assistance.

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION PURSUANT TO 71.012, RSMo.

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.

Balwinder Singh

Skyline Travel Plaza, LLC

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 19th day of April 2023, before me appeared Balwinder Singh, to me known to be the managing member of Skyline Travel Plaza, LLC, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its _____ of the consideration stated therein and no other, and said _____ acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

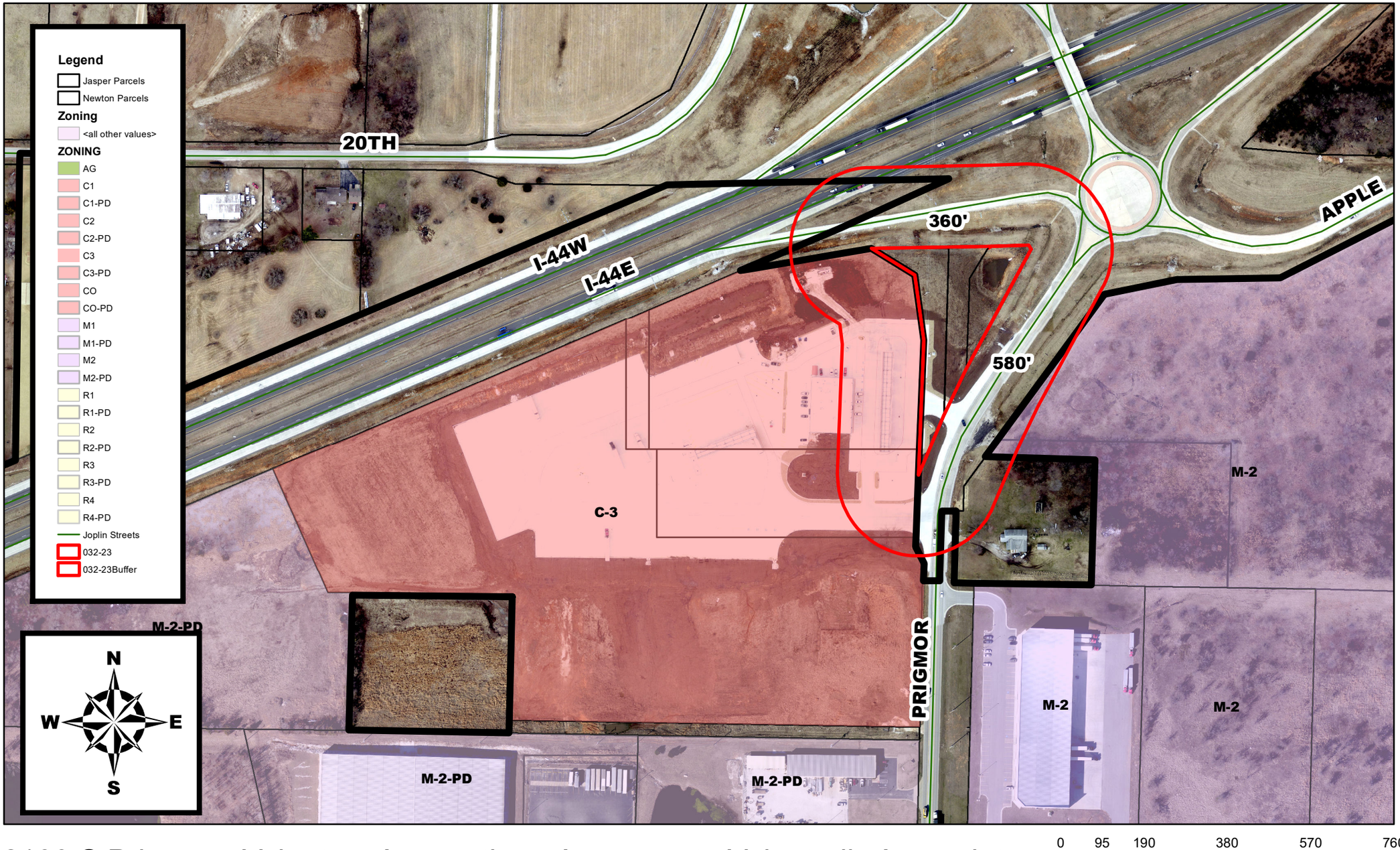
IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

Notary Public Jacquelyn M. Shimmin

My commission expires: Aug. 30, 2025

JACQUELYN M SHIMMIN
Notary Public – Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires Aug. 30, 2025
Commission #21925337

Case 032-23: Voluntary Annexation



2100 S Prigmor - Voluntary Annexation - A request to Voluntarily Annex into the Corporate Limits of the City of Joplin - Joplin Travel Plaza, LLC

P & Z Case 032-23
Joplin Travel Plaza, LLC
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-276 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally located at 2100 S Prigmor Ave.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a 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 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:

TRACT 1 ALL THAT PART OF SECTIONS 14 AND 15, TOWNSHIP 27, RANGE 32, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, THENCE S01°39'05"W ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 193.10 FEET TO THE POINT OF BEGINNING; THENCE N88°26'54"E A DISTANCE OF 103.67 FEET; THENCE S67°37'50"W A DISTANCE OF 15.66 FEET; THENCE S32°35'20"W A DISTANCE OF 79.06 FEET; THENCE S02°00'46"W A DISTANCE OF 208.68 FEET; THENCE S28°31'21"W A DISTANCE OF 53.53 FEET; THENCE S23°26'30"W A DISTANCE OF 208.18 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 190 (PRIGMOR AVENUE); THENCE N01°58'58"E A DISTANCE OF 300.34 FEET TO A STEEL RIGHT-OF-WAY

MARKER; THENCE N07°22’07”W A DISTANCE OF 151.12 FEET TO A STEEL RIGHT-OF-WAY MARKER; THENCE N58°20’23”W A DISTANCE OF 117.16 FEET TO A CORNER POST;; THENCE N88°26’54”E A DISTANCE OF 177.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.1 ACRES MORE OR LESS

<u>TRACT 2</u> ALL THAT PART OF SECTIONS 14, TOWNSHIP 27, RANGE 32, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, THENCE S01°39’05”W ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 193.10 FEET; THENCE N88°26’54”E A DISTANCE OF 182.38 FEET TO THE POINT OF BEGINNING; THENCE N88°26’54”E A DISTANCE OF 78.71 FEET; THENCE S32°45’20”E A DISTANCE OF 10.88 FEET; THENCE S28°31’21”W A DISTANCE OF 311.97 FEET; THENCE N02°00’46”E A DISTANCE OF 208.68 FEET; THENCE N32°35’20”E A DISTANCE OF 79.06 FEET; THENCE N67°37’50”E A DISTANCE OF 15.66 FEET TO THE POINT OF BEGINNING; CONTAINING 0.4 ACRES MORE OR LESS

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney