CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-265-Voluntary Annexation

MEETING DATE:
July 6, 2020

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, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
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.

BACKGROUND:
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.

PLANNING & ZONING COMMISSION TESTIMONY:
Rick Nichols, Anderson Engineering, 1934 E. Manitou, Joplin, MO. Representing the Ledford's and speaking on behalf of Eagles Edge. This section for annexation is the first phase of the Eagles Edge.

PUBLIC COMMENT;
None.

FUNDING SOURCE:
These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATION:
The Planning & Zoning Commission recommends approval (5 In Favor, 0 Nays, 1 Absent).
Staff recommends approval of Case 024-20.

ATTACHMENTS:
CB 2020-265, Staff Planning Report, P&Z Commission Minutes.

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

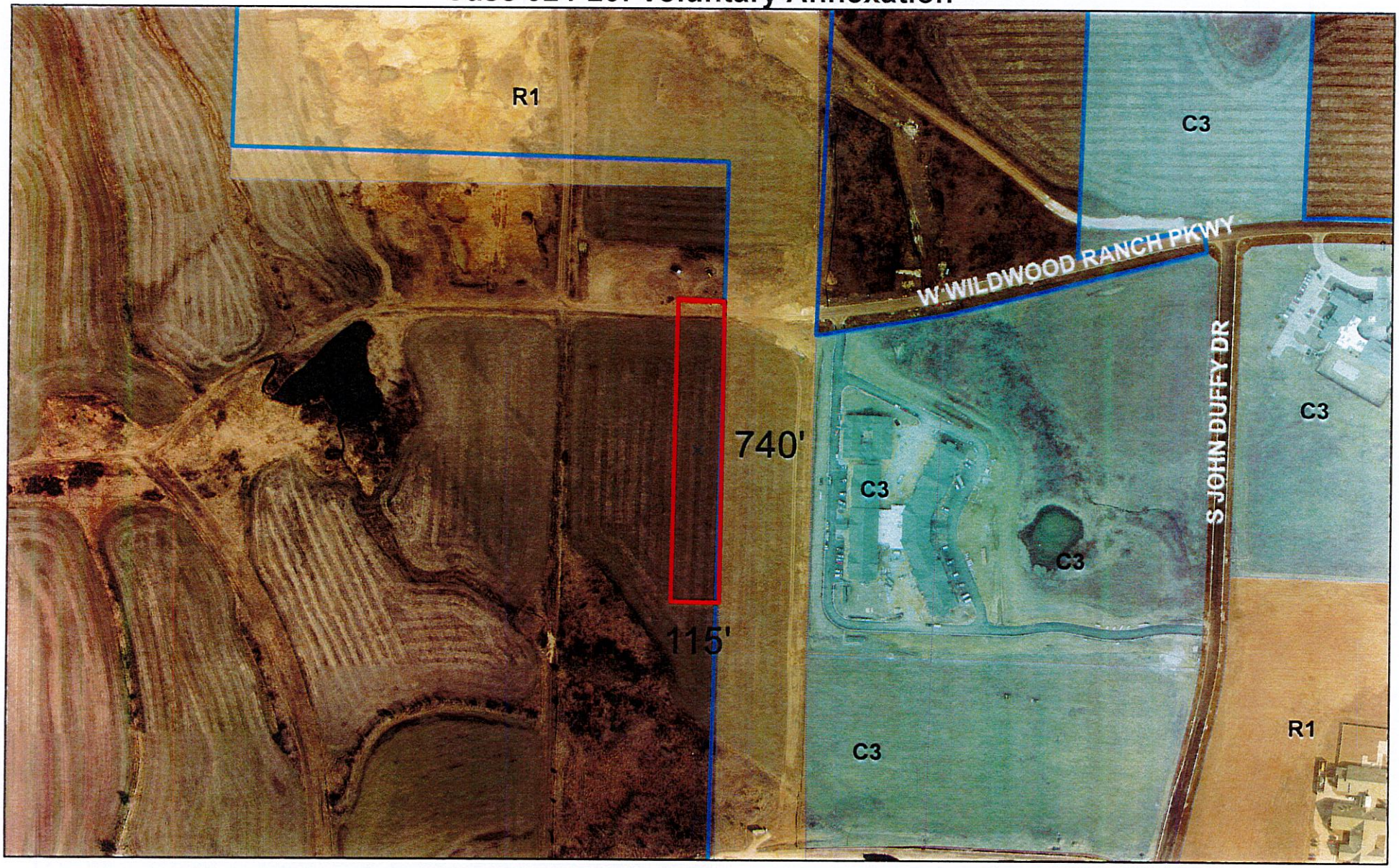
On this 7 day of February 20 20, before me appeared Lance Ledford, and James Ledford, to me known to be the members of Ledford Construction and Development ~~and the seal affixed to the foregoing instrument is the corporate seal of said corporation,~~ and that said instrument was singed and sealed on 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

CB 2020-265

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

Rick Nichols, Anderson Engineering, 1934 E. Moniteau, Joplin, MO. Representing the Ledford's and speaking on behalf of Eagles Edge. This is the section for annexation is the first phase of the Eagles Edge.

Mr. Ramsour asked if the Commissioners had any questions? They did not. Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case? There was not.

MR. MCCULLOUGH MOVED, SECONDED BY MR. KIMBLE, CASE 024-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, AND MR. KIMBLE VOTING "AYE". (5 IN FAVOR, 0 NAYS, 1 ABSENT).

P & Z Case 024-20
James and Lance Ledford
(P & Z Recommended Approval)

COUNCIL BILL NO. 2020-265 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, approximately 400' West and 650' North of the West end of public right-of-way on W. 32nd St., Joplin, 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 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:

Commencing at a found aluminum monument at the Southeast corner of said Section 13; thence North 88°40'30" West along the South line thereof, 2027.47 feet to a point on the East line of a tract of land described in Book 2501, Page 39 in the Recorder of Deeds Office in Jasper County, Missouri; thence North 0°00'00" East along the East line thereof, 220.09 feet to a found 1/2" iron bar at the Northeast corner of said tract of land; thence North 1°33'33" East, 675.44 feet to the point of beginning of the tract herein described; thence North 88°10'12" West, 199.70 feet; thence North 1°49'48" East, 11.27 feet; thence North 88°10'12" West, 142.00 feet; thence North 1°49'48" East, 651.92 feet; thence North 1°30'00" East, 65.00 feet; thence South 88°30'00" East, 146.60 feet; thence 195.86 feet on a curve to the left, having a radius of 1970.00 feet and a chord bearing North 88°39'06" East, 195.78 feet; thence South 1°49'48" West along the West line of a tract of land described in Book 2398, Page 218, 739.89 feet to

the point of beginning. Contains 5.70 acres, more or less, subject to any existing easements, more generally described as being located approximately 200' Southwest of the end of public right-of-way of W. Wildwood Ranch Pkwy.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be 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 9th day of August 2020.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2020, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney