Z&P Meeting: August 12, 2019
City Council Meeting: September 3, 2019

STAFF PLANNING REPORT
Voluntary Annexation

CASE 028-19 A request to voluntarily annex property into the City of Joplin

LOCATION 5703, 5707, and 5711 S. John Duffy Dr., approximately 650 feet South and 200 feet West of the intersection of W. 32nd St. and S. John Duffy Dr.

APPLICANT Richard Benson, President of RBC Enterprises

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Newton County, MO)	Multi-family Apartments	Approximately 1.7 acres

DISCUSSION

Richard Benson, President of RBC Enterprises, is requesting to voluntarily annex a single tract of approximately 1.7 acres of land containing three apartment buildings, known as Willow Vista Apartment Complex.

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 an 100-year floodplain. It is consistent with our future land use map, which indicates this area as a residential and commercial opportunity area.

Staff recommends approval of Case 028-19.

ENCLOSURES

- Map of area to be annexed
- Photo of current site
- 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.

Richard Benson president RBC Enterprises Limited Inc.

STATE OF MISSOURI)
) ss:
COUNTY OF JASPER)

On this 25th day of June 2019, before me appeared Richard Benson, to me known to be the President of RBC Enterprises Limited Inc., 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 by authority of its Board of Directors of the consideration stated therein and no other, and said he 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: 6-29-2020.

Lindsay Dunn

Notary Public

LINDSAY J. DUNN
NOTARY PUBLIC
NOTARY SEAL
#12380334
JASPER COUNTY
STATE OF MISSOURI
MY COMMISSION EXPIRES 6-29-2020

Case 028-19: 3200 Block of S. John Duffy Road



Case 028-19: 3200 Block of S. John Duffy Road - A request to annex into the corporate limits of the City of Joplin - Richard Benson, President of RBC Enterprises