City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: September 6, 2016

Item: COUNCIL BILL NO. 2016-274
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 8/8/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 029-16: 3210 North Progress Avenue – A request to detach land located within the municipal corporate city limits of the City of Joplin and transfer to the City of Webb City for annexation property – Bemis Packaging.

STAFF SUMMARY:
This is a request by Bemis Packaging to detach a parcel directly west of their facility and transfer that land into the City of Webb City. Their business is located in the Joplin-Webb City Industrial Park. The part of the park located in Joplin is zoned M-2-PD (Planned Heavy Industrial) and contains industrial uses. Bemis Packaging sits on a tract that contains approximately 31 acres, approximately 25.5 of which are already located in the City of Webb City.

The City of Joplin is releasing the portion that Bemis Packaging is requesting to be annexed by the City of Webb City. Bemis Packaging initiated this request because their existing facility is already located in Webb City.

Staff recommends approval of Case 029-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Troy Bolander stated this property is located in the Joplin/Webb City Industrial Park. Several properties are in Webb City, with other properties being in the city of Joplin. Bemis Packaging owns property in both Webb City and Joplin. Their facility is located in Webb City, and they own an adjacent tract to the west that lies in Joplin. They are requesting the release of the property from Joplin, with Webb City annexing the property, so Bemis Packaging can aggregate all their property into Webb City. This is strictly a matter of cleaning up city boundaries. Staff recommends approval of this request.

Mr. Ramsour asked how this affects the tax base. Mr. Bolander replied the taxes are low since the property is undeveloped, but it will now go into Webb City.

Mr. Ramsour expressed concern that Joplin is giving up tax revenues if Bemis Packaging constructs a building on the property. Mr. Bolander replied the building is in Webb City. It is difficult to own a building or develop the property with having part of the development in Joplin and part of it in Webb City. Joplin has received some property in the past from Webb City in the same situation.

Ms. Cunningham stated the large building to the east of the property in this request is Bemis Packaging's current facility.

PUBLIC COMMENT:
None.