Z&P Meeting: August 9, 2021
City Council Meeting: September 7, 2021

STAFF PLANNING REPORT
Voluntary Annexation

CASE 039-21 A request to voluntarily annex property into the City of Joplin.

LOCATION End of Public Right-of-way of W. 32nd St.

APPLICANT James & Lance Ledford

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Vacant	Approx. 5.5 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	Out of City Limits
Land Use	Vacant	Vacant	Vacant	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map describes this property as future residential/commercial opportunity area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 32nd St.	Collector	60'
S. Nellie Mae Ave.	Local	50'

Both streets are to be platted and built to City specifications.

UTILITIES

Utilities will be extended through public right-of-way and to-be-platted easements.

FLOOD PLAIN

This property is not in the flood plain.

DISCUSSION

The applicant is requesting to voluntarily annex in property approximately 5.5 acres in size to the City of Joplin. This would accommodate Phase II of Eagle's Edge subdivision. Utilities and public streets will be extended as part of the new subdivision.

Staff recommends approval of Case 039-21.

ATTACHMENTS

- Application
- Map

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.

James Ledford

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 14 day of July 2021, before me appeared James Ledford, to me known to be the Owner of Ledford Construction LLC, 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 James Ledford 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.

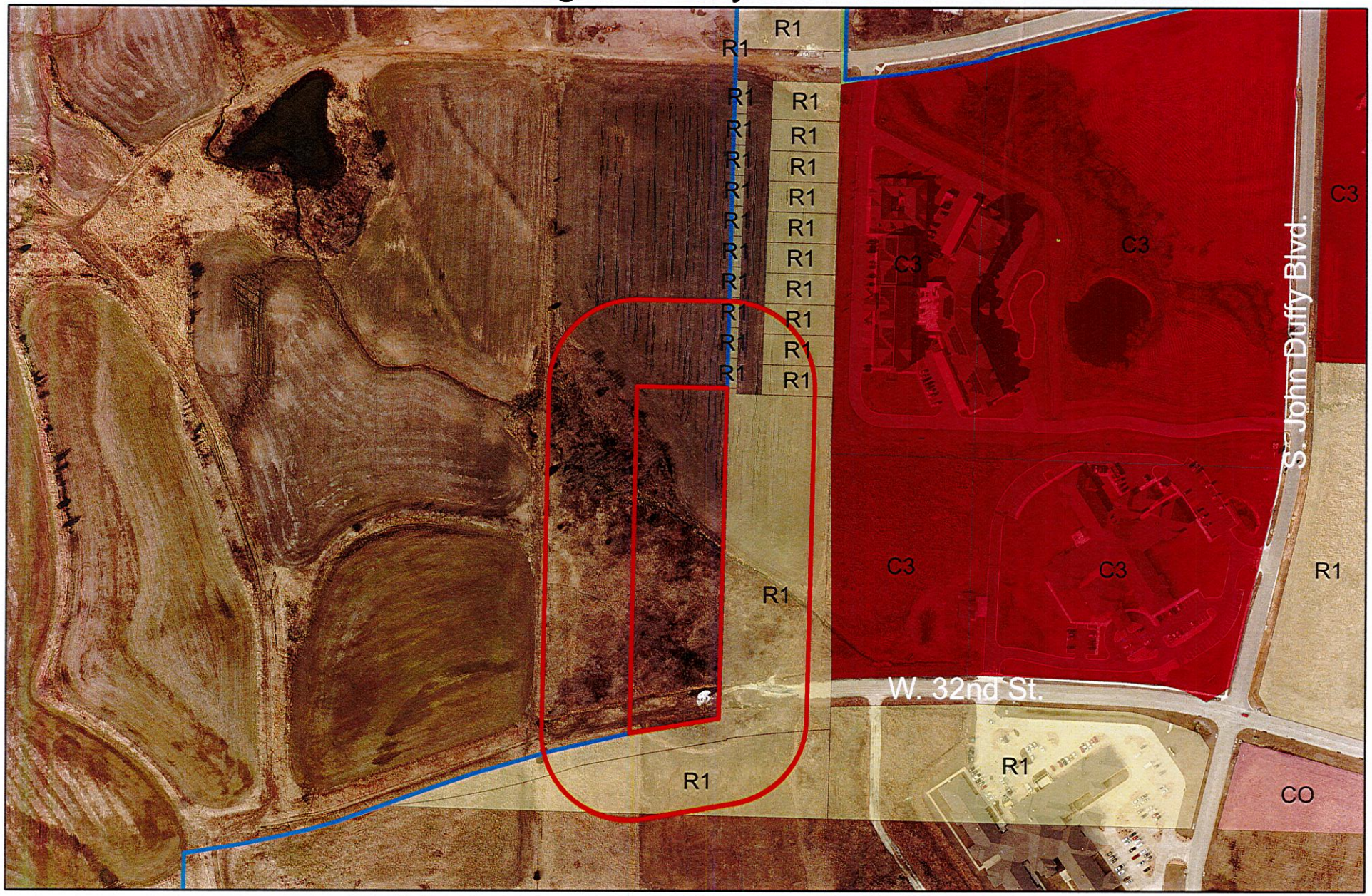
My commission expires: October 5, 2024

GRANT DON THOMAS
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 20742645
My Commission Expires Oct 5, 2024

Grant Don Thomas

Notary Public

Case 039-21 - End of Right-of-way of W. 32nd St. - Annexation



Case 039-21: End of Public Right-of-Way of W. 32nd St. – A request to voluntarily annex property into the City of Joplin – James and Lance Ledford

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