Z&P Meeting: August 10, 2015
City Council Meeting: September 8, 2015

STAFF PLANNING REPORT
Voluntary Annexation

CASE 027-15: A request to voluntarily annex approximately 3.89 acres at 8125 E 26th Street.

LOCATION: 8125 E 26th

APPLICANT: Cold Harbor

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	NEI Industrial Services	3.89 acres

DISCUSSION

The applicant is requesting to voluntarily annex approximately 3.89 acres of land at 8125 E 26th Street. This is part of the Crossroads Industrial Park and is currently being used by NEI Industrial Services.

Staff recommends approval of Case 027-15.

ENCLOSURES:

Map of area to be annexed

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.

Thomas K. Cook
Signed

Thomas K. Cook
Printed

STATE OF MISSOURI)
) ss:
COUNTY OF JASPER)

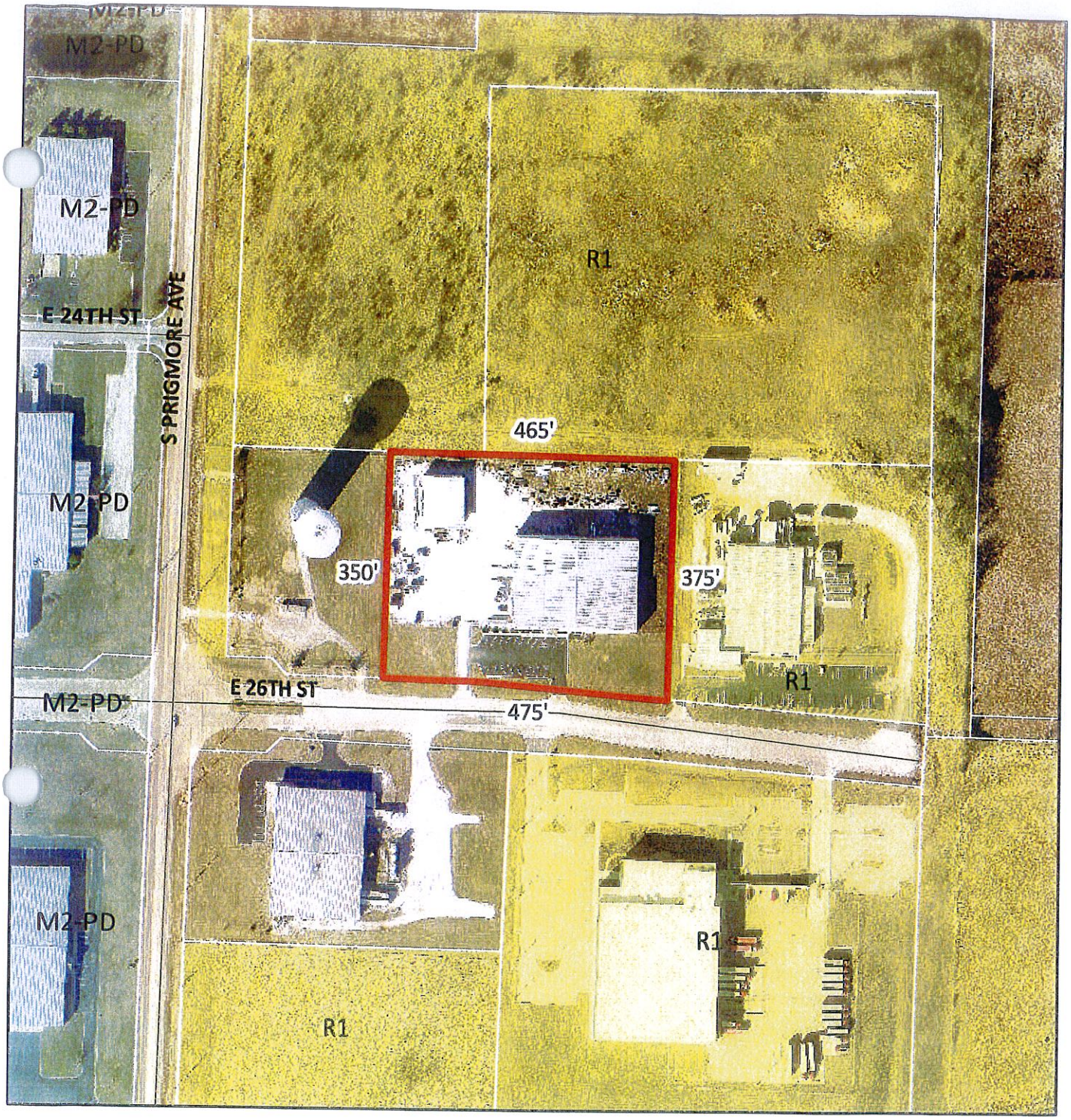
On this 15 day of July, 2015 before me appeared Thomas Cook to me known to be the partner of Cold Harbor and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors of the consideration stated therein and no other, and said - partner 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: 5-10-17.

Cynthia R. Weiss
Notary Public

CYNTHIA R. WEISS
Notary Public - Notary Seal
State of Missouri
Commissioned for Newton County
My Commission Expires: May 06, 2017
Commission Number: 13892192



Case 027-15: 8125 E 26th Street – A request to voluntarily annex into the corporate limits of the City of Joplin – Cold Harbor.

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Case 027-15: 8125 East 26th Street – A request to voluntarily annex into the corporate limits of the City of Joplin – Cold Harbor.

Mr. Eastman opened the public hearing for Case 027-15.

Mr. Bolander discussed recent annexations of property located east of Prigmore Road in the Crossroads Industrial Park. That property was intentionally left out of the City of Joplin due to incentives from the State of Missouri. Those incentives have almost been exhausted, so the staff is now requesting the remaining portion of the Crossroads Industrial Park be annexed into the City of Joplin.

This request is by Cold Harbor, who have signed a voluntary annexation request. The staff recommends approval of the annexation.

Mr. Eastman asked if the property will be rezoned later, and Mr. Bolander replied yes. The property comes into the City of Joplin with R-1 zoning since it is the most protected zoning classification. The Comprehensive Plan shows that property as heavy industrial, with the remainder of the park to be rezoned to heavy industrial once it is annexed.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 027-15.

MR. SMITH MOVED, SECONDED BY MR. DERMOTT, THAT CASE 027-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. CORTEZ, MR. DERMOTT, MR. EASTMAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. BROWN, MR. DUNCAN, AND MR. RAMSOUR BEING ABSENT (4 IN FAVOR, 3 ABSENT).