CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM: CB 2021-280 - Annexation

MEETING DATE:
September 7, 2021

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

BACKGROUND:
The applicant is requesting to voluntarily annex in property approximately 5.5 acres in size to the City of Joplin. Utilities will be extended through public right-of-way and to-be-platted easements Both streets are to be platted and built to City specifications.

PLANNING & ZONING COMMISSION TESTIMONY:
Logan Ellis, Anderson Engineering, we are seeking to annex Eagles Edge Phase II into the City of Joplin.

PUBLIC COMMENT:
None.

RECOMMENDATIONS:
Staff recommends approval for Case 039-21.
Planning & Zoning Commission recommends approval for Case 039-21 (5 Favor, 0 Nays, 2 Absent)

ATTACHMENTS
CB 2021-280, Staff Planning Report, P&Z Commission Minutes

CB 2021-280

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

Logan Ellis, Anderson Engineering, we are seeking to annex Eagles Edge Phase II into the City of Joplin.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

MR. MCCULLOUGH MOVED, SECONDED BY MR. EASTMAN THAT CASE 039-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)

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.

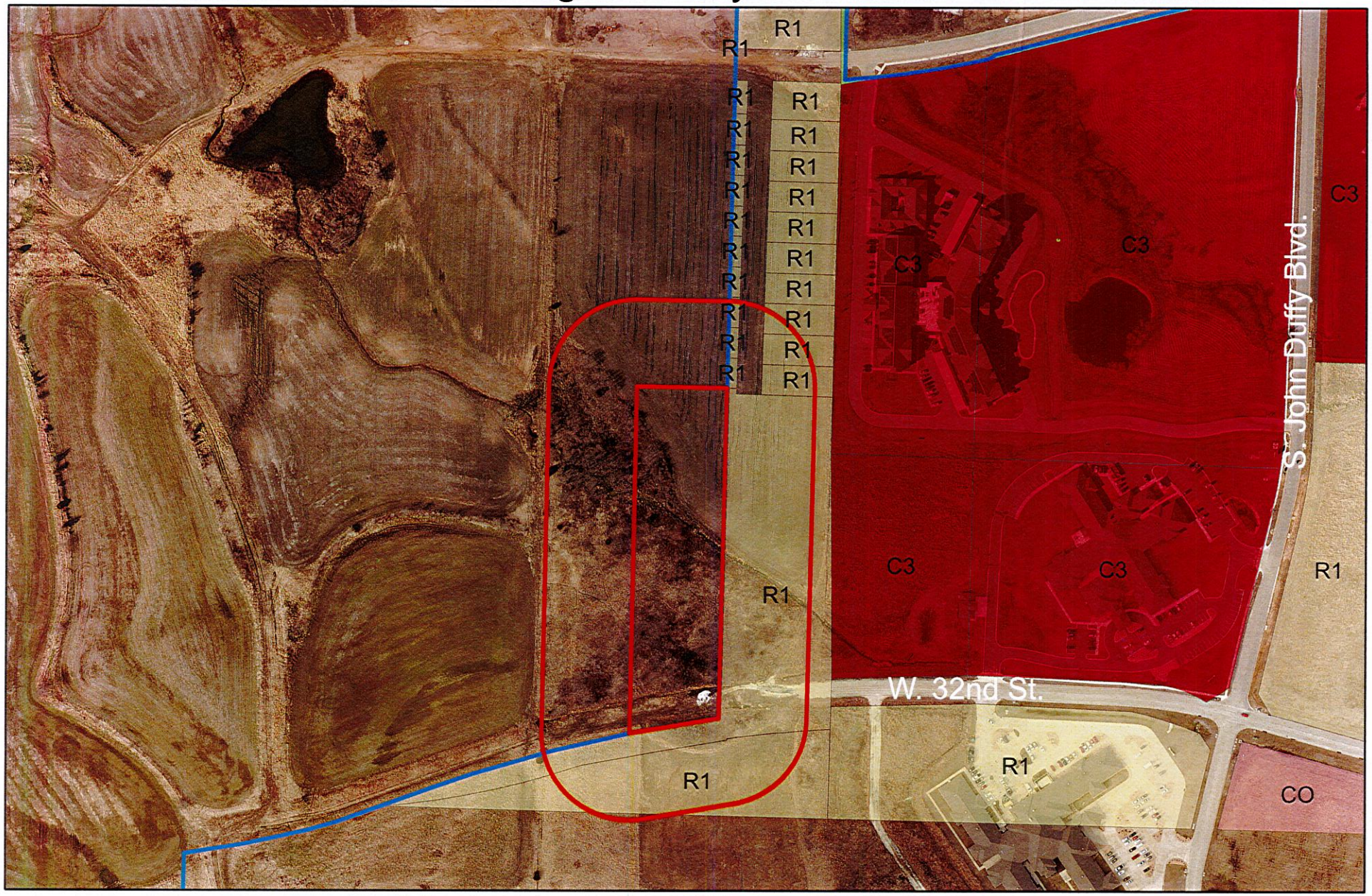
My commission expires: October 5, 2024

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

N

0 105 210 420 630 840 Feet

P & Z Case 039-21
James and Lance Ledford
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-280 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located at the End of Public Right-of-Way of W. 32nd St., Joplin, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a 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 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:

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2528, PAGE 23 IN THERECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING PART OFSECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: 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, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE 348.95 FEET ALONG A 2955.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 83°18'31" WEST,

WITH A DISTANCE OF 348.74 FEET; THENCE NORTH 01°49'48" EAST, 738.38 FEET TO THE SOUTHWEST CORNER OF EAGLES EDGE PLAT 1 AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 24. AT PAGE 23; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING THREE COURSES, SOUTH 88°10'12" EAST, 142.00 FEET; THENCE SOUTH 01°49'48" WEST, 11.27 FEET; THENCE SOUTH 88°10'12" EAST, 199.70 FEET, TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SOUTH LINE, SOUTH 01°49'48" WEST, 585.36 FEET; THENCE SOUTH 00°12'03" EAST, 90.13 FEET, TO THE POINT OF BEGINNING. EXCEPT THAT PART OF THE TRACT LYING IN JOPLIN CITY LIMITS, JASPER COUNTY, MISSOURI. CONTAINS 5.54 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2021, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney