Z&P Meeting: September 12, 2016
City Council Meeting: October 3, 2016

STAFF PLANNING REPORT
Voluntary Annexation

CASE 039-16 A request to voluntarily annex approximately 3.4 acres into the City of Joplin

LOCATION 570 feet West of the intersection of 32nd Street and John Duffy Drive

APPLICANT Joplin Development Properties II

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Undeveloped	3.4 acres

DISCUSSION

The applicant is requesting to voluntarily annex approximately 3.4 acres of land approximately 570 feet West of the intersection of 32nd Street and John Duffy Drive. This parcel is located in Wildwood Ranch and will be developed into an skilled nursing facility pending approval of the applicant's rezoning request.

Staff recommends approval of Case 039-16.

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.

Donald B Bedell

STATE OF MISSOURI)
COUNTY OF ~~JASPER~~ New Madrid) ss:
)

On this 20th day of July, 2016 before me appeared Donald B. Bedell, to me known to be the President of Joplin Developent Properties, ~~Inc~~, and that 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 President acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

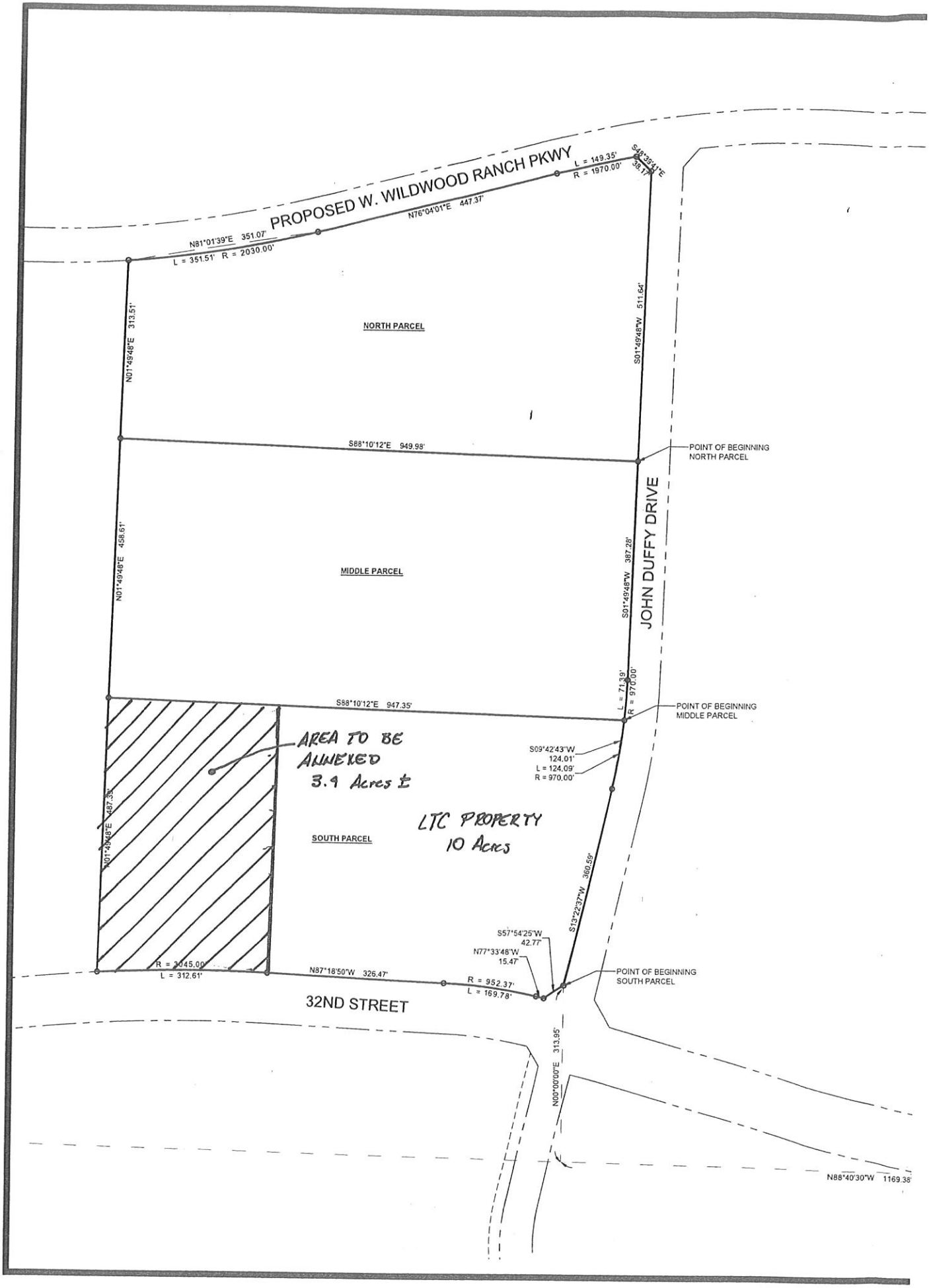
IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

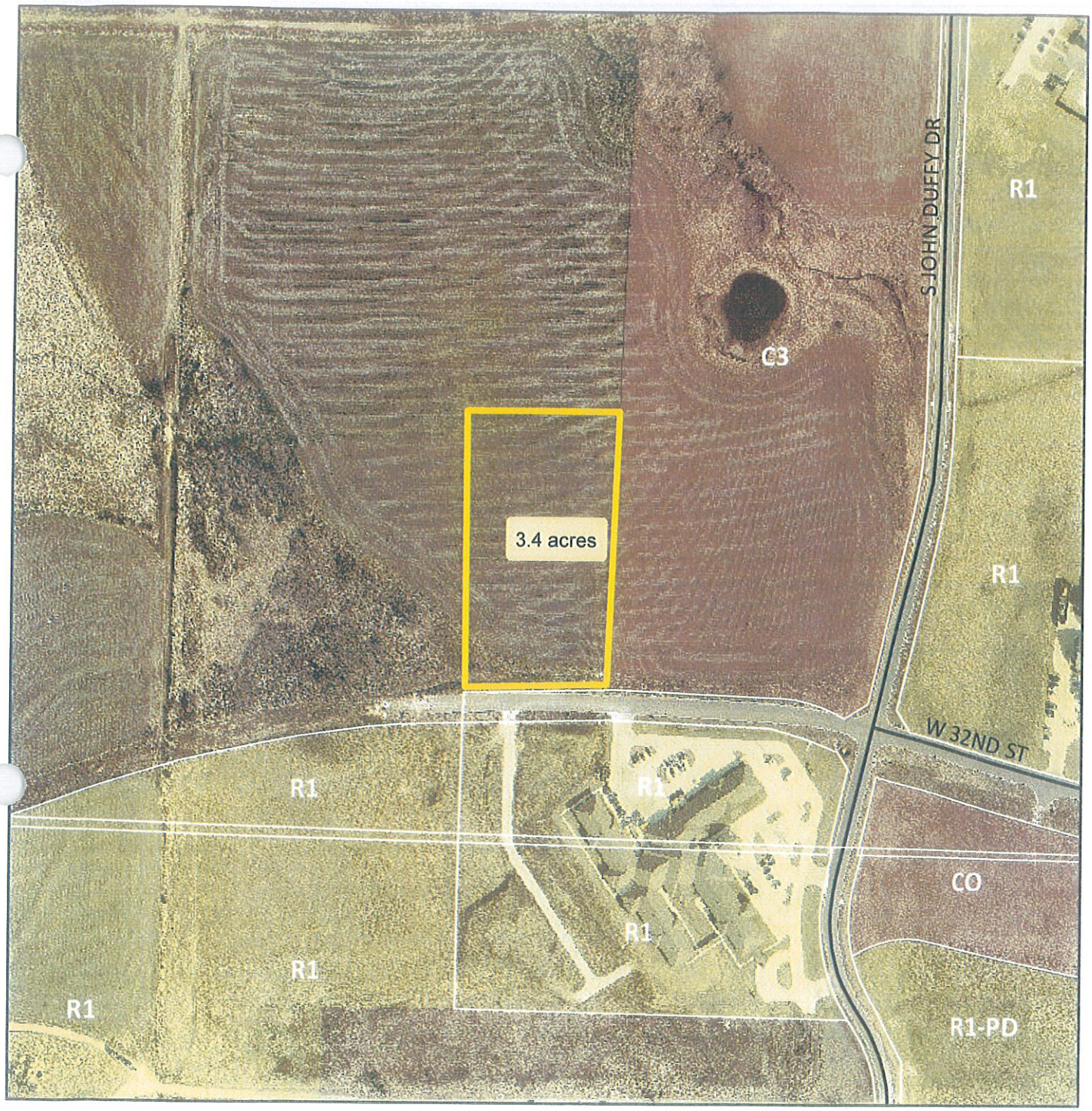
My commission expires: 9-8, 2016

Judy Sewell

Notary Public

JUDY SEWELL
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
NEW MADRID COUNTY
COMMISSION # 12449895
MY COMMISSION EXPIRES: SEPT. 8, 2016


PROPOSED W. WILDWOOD RANCH PKWY
N81°01'39"E 351.07'
L = 351.51' R = 2030.00'
N76°04'01"E 447.37'
L = 149.35'
R = 1970.00'
S48°39'41"E
38.17'
NORTH PARCEL
N01°49'48"E 313.51'
S01°49'48"W 511.64'
S88°10'12"E 949.98'
POINT OF BEGINNING
NORTH PARCEL
JOHN DUFFY DRIVE
MIDDLE PARCEL
N01°49'48"E 458.61'
S01°49'48"W 387.28'
L = 71.39'
R = 970.00'
S88°10'12"E 947.35'
POINT OF BEGINNING
MIDDLE PARCEL
AREA TO BE
ANNEXED
3.4 Acres ±
S09°42'43"W
124.01'
L = 124.09'
R = 970.00'
LTC PROPERTY
10 ACRES
SOUTH PARCEL
N01°49'48"E 487.35'
S13°22'37"W 360.59'
S57°54'25"W
42.77'
N77°33'48"W
15.47'
R = 3045.00'
L = 312.61'
N87°18'50"W 326.47'
R = 952.37'
L = 169.78'
POINT OF BEGINNING
SOUTH PARCEL
32ND STREET
N00°00'00"E 313.95'
N88°40'30"W 1169.38'



Case 039-16: 570 feet West of the intersection of 32nd Street and John Duffy Drive – A request from Joplin Industrial Development Corporation for the voluntary annexation into the corporate limits of the City of Joplin – Joplin Development Properties II.

N

Case 039-16: 570 feet West of the intersection of 32nd Street and John Duffy Drive – A request from Joplin Industrial Development Corporation for the voluntary annexation into the corporate limits of the City of Joplin – Joplin Development Properties II.

Mr. Smith opened the public hearing for Case 039-16.

Mr. Gerald Norton, Olsson & Associates, 702 South Main Street, Joplin, appeared representing Joplin Development Properties II, the owner of the property. The parent company is LTC, who owns the residential care facility on the southwest corner of John Duffy Drive and 32nd Street. They will be constructing a second facility on the northwest corner of John Duffy and 32nd Street. This request is for a voluntary annexation to add the remaining 3.5 acres to property that was annexed into Joplin last year.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 039-16.

MR. DUNCAN MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 039-16 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. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).