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

STAFF PLANNING REPORT
Voluntary Annexation

CASE 037-16 A request to voluntarily annex approximately 5.7 acres into the City of Joplin

LOCATION 570 feet West and 600 feet North of the intersection of 32nd Street and John Duffy Drive

APPLICANT O'Reilly Holdings, LLC.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Undeveloped	5.7 acres

DISCUSSION

The applicant is requesting to voluntarily annex approximately 5.7 acres of land approximately 570 feet West and 600 feet North of the intersection of 32nd Street and John Duffy Drive. This parcel is located in Wildwood Ranch and will be developed into a senior living center pending approval of the applicant's rezoning request.

Staff recommends approval of Case 037-16.

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.

Denise Heintz, Partner
Joplin Senior Community

STATE OF MISSOURI)
COUNTY OF ~~JASPER~~ Christian) ss:
)

On this 2 day of August 2016, before me appeared Denise K. Heintz, to me known to be the Director of Operations of Joplin Senior Community, LLC, 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 Denise K. Heintz acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

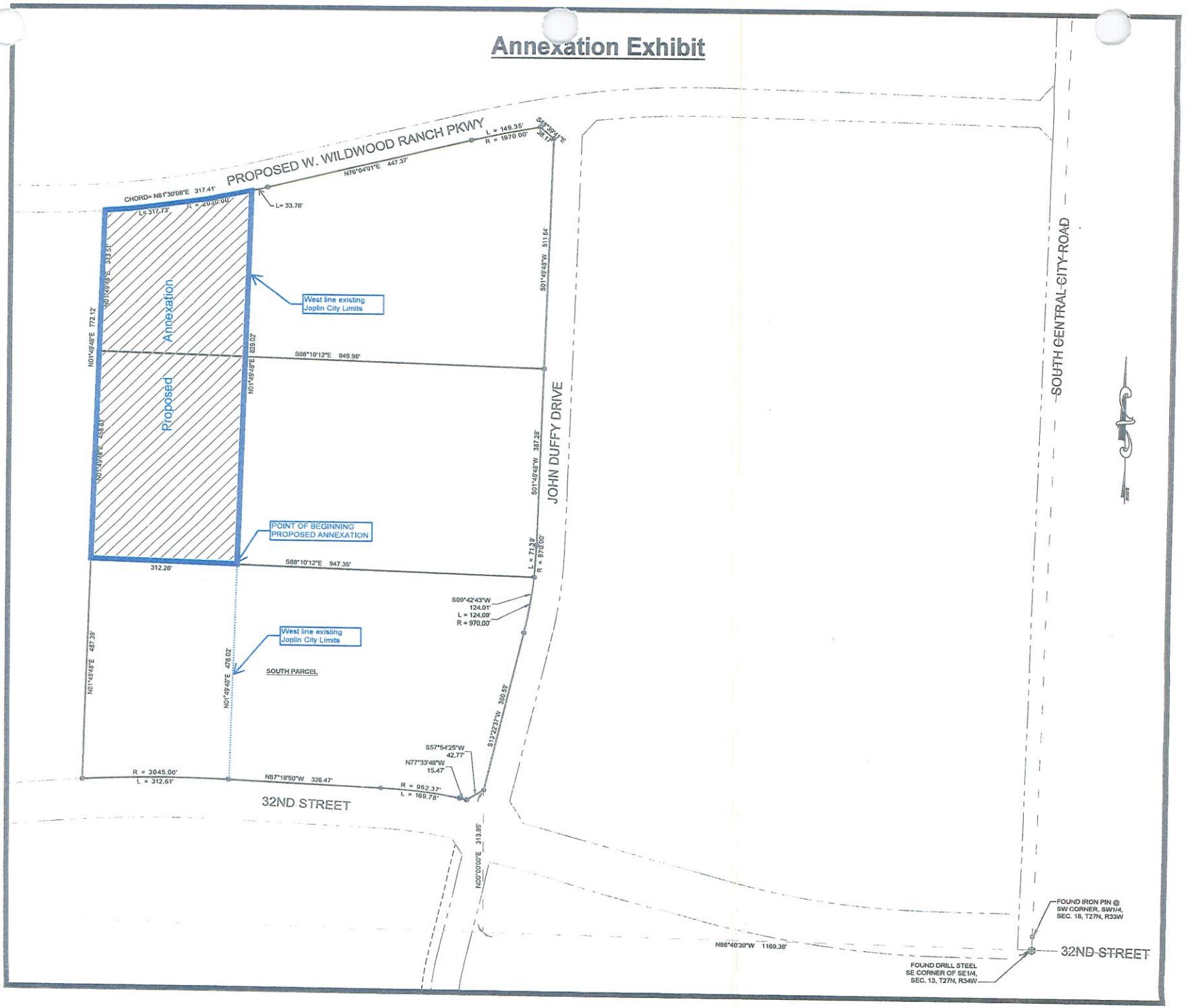
IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

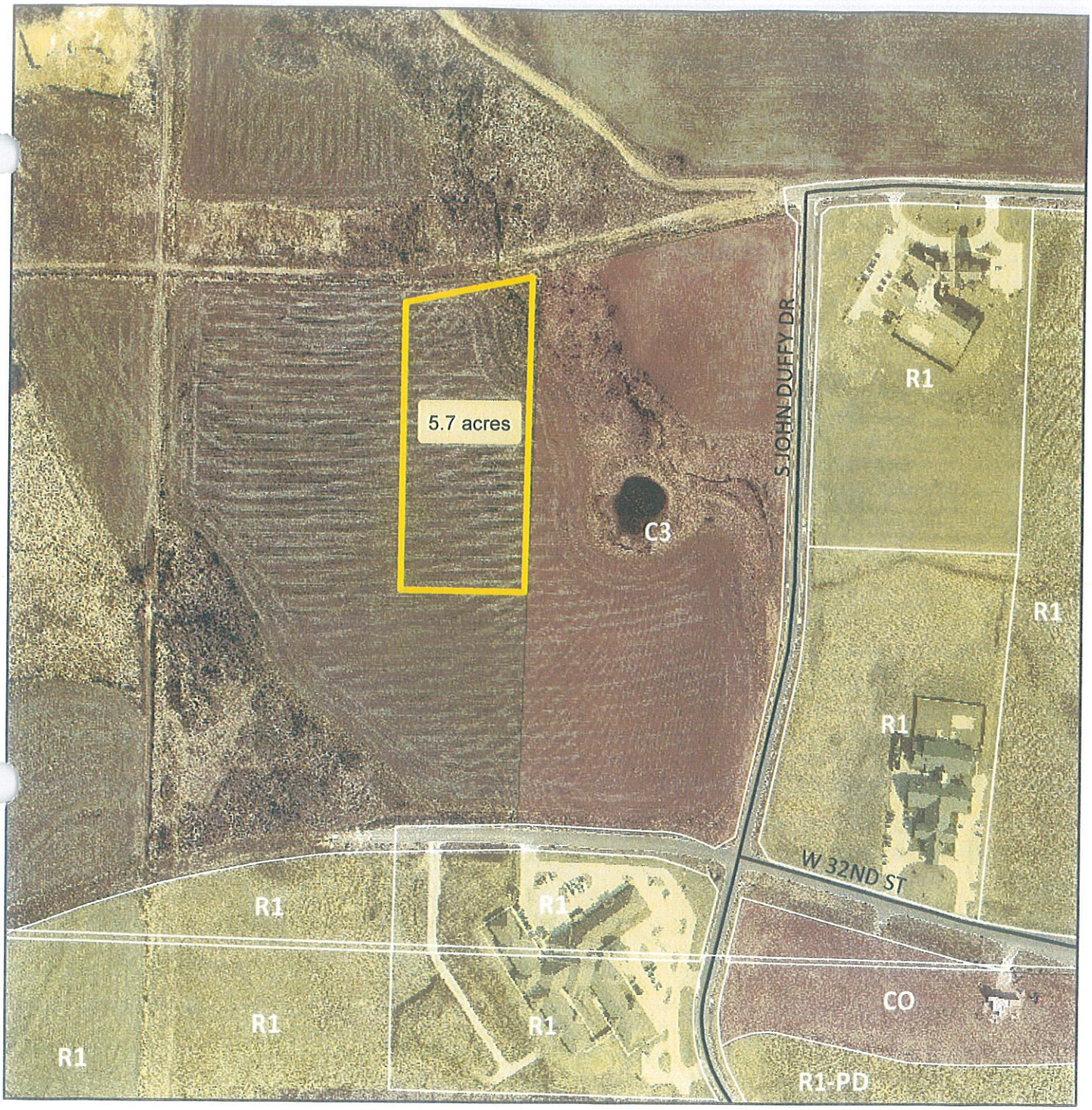
My commission expires: 10/6/19

Beverly Anderson
Notary Public

BEVERLY ANDERSON
Notary Public, Notary Seal
State of Missouri
Christian County
Commission # 15294881
My Commission Expires October 06, 2019

Annexation Exhibit





Case 037-16: 570 feet West and 600 feet North of the intersection of 32nd Street and John Duffy Drive – A request for the voluntary annexation into the corporate limits of the City of Joplin – O'Reilly Holdings, LLC.

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Case 037-16: 570 feet West and 600 feet North of the intersection of 32nd Street and John Duffy Drive – A request for the voluntary annexation into the corporate limits of the City of Joplin – O'Reilly Holdings, LLC.

Mr. Smith opened the public hearing for Case 037-16.

Ms. Jane Earnhart, Olsson Associates, Springfield, Missouri, appeared and stated this request is for a voluntary annexation within the Wildwood Ranch development. She is trying to annex the entire parcel into the Joplin city limits before O'Reilly Holdings develops the property. They already own the property. The eastern half lies within the Joplin city limits, with the western portion being outside.

Mr. Ramsour asked Ms. Cunningham about creating lines on her maps delineating which properties currently lie within the Joplin city limits. She showed the commissioners which properties lie inside and outside the current city boundaries.

Mr. Ramsour asked if everything east of John Duffy Drive lies inside the Joplin city limits, and Ms. Cunningham replied that is correct.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 037-16.

MR. CORTEZ MOVED, SECONDED BY MS. BRUECKNER-SEARS, THAT CASE 037-16 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).