CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-280 – Voluntary Annexation

MEETING DATE:
October 6, 2025

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 028-25: The Southeast corner of the intersection at W Adobe Ln and Country Club Dr – Voluntary Annexation - A request to voluntarily annex property into the City of Joplin – RBC Holdings

BACKGROUND:

This property lies at the intersection of Country Club and Adobe Ln. The owner is wishing to develop this into a multi-family project for apartment buildings.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Stephenson thanked the Commission for their service. They are trying to annex 3.8 acres of land, along with a multi-family project. They come in as R-1 and have to rezone. There will be 6 16-plex structures, two-story. It will be connected to Country Club Rd and to the development to the South with access to 32nd Street. The new drive on Country Club will be about 1200 feet north of 32nd Street and about 4000 feet south of 20th St. Both streets have had improvements to handle the traffic. All public works, fire, building and zoning codes will be followed if annexed. Mr. Stephenson stated that his client could develop the property outside of the City with more relaxed codes in Jasper County. They spent time talking to the neighbors and are also planning to add screening and landscaping that is not required to keep the neighbors happy. The City Council action plans for the 26 fiscal year action item number 1 is to promote annexation and economic growth. Tax documents from the development to the south show that the property paid 25,000 dollars to Joplin schools. The vacant land paid 140. Annexation would have a positive economic

and housing impact. Ms. Harrington asked if the apartments would be low-income. Mr. Benson stated they would be market rate. Dr. Roseberg requested that the scope of this case discussion be limited to the annexation discussion.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-280
Planning & Zoning Commission recommends approving Case 028-25 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map