CASE 028-25: VOLLUNTARY ANNEXATION

Mr. Kimble asked the applicant to step forward and state their name for the record.

Wayne Stephenson, GB Engineering, 302 S Sergeant. Mr. Stephenson asked Mr. Bellairs if the next case was also associated with this tract, one for the annexation and one for the rezoning.

Mr. Bellairs stated that this is correct, that the cases will be treated separately as the annexation has to take place before the rezoning.

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. Phillips asked if that was an old strip pit, natural pond, or detention pond.

Mr. Stephenson said it is natural.

Mr. Rick Benson, the owner, stated that it is actually man made.

Mr. Stephenson said they are incorporating walking parks and dog trails into the site. He stated that they plan on incorporating stormwater into the site.

Mr. Bellairs stated that they will be presenting preliminary plans for the design which will include the stormwater plan, but that this may not be the final plan as stormwater detention will need to be within the boundaries of the annexed property. Mr. Bellairs stated that the site plan will include property that is not being annexed, but that will fluctuate from the final plan.

Ms. Harrington asked about the price point on the apartments.

Mr. Stephenson said these will be one and two bedrooms.

Mrs. Harrington asked if this is low-income?

Rick Benson, property owner, PO box 2283 stated these are market rate and are not subsidized, for working class people.

Dr. Rosenberg asked that this case be tailored to the annexation discussion, not rezoning.

Ms. Phillips thanked Mr. Benson for annexing prior to building.

Mr. Kimble asked if anyone would like to speak in favor or opposition.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 02 8-25. THIS MOTION WAS SECONDED BY MR SPRUCE. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)