Z&P Meeting: July 17, 2015
City Council Meeting: August 3, 2015

STAFF PLANNING REPORT
Voluntary Annexation

CASE 018-15: A request to voluntarily annex approximately 2.42 acres at 7th Street and Lavender Lane.

LOCATION: Located approximately 400' north of the intersection of 7th street and Lavender Lane.

APPLICANT: Aaron Garman

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Residential	2.42 acres

DISCUSSION
The applicant is requesting to voluntarily annex approximately 2.42 acres of land at the intersection of 7th street and Lavender Lane to build his personal residence.

Staff recommends approval of Case 018-15.

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.

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

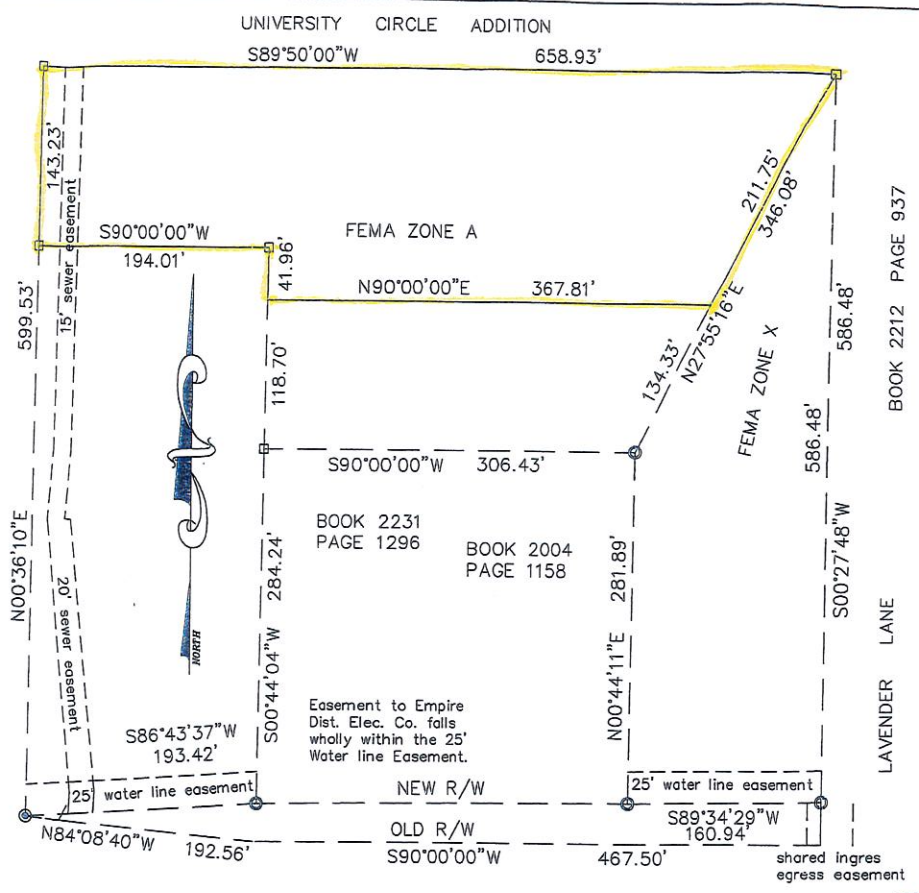
On this 11th day of September ~~2013~~ 2016, before me appeared Aaron Gallman, a single person, to me known to be the person described in and who acknowledged that he/she executed the foregoing instrument, and acknowledged that she/she executed the same as his/her free act and deed.

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: 6-29-2016.

Lindsay J. Dunn
LINDSAY J. DUNN
Notary Public

LINDSAY J. DUNN
NOTARY PUBLIC
NOTARY SEAL
#12380334
JASPER COUNTY
STATE OF MISSOURI
MY COMMISSION EXPIRES 6-29-2016



DESCRIPTION FOR PROPOSED ANNEXATION

All that part of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 5, Township 27, Range 32, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter; thence North 0°27'48" East along the East line of said Quarter Quarter Quarter 74.32 feet to the North line of East 7th Street; thence continuing North 0°27'48" East 586.48 feet to the point of beginning; thence South 89°50'00" West 658.93 feet; thence South 0°36'10" West 143.63 feet; thence East 194.01 feet; thence South 0°44'04" West 41.96 feet; thence East 367.81 feet; thence North 27°55'16" East 211.75 feet to the point of beginning.

Containing 2.42 Acres according to Surveyor's Calculations.

Subject to any existing easements or restriction of record.

FEMA INFORMATION

Surveyor has determined Tract 1 to be in FEMA Zone X (Area determined to be outside the 0.2% Annual chance Floodplain), according to Community Panel No. 29097C0279E, dated November 2, 2012.

NOTE

THIS SURVEY IS NOT A PROPERTY BOUNDARY SURVEY BUT IS FOR THE PURPOSE OF SHOWNING THE PROPOSED ANNEXTION TO THE SURROUNDING TRACTS.

BEARINGS ARE BASED ON THE RECORDED DEEDS.

BOOK & PAGE ALONG WEST LINE
BOOK 1471 PAGE 1933
BOOK 1507 PAGE 931

100 0 50 100
(IN FEET)
1 INCH = 100 FT.

LEGEND
- FOUND IRON PIN
- SET 1/2" IRON PIN
- FOUND R/W MARKER

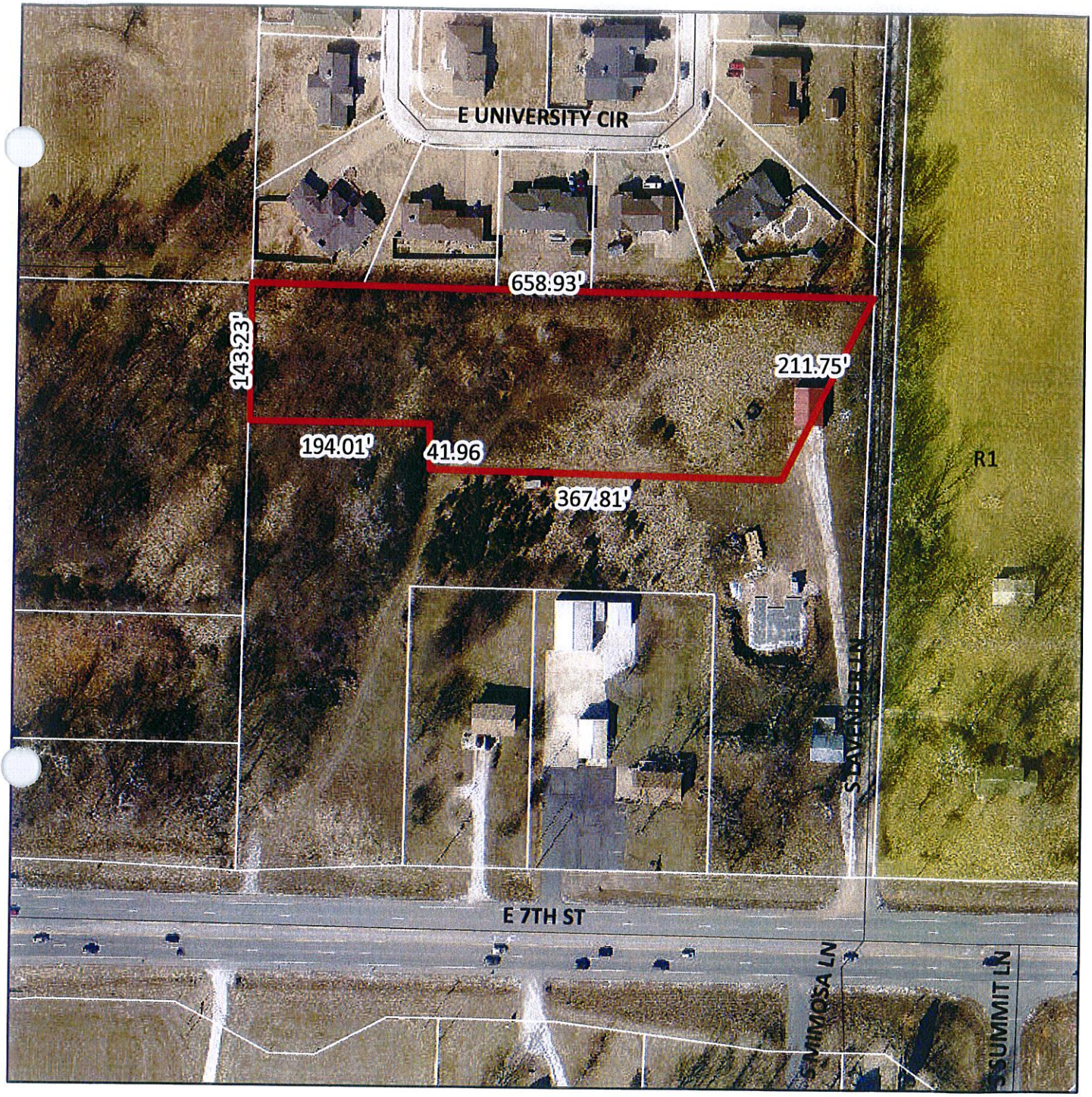
STATE OF MISSOURI
CHRIS E. STEWART
NUMBER LS-1960
REGISTERED LAND SURVEYOR

05.28.2015

CHRIS E. STEWART RLS 1960

CHRIS STEWART SURVEYING
1217 E. 24th Street
Joplin, Missouri
64804
PHN 417-782-1595
e mail
karensue.stewart@yahoo.com

CUSTOMER: GARMAN			
SURVEY OF Part Section 5, T-27, R-32 674 S Lavender Lane – Joplin			
DATE 05/28/15	BY CES	REVISED 09/29/14	BOOK PAGE FILE 052732g3
SCALE 1"=100'	ACC Urban		



0 0.0475 0.095 0.19 Miles

Case 018-15: Northwest corner of 7th Street and Lavender Lane - A request to voluntarily annex 2.42 acres into the corporate limits of the City of Joplin - Aaron Garman.

N

Case 018-15: Northwest corner of Seventh Street and Lavender Lane – A request to voluntarily annex 2.42 acres into the corporate limits of the City of Joplin – Aaron Garman.

Mr. Eastman opened the public hearing for Case 018-15.

Mr. Garman was not present at this point. Ms. Cunningham stated this is property Mr. Garman owns that is bounded by Joplin and Duquesne. He would like to annex into the City of Joplin for access to city sewer and other utilities. The property is adjacent to Joplin's current city limits.

Mr. Smith asked if East University Circle lies within the City of Joplin, and Mr. Bolander replied it is outside the Joplin city limits.

Mr. Smith asked about the properties to the south along Seventh Street, and Ms. Cunningham replied they are not currently in Joplin. Mr. Garman owns the horseshoe-shaped portion surrounding those properties and is planning to construct his personal home there.

Mr. Bolander stated the property to the east lies in the City of Joplin. University Circle lies in Duquesne, but Tall Grass Estates is in the City of Joplin.

Mr. Aaron Garman, 674 Lavender Lane, Joplin, appeared at this time and requested the annexation of the property in Case 018-15.

Mr. Duncan asked Mr. Garman if he plans to build a residence on this property, and he replied yes.

Mr. Duncan asked if the property will automatically be zoned R-1, and Mr. Bolander replied yes. All annexed property comes into the City of Joplin with R-1 zoning since it is the most protected zoning classification.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 018-15.

MR. SMITH MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 018-15 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, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).