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

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)

Z&P Meeting: September 8, 2025
City Council Meeting: October 6, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Voluntary Annexation

CASE 028-25 A request to voluntarily annex property into the City of Joplin

LOCATION The Southeast corner of the intersection at W Adobe Ln and Country Club Dr

APPLICANT RBC Holdings

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper, MO)	Vacant	Approximately 8 acres

DISCUSSION

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.

Staff recommends approval of Case 028-25.

ENCLOSURES

- Map of area to be annexed
- Application

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION PURSUANT TO 71.012, RSMo.

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.

SW Corner of West Addue Lane
& S. County Club Drive

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 12 day of Aug 20 25 before me appeared
Richard Benson
, to me known to be the president
of VBC enterprises limited Inc
, 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 _____ of the consideration stated therein and no other, and said _____ 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.

Notary Public Nanthini K. Yeary

My commission expires: October 16th, 2027

NANTHINI K YEARY
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: Oct. 16, 2027
Commission # 15999886

Voluntary

Annexation Application

Corporation

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only

Case No.: 028-25
Filing Fee: $0.00
Received: 8/1/25
Proj. No.: 0.25-48

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation, you will need to complete this form for each parcel of property.

Owner Name: RBC Holdings Phone No. 417-206-4100

Email: rick@rickbensonconstruction.com

Applicant Name: Rick Benson Phone No. 417-206-4100

Email: rick@rickbensonconstruction.com

Mailing Address: 4005 W 32nd St, Joplin, MO 64804

Annexation Property Location: SW Corner of West Adobe Lane and S. Country Club Drive

Present Use of Property: Vacant land

Residential Information (if no present of future residences, you may skip this section.)

Number of presently occupied or occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Number of future occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: 6

Apartment complex units: 96

Name of water provider, or list 'well': Mo American Water

Name of sewer provider, or list 'septic': City of Joplin

Commercial Information (if no present commercial use, you may skip this section.)

Business #1

Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ○ No ○

Business #2

Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ○ No ○

REQUIRED VOLUNTARY ANNEXATION INFORMATION

JOPLIN

FINANCE DEPARTMENT

*****THIS FORM MUST BE SUBMITTED WITH YOUR VOLUNTARY ANNEXATION PETITION*****

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation you will need to complete this form for each parcel of property.

Property Owner Name: Rick Benson - RBC Holdings **Telephone Number:** 417-206-4100

Property Address: SW corner of the intersection of W Adobe Lane and S Country Club Drive

1. **Is the annexation the result of an out-of-town sewer agreement?** ____ Yes X No
2. **Is this property residential property?** X Yes ____ No
3. **Are there any businesses located on this property?** ____ Yes X No

If yes, how many businesses are located on this property? ____

Please list the following information for each business located on the property:

Business #1:

Business Name: ____

Business Mailing Address: ____

Name of Owner or Manager: ____

Business Contact Phone Number: ____

Is the Property Leased to the Business? ____ Yes ____ No

Type of Business (example: insurance, repair shop, etc.) ____

Does the business sell retail items? ____ Yes ____ No

If yes, what is their Missouri Sales Tax ID Number? ____

Does the business sell liquor? ____ Yes ____ No

Business #2:

Business Name: ____

Business Mailing Address: ____

Name of Owner or Manager: ____

Business Contact Phone Number: ____

Is the Property Leased to the Business? ____ Yes ____ No

Type of Business (example: insurance, repair shop, etc.) ____

Does the business sell retail items? ____ Yes ____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No (Over)

Business #3:

Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

Business #4:

Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

/MENTS

Are there residential living units on the property that are occupied or capable of being occupied? _____Yes ____x____No

If Yes, how many

Single-family house(s)	_____	Amount
Duplex(s)	_____	Amount
Tri-plex(s)	_____	Amount
Apartment House(s)	_____	Amount
Apartment Complex(s)	_____	Amount

Do you plan to build residential living units on the property ___x____Yes _____No

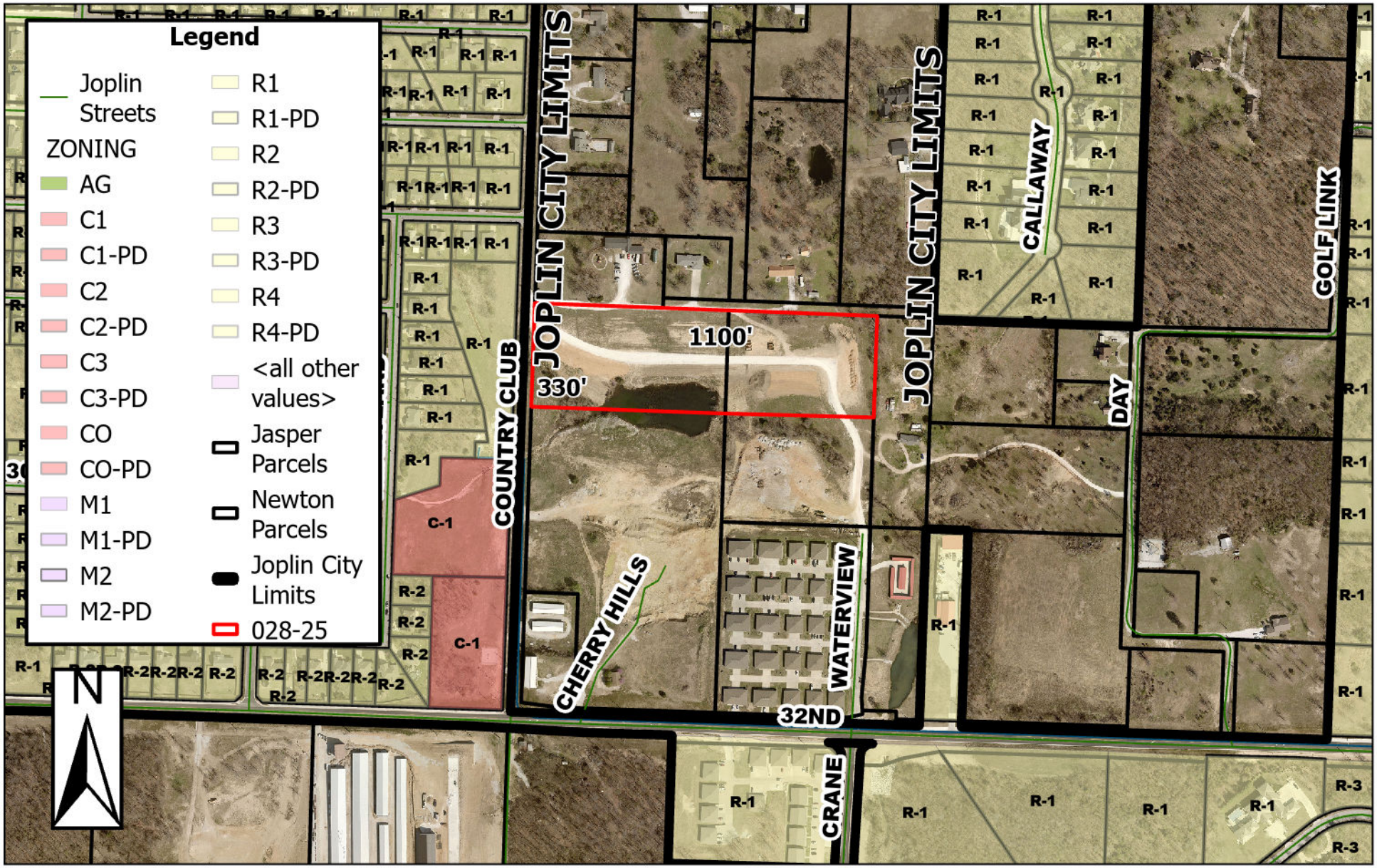
If Yes, how many

Single-family house(s)	_____	Amount
Duplex(s)	_____	Amount
Tri-plex(s)	_____	Amount
Apartment House(s)	6	Amount
Apartment Complex(s)	_____	Amount

Are (or Will) the living unit(s) be on a well _____ Yes ____x____No
If NO, please furnish the name of the water company __Missouri American Water___

Are (or Will) the living unit(s) have a septic system? _____ Yes _____x_____ No
If NO, please furnish the name of the municipal sewer system _City of Joplin_____

Case 028-25: Voluntary Annexation



The Southeast corner of the intersection at W Adobe Ln and Country Club Dr (Approximately 1,200 feet north of 32nd Street) – Voluntary Annexation – A request to voluntarily annex property into the corporate limits of the City of Joplin – RBC Holdings

0 155 310 620 930 1,240 Feet

P & Z Case 028-25
RBC Holdings
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-280 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally described as the Southeast corner of the intersection at W Adobe Ln and Country Club Dr (Approximately 1,200 feet north of 32nd Street), Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 27, RANGE 33, JASPER COUNTY MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE S87°57'40"E A DISTANCE OF 653.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S87°57'40"E A DISTANCE OF 482.65 FEET; THENCE S02°02'15"W A DISTANCE OF 330.00 FEET; THENCE N88°02'18"W A DISTANCE OF 482.89 FEET; THENCE N02°03'29"E A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING. ALL THAT PART

OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 27, RANGE 33, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), THENCE S87°57'40"E A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S87°57'40"E A DISTANCE OF 628.65 FEET; THENCE S02°03'29"W A DISTANCE OF 330.00 FEET; THENCE N87°57'40"W A DISTANCE OF 628.15 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE N01°58'20"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.8 ACRES MORE OR LESS.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney