City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: November 7, 2016

Item: COUNCIL BILL NO. 2016-288
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 10/10/2016

Recommended Action: Planning and Zoning Commission recommended approval to annex only Tract 1 by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 045-16: 400 feet east of the intersection of 32nd Street and Schifferdecker Avenue – A request for the voluntary annexation into the corporate limits of the City of Joplin – ALIF Properties.

STAFF SUMMARY:
The applicant is requesting to voluntarily annex approximately 3.5 acres of land approximately 400 feet east of the intersection of 32nd Street and Schifferdecker Avenue. This parcel is located directly east of Casey's and will be developed into a Dollar General store pending annexation and rezoning.

Staff recommends approval of Case 045-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Ms. Cunningham stated only Tract 1 is to be annexed, with Tract 2 being excluded. The two tracts were described differently, and she included both tracts in the legal notice in error. Tract Number 2 contains the car wash east of Casey's General Store, with Tract 1 being the property between the car wash and Casey's. The new map reflects the change.

Mr. Smith asked if this is due to an easement, and Ms. Cunningham replied Tract 2 is a separate property that will not be annexed into Joplin.

Mr. Steve Wade stated Dollar General is purchasing the piece of property known as Tract 1. They would like to annex that property into Joplin and rezone it for construction of a new store.

Mr. Smith asked if Dollar General has the easement for the roadway that goes in front, and Ms. Cunningham replied it is described as the ingress and egress easement.

Mr. Smith asked if this area is in Tract 2, and Mr. Wade replied Tract 1 is for Dollar General. They will have ingress and egress easements. It makes sense to keep everything uniform by having easements all the way to the street.

Ms. Cunningham stated the commissioners need to amend Case 045-16 to exclude Tract 2 of the legal description.

PUBLIC COMMENT:
None.