Z&P Meeting: November 12, 2018
City Council Meeting: December 3, 2018

STAFF PLANNING REPORT
Voluntary Annexation

CASE 038-18 A request to voluntarily annex property into the City of Joplin

LOCATION Immediately south of I-44 at Exit 13 and west of Prigmore Avenue

APPLICANT Skyline Travel Plaza, LLC.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Undeveloped	Approx. 22 acres

DISCUSSION

Skyline Travel Plaza, LLC. is requesting to voluntarily annex a tract of land, located immediately south of I-44 at Exit 13 and west of Prigmore Avenue. This request consists of approximately 22 acres.

Skyline Travel Plaza, LLC. intends to develop the land with a large truck stop and travel plaza. The location of this property is ideal for a travel plaza. The development of this property has already begun. Although this property is currently within the county and is not required to adhere to Joplin's development standards, the applicant has agreed to develop the site in accordance with city standards. The applicant has already submitted building plans to the city and those plans have been approved. The proposed development meets all the city's requirements from the Zoning Code and the Comprehensive Plan.

Skyline Travel Plaza, LLC. has recently sold the southwest corner of the tract of land to the adjacent property owner to the south. That tract of land is approximately 2.65 acres and will not be part of the current annexation request.

Staff recommends approval of Case 038-18.

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)

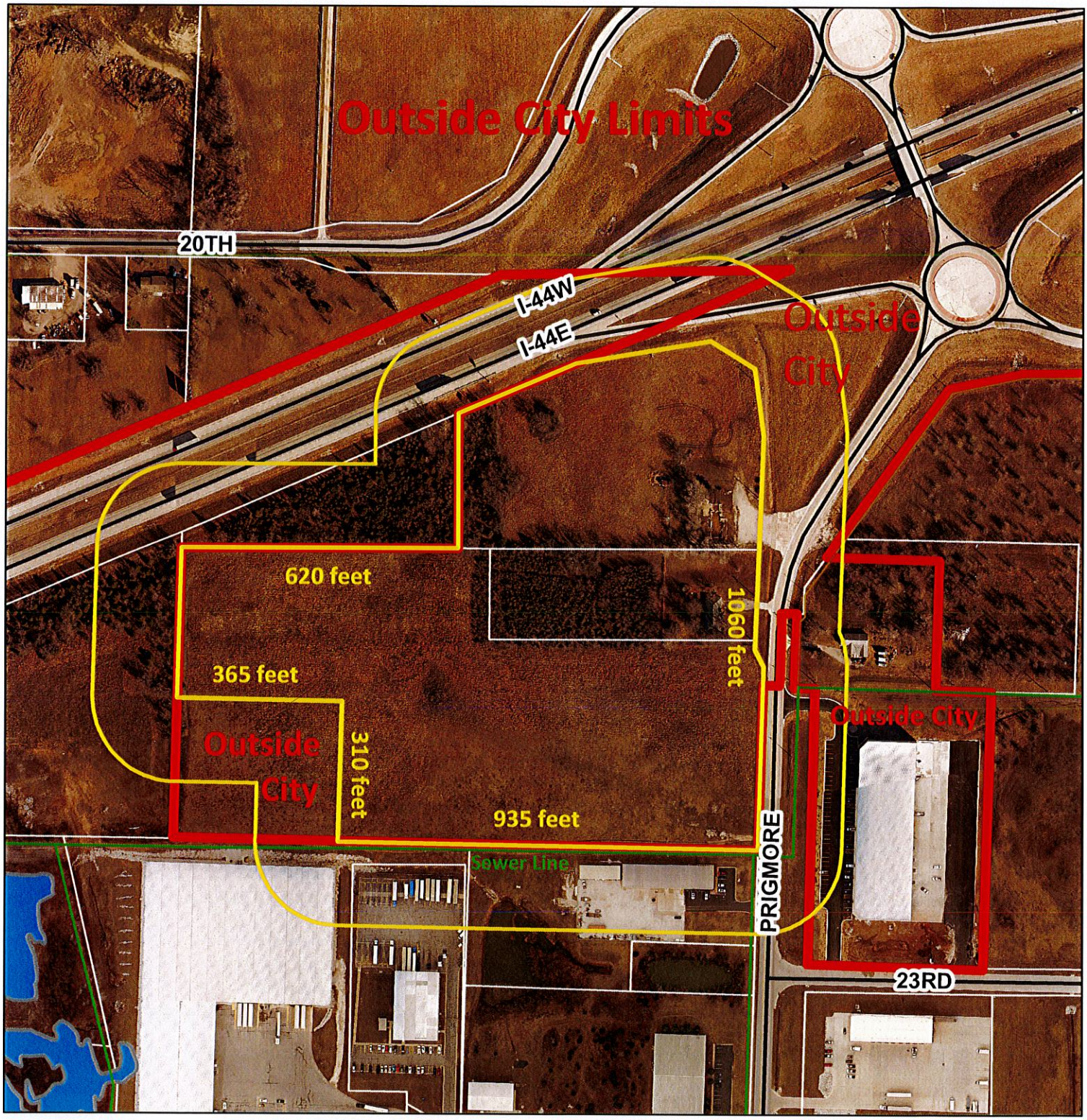
On this 6th day of September 20___, before me appeared Balwinder Singh & Lexander Singh, to me known to be the Managing members of Skyline Travel Plaza, LLC, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was singed and sealed on behalf of said corporation by authority of its Board of Directors of the consideration stated therein and no other, and said Balwinder Singh & Lexander Singh 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.

My commission expires: 11/12/18.

Regina Gower
Notary Public

Notary Public - Notary Seal
REGINA GOWER
State of Missouri
Jasper County
My Commission Expires: November 12, 2018
Commission # 14392790



0 250 500 1,000 1,500 2,000 Feet

Case 038-18: Approximately 22 acres, located immediately south of I-44 at Exit 13 and west of Prigmore Avenue -- A request for Voluntary Annexation into the City of Joplin -- Skyline Travel Plaza, LLC.

N

0 30 60 120
SCALE: 1" = 60'

LEGEND

S89° 25' 33"E
668.60
BEARING & DISTANCE OF BOUNDARY

AREA TO BE ANNEXED INTO THE CITY

CL INTERSTATE 44

N67° 05' 45"E
232.00

N80° 28' 18"E
284.55

S38° 27' 15"E
118.98

151.85
S07° 27' 39"E

N01° 41' 51"E
316.06

S89° 25' 33"E
668.60

450.00
S02° 00' 05"W

N01° 37' 17"E
344.32

101.98
S09° 24' 09"E

366.00
N89° 16' 10"W

POINT OF BEGINNING

N01° 37' 17"E
310.00

N01° 37' 17"E
310.00

355.29
S01° 31' 36"W

PRIGMOR AVE
(CO RD 190)

935.77
N89° 16' 10"W

POINT OF COMMENCEMENT

SAE
SMALL ARROW ENGINEERING, LLC

216 S. MAIN STREET
PO BOX 1538
JOPLIN, MISSOURI 64802
TEL: 417.624.2333
FAX: 417.624.2441
EMAIL: jbolte@small-arrow.com

SMALL ARROW ENGINEERING, LLC
CERTIFICATES OF AUTHORIZATION:
MISSOURI E-2010013647
KANSAS No. E-1930
OKLAHOMA No. 5937
ARKANSAS No. 2097

REVISIONS

NO	DATE	DESCRIPTION

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JOPLIN TRAVEL CENTER
SKYLINE TRAVEL
2100 S. PRIGMOR AVENUE
JOPLIN, JASPER COUNTY, MISSOURI
ANNEXATION PLAN

STATE OF MISSOURI
JOHN H. BOLTE
NUMBER E-22511
REGISTERED PROFESSIONAL ENGINEER
10/9/18

JOHN H. BOLTE
PROFESSIONAL ENGINEER
MO LIC E22511 OK LIC 18035
KS LIC 14094 AR LIC 14310

SURVEY BY MARK ROBERTSON
DRAWN: JED CHKD: JHB
SCALE: 1"=60'
PROJECT #: 18809
DWG: SITE PLAN 5.dwg
DATE: 10/09/2018

PROJECT: JOPLIN TRAVEL CENTER
SHEET DESC: ANNEX PLAN
SHEET: 1 OF: 1