CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-293 – Voluntary Annexation

MEETING DATE:
December 2, 2024

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 034-24: 642 E Fountain Rd – Voluntary Annexation – A request to voluntarily annex property into the corporate limits of the City of Joplin – Roger and Gloria Robertson

BACKGROUND:
This property lies on the NW end of the City of Joplin, in unincorporated area between the City of Joplin and the Village of Airport Drive. The owners plan to sell the property for a new residential subdivision, that will connect to the Emerald Glades Addition, directly SE of this property. There is currently one single-family home on this property.

PLANNING & ZONING COMMISSION TESTIMONY:
Schuber Mitchell and OWN Engineering represented the case. Ms. Phillips asked Mr. Bellairs if the County had to be specifically notified or consent to annexations. Mr. Bellairs responded that they did not.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2024-293
Planning & Zoning Commission recommends approving Case 034-24 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

CASE 034- 24: Voluntary Annexation

624 E Fountain Rd- Voluntary Annexation- A request to voluntarily annex into the Corporate Limits of the City of Joplin- Robertson Trust

Mr. Kimble asked if the applicant would come forward and state their name and address for the record.

Micah Souder of 811 E 3rd St. Joplin, Missouri presented the case on behalf of Robertson Trust.

Mr. Souder stated that the property was no longer under contract and that Shuber Mitchell had taken ownership. Mr. Souder explained that the reason for this request for voluntary annexation is due to the property being located on the northwest end of the City of Joplin, which is considered an unincorporated area between the City of Joplin and Airport Drive. Mr. Souder stated that the property will be used for a new residential subdivision.

Mr. Kimble asked the commission if they had any questions for the applicant.

Ms. Phillips asked Mr. Bellairs if the county has any input on voluntary annexation.

Mr. Bellairs explained that the county does not have to be specifically notified or consent to the annexation.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

Mr. Kimble opened the floor to the commission for a motion of this case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 034-24. MR. SPRUCE SECONDED THIS MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Voluntary Annexation

CASE 034-24 A request to voluntarily annex property into the City of Joplin

LOCATION 642 E Fountain Rd

APPLICANT Roger & Gloria Robertson

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper, MO)	One single-family home	Approximately 19 acres

DISCUSSION

This property lies on the NW end of the City of Joplin, in unincorporated area between the City of Joplin and the Village of Airport Drive. The owners plan to sell the property for a new residential subdivision, that will connect to the Emerald Glades Addition, directly SE of this property.

There is currently one single-family home on this property.

Newly incorporated property enters the City of Joplin as R-1 (Single-Family Residential).

Staff recommends approval of Case 034-24.

ENCLOSURES

- Map of area to be annexed
- Application

Voluntary Annexation Procedures

The voluntary annexation of land into the City of Joplin requires procedures established by the Missouri State Statutes. This section of the law is attached for your use. To further assist in the procedures, the following checklist is provided.

1. The property to be annexed must be compact and contiguous to the existing boundaries of the City of Joplin. This must be determined to ensure that there are no unincorporated areas between the area to be annexed and the City of Joplin.

2. If the requested annexation area consists of single or multiple tracts of land a Petition requesting the annexation must be signed by all the owners of all fee interests of record in all tracts of real property to be annexed. This means that both a husband and wife must sign, however, a mortgage holder such as a bank does not need to sign. Please note that all signatures must be notarized. A form is included in this packet for your use.

3. The petition must be filed with the office of the City Attorney for verification. Attached to the petition must be a legal description describing the boundary of the property requested for annexation.

4. The petition will be referred to the Planning and Zoning Commission and City Council for Public Hearing. This will determine the ability of the City to provide services within a reasonable amount of time and whether the land is reasonable and necessary for the development of the City.

5. If there are no written objections filed within fourteen (14) days by two (2) qualified voters in the area or by at least two percent (2%) of the qualified voters of the City, then, the City may complete the annexation by the adoption of an ordinance.

6. Upon completion of the above process, the City will file notice of the annexation with the County Clerk's Office in the county in which the annexed property lies.

Note: If you have any questions, you may call the Planning Division at 417-624-0820, ext. 1511, or email Zoning-Planning@JoplinMO.org for assistance.

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.

642 E Fountain Road, Joplin, MO 64801

Roger Robertson Gloria Robertson

Roger Robertson Gloria Robertson

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

OSCAR SARCENO
Notary Public, Notary Seal
State of Missouri
Jasper County
Commission # 24875610
My Commission Expires 02-07-2028

On this 9th day of October 20 24, before me appeared Gloria Robertson and Roger Robertson, a married couple, to me known to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their 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.

Notary Public Oscar Sarceno

My commission expires: 2-7-28

Voluntary
Annexation Application

Married

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.: 034-24
Filing Fee: $0.00
Received: 10/4/24
Proj. No.: 24-110

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: Gloria and Roger Robertson Phone No. 417-438-8874

Email: robertsongloria81@gmail.com

Applicant Name: Schuber Mitchell Homes, LLC Phone No. 417-388-4010

Email: osarceno@schubermitchell.com

Mailing Address: 2340 S Rangeline Rd. Joplin, MO 64804

Annexation Property Address: 642 E Fountain Road, Joplin, MO 64801

Present Use of Property: Argicultural

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

Number of presently occupied or occupiable:

Single-family residences: 1

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Number of future occupiable:

Single-family residences: 1

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

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

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: Gloria and Roger Robertson **Telephone Number:** 417-438-8874

Property Address: 642 E Fountain Road, Joplin, MO 64801

1. **Is the annexation the result of an out-of-town sewer agreement?** _____ **Yes** X **No**
2. **Is this property residential property?** _____ **Yes** X **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

MMENTS

Are there residential living units on the property that are occupied or capable of being occupied? X Yes _____ No

If Yes, how many

Single-family house(s)	1	Amount
Duplex(s)	_____	Amount
Tri-plex(s)	_____	Amount
Apartment House(s)	_____	Amount
Apartment Complex(s)	_____	Amount

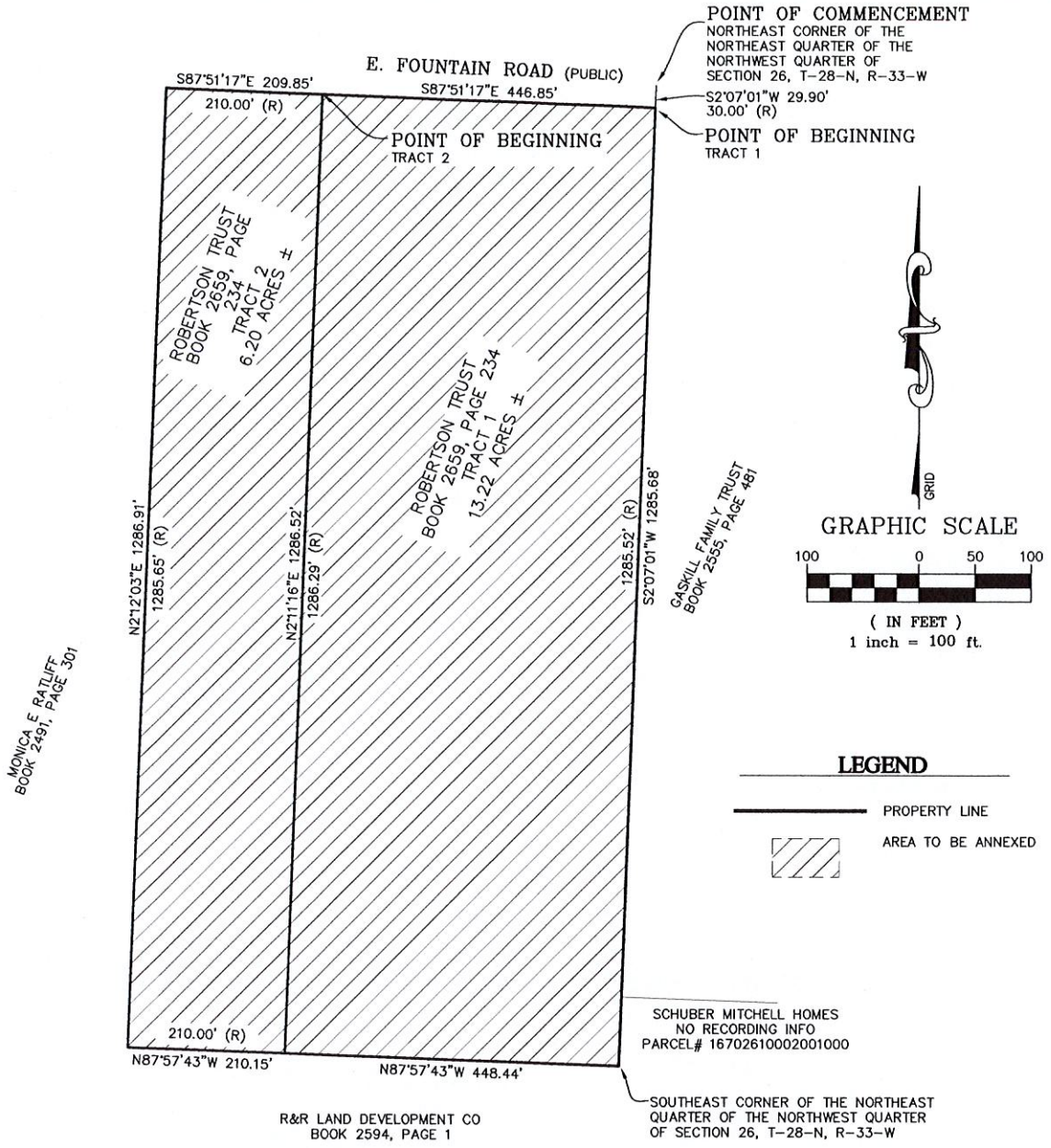
Do you plan to build residential living units on the property X Yes _____ No

If Yes, how many

Single-family house(s)	_____	Amount
Duplex(s)	N/A	Amount
Tri-plex(s)	N/A	Amount
Apartment House(s)	N/A	Amount
Apartment Complex(s)	N/A	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 Company

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



ANNEXATION DESCRIPTION

TRACT 1:
A PART OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 28, RANGE 33, JASPER COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION, THENCE S 02°07'19" W ALONG THE EAST LINE OF SAID QUARTER, QUARTER 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FOUNTAIN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S 02°07'19" W 1285.52 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER, QUARTER, THENCE N 87°57'37" W ALONG THE SOUTH LIE OF SAID QUARTER, QUARTER, 448.44 FEET; THENCE N 02°11'34" E 1286.29 FEET TO THE SOUTH RIGHT-OF-WAY OF FOUNTAIN ROAD, THENCE S 87°51'41" E ALONG SAID RIGHT-OF-WAY 446.85 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESERVATIONS OF RECORD, CONTAINING 13.21 ACRES, MORE OR LESS.

ANNEXATION DESCRIPTION CONT.

TRACT 2:
A PART OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 28, RANGE 33, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION, THENCE S 02°07'19" W ALONG THE EAST LINE OF SAID QUARTER, QUARTER 30.00 FEET TO THE SOUTH RIGHT-OF-WAY OF FOUNTAIN ROAD, THENCE N 87°51'41" W ALONG SAID RIGHT-OF-WAY 446.85 FEET TO THE POINT OF BEGINNING, THENCE S 02°11'34" W 1286.29 FEET TO THE SOUTH LINE OF SAID QUARTER, QUARTER, THENCE N 87°57'37" W ALONG SAID SOUTH LINE 210.00 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID QUARTER, QUARTER, THENCE N 02°11'34" E ALONG SAID WEST LINE 1285.65 FEET TO THE SOUTH LINE OF FOUNTAIN ROAD, THENCE S 87°57'41" E ALONG SAID RIGHT-OF-WAY 210.00 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESERVATIONS OF RECORD, CONTAINING 6.20 ACRES MORE OR LESS.

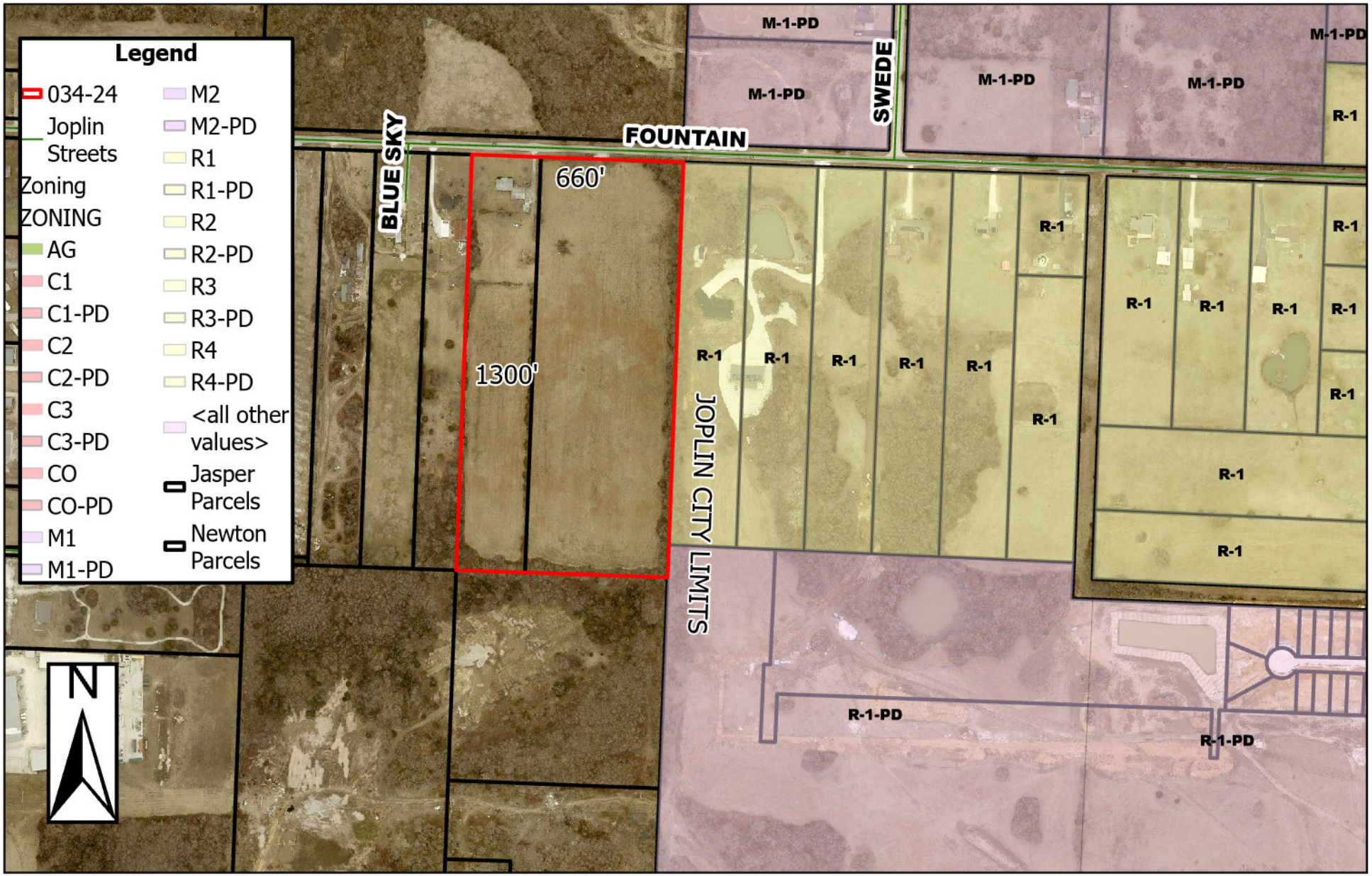
DRAWING NUMBER: JOP-100-7521

811 E. Third Street
Joplin, MO 64801
417.782.7399
COA# 00062
OWN
FORMERLY ANDERSON ENGINEERING

SCHUBER MITCHELL HOMES, LLC
ANNEXATION
SKETCH
FOUNTAIN ROAD, JASPER COUNTY, MISSOURI

DRAWN BY: TSR	FIELD BY:
DATE: 09/16/2024	FIELD BK:

Case 034-24: Voluntary Annexation



642 E Fountain Rd - Voluntary Annexation - A request to voluntarily annex property into the corporate limits of the City of Joplin - Margaret & Ellis Townsend

0 125 250 500 750 1,000 Feet

P & Z Case 034-24
Roger & Gloria Robertson
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2024-293 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally located at 642 E Fountain Road, 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:

TRACT 1: A PART OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 28, RANGE 33, JASPER COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION, THENCE S 02°07'19" W ALONG THE EAST LINE OF SAID QUARTER, QUARTER 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FOUNTAIN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S 02°07'19" W 1285.52 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER, QUARTER, THENCE N 87°57'37" W ALONG THE SOUTH LIE OF SAID QUARTER, QUARTER, 448.44 FEET; THENCE

N 02°11'34" E 1286.29 FEET TO THE SOUTH RIGHT-OF-WAY OF FOUNTAIN ROAD, THENCE S 87°51'41" E ALONG SAID RIGHT-OF-WAY 446.85 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESERVATIONS OF RECORD, CONTAINING 13.21 ACRES, MORE OR LESS.

TRACT 2: A PART OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 28, RANGE 33, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION, THENCE S 02°07'19" W ALONG THE EAST LINE OF SAID QUARTER, QUARTER 30.00 FEET TO THE SOUTH RIGHT-OF-WAY OF FOUNTAIN ROAD, THENCE N 87°51'41" W ALONG SAID RIGHT-OF-WAY 446.85 FEET TO THE POINT OF BEGINNING, THENCE S 02°11'34" W 1286.29 FEET TO THE SOUTH LINE OF SAID QUARTER, QUARTER, THENCE N 87°57'37" W ALONG SAID SOUTH LINE 210.00 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID QUARTER, QUARTER, THENCE N 02°11'34" E ALONG SAID WEST LINE 1285.65 FEET TO THE SOUTH LINE OF FOUNTAIN ROAD, THENCE S 87°57'41" E ALONG SAID RIGHT-OF-WAY 210.00 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESERVATIONS OF RECORD, CONTAINING 6.20 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_____, 2024, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney