CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2018- 273 -Voluntary Annexation

MEETING DATE:
December 3, 2018

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, City Manager- Sam Anselm.

SUMMARY REQUEST:

Case 038-18: Voluntary Annexation – A request to voluntarily annex approximately 22 acres, located immediately south of I-44 at Exit 13 and west of Prigmore Avenue – Skyline Travel Plaza, LLC.

BACKGROUND:
This request consists of approximately 22 acres, and the applicant intends to develop the land with a large truck stop and travel plaza. The location of this property is ideal for the intended use and development 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.

PLANNING & ZONING COMMISSION TESTIMONY:
John Bolte, Small Arrow Engineering, 216 S Main Street, Joplin, MO. Skyline Travel Plaza, LLC is trying to develop a C-Store, Travel Plaza, and a Truck Stop complex at the interchange by the Industrial Park. The owners acquired this property the latter part of last year. Initially, they are developing the northern portion of the parcel next to I-44. All site plans, engineering plans, and traffic studies with MoDOT have been completed.

PUBLIC COMMENT;
None.

FUNDING SOURCE
These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 038-18.

ATTACHMENTS
CB 2018- 273, Staff Planning Report, P&Z Commission Minutes

CB 2018-273

Case 038-18: Voluntary Annexation – A request to voluntarily annex approximately 22 acres, located immediately south of I-44 at Exit 13 and west of Prigmore Avenue – Skyline Travel Plaza, LLC.

John Bolte, Small Arrow Engineering, 216 S Main Street, Joplin, MO. Skyline Travel Plaza, LLC is trying to develop a C-Store, Travel Plaza, and a Truck Stop complex at the interchange by the Industrial Park. The owners acquired this property the latter part of last year. Initially, they are developing the northern portion of the plot up next to I-44. All site plans, engineering plans, and traffic study with MoDOT have been completed. This is the request to bring this tract of land into the City of Joplin.

Mr. Ramsour asked if there were any questions from the Commissioners? There were not. Mr. Ramsour also asked if there was anyone to speak in favor of this case? There was not. Anyone to speak in opposition of this case? There was not. Case Closed.

MR. DERMOTT MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 038-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. STEELE, AND MR. MCCULLOUGH VOTING "AYE". (4 IN FAVOR, 0 NAYS, 3 ABSENT).

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)

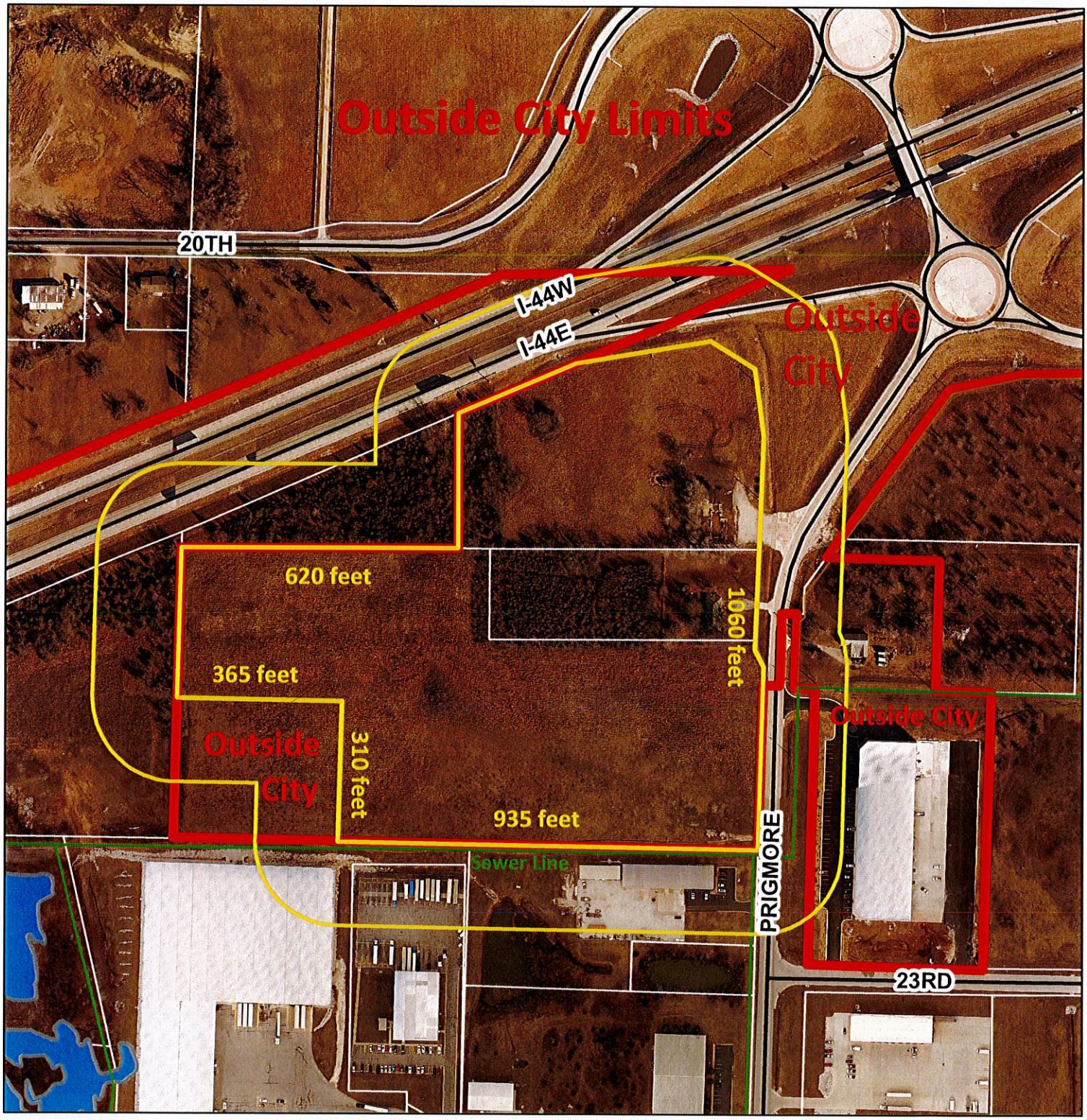
On this 6th day of September 20___, before me appeared Balwinder Singh & Lexander Singh, to me known to be the Managing members of Skyline Travel Plaza, LLC, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was singed and sealed on behalf 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

P & Z Case 038-18
Skyline Travel Plaza, LLC.,
(P & Z Recommended Approval)

COUNCIL BILL NO. 2018-273 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of approximately 22 acres of property, located immediately south of I-44 at Exit 13 and west of Prigmore Avenue, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001 as amended, a verified 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 said 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 NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE N01°37'17"E A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING:
THENCE CONTINUING N01°37'17"E A DISTANCE OF 344.32 FEET; THENCE S89°25'33"E A DISTANCE OF 668.60 FEET; THENCE N01°41'51"E A DISTANCE OF 316.06 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 44; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES:
THENCE N67°05'45"E A DISTANCE OF 232.00 FEET TO A RIGHT OF WAY FENCE CORNER;
THENCE N80°28'18"E A DISTANCE OF 284.55 FEET TO A CORNER POST;
THENCE S58°27'15"E A DISTANCE OF 116.98 FEET TO A RIGHT OF WAY MARKER;
THENCE S07°27'39"E A DISTANCE OF 151.85 FEET RIGHT OF WAY MARKER;

THENCE S02°00’05”W A DISTANCE OF 450.00 FEET; THENCE S09°24’09”E A DISTANCE OF 101.99 FEET TO POINT ON THE WEST RIGHT OF WAY LINE OF PRIGMOR AVENUE: THENCE S01°31’36”W A DISTANCE OF 355.29 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N89°16’10”W ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 935.77 FEET; THENCE N01°37’17”E A DISTANCE OF 310.00 FEET;
THENCE N89°16’10”W A DISTANCE OF 366.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 22.6 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the 6th day of January 2019.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2018, by a vote of _____.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney