

**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