



February 10, 2025

To: City Council

From: Dustin Harrison, Building Official/Zoning Administrator.

Re: Annexation of property along Creamery Road.

Executive Summary

Recommend approving an annex of property along Creamery Road.

Discussion

Annexation Request Overview

Ivan Voytukhov has submitted a request to the Planning and Zoning Commission regarding the annexation of a property located off of Creamery Road. The primary objective of this request is to incorporate the specified parcel into the jurisdiction for development purposes.

Proposed Zoning Classification

Voytukhov is seeking to classify the annexed property under the **R-3 Multifamily** zoning category. This classification is typically intended for the development of multifamily residential buildings, which may include apartments, townhouses, or similar housing types. Such zoning is designed to accommodate higher-density living arrangements, which can effectively serve growing communities and diverse housing needs.

Considerations

- **City Code requires any individual requesting city services to annex if they are contiguous to the city's corporate limits.**

The planning commission met on February 6, 2025, and held a public hearing at 5:30 P.M. to take up the matter. There was no public opposition to the request and Planners recommended it for approval during regular session.

Fiscal Impact N/A

BILL NO. 4791

ORDINANCE NO. _____

AN ORDINANCE ANNEXING REAL ESTATE INTO THE CITY OF WEST PLAINS, MISSOURI, LOCATED ON CREAMERY ROAD AND CURRENTLY OWNED BY IVAN VOYTUKHOV.

WHEREAS, a petition has been filed by Ivan Voytukhov to annex an area of real estate.

WHEREAS, the real estate is contiguous and compact to the existing corporate limits of the City of West Plains, Howell County, Missouri, and described as:

A part of the SE1/4 of Section 34, Township 24 North, Range 8 West, described as follows: Commencing at the Southeast corner of said SE1/4, thence North 00°47'37" East, 1,720.63 feet to the POINT OF BEGINNING; thence North 89°06'46" West, 798.94 feet; thence South 03°49'43" East, 137.78 feet; thence South 89°06'46" East, 603.89 feet; thence South 00°47'37" West, 118.40 feet; thence South 89°06'46" East 183.95 feet; thence North 00°47'37" East 255.72 feet to the point of beginning, containing 3 acres, more or less.

WHEREAS, the City Planning Commission has reviewed and recommended approval of the annexation request, and

WHEREAS, a public hearing concerning the annexation was held at the City Hall Council Chambers in West Plains, Missouri at the hour of 5:30 p.m. on February 6, 2025; and

WHEREAS, notice of the public hearing was given by publication on January 22, 2025, in the West Plains Daily Quill, a daily newspaper of general circulation in Howell County, Missouri; and

WHEREAS, at the public hearing all interested persons, corporations, political subdivisions, and other entities were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, the annexation of the real estate is reasonable and necessary to the proper development of the city and the city has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST PLAINS, MISSOURI AS FOLLOWS:

Section 1: Pursuant to the provision of section 71.012 RSMo, the real estate is annexed into the City of West Plains, Missouri.

Section 2: The boundaries of the City of West Plains, Missouri are altered to include the real estate.

Section 3: The city clerk of the City of West Plains shall cause one certified copy of this ordinance to be recorded with the Howell County Recorder of Deeds.

Section 4: This ordinance shall be in full force and effect from and after its passage and approval.

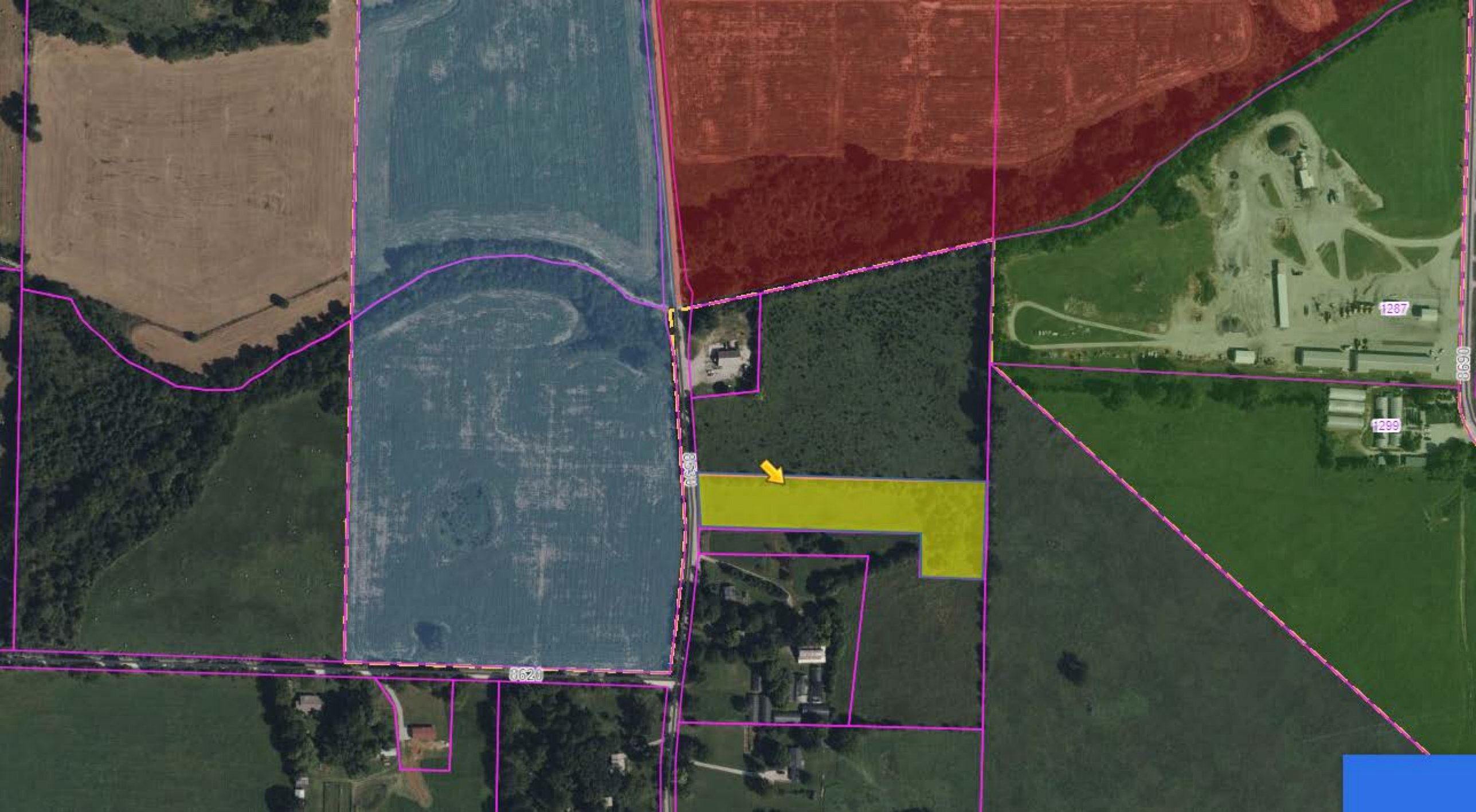
PASSED AND APPROVED THIS ____ DAY OF _____ 20__.

CITY OF WEST PLAINS, MISSOURI

BY: _____
MAYOR MICHAEL TOPLIFF

ATTEST:

CITY CLERK KELLIE MAYERS



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