P & Z Case 026-21
Schuber Mitchell Homes
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-271

ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single Family Residential) and including in District R-3 (Apartment House) and District C-3 (Commercial) property as described below and located 3320 & 3330 N. Range Line Rd., City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days’ notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District R-3:

HIGHLANDS FIFTH ADDITION, THENCE NORTH 59 DEGREES 44’54” EAST ALONG THE NORTH LINE OF SAID LOT 95 AND THE SOUTH RIGHT OF WAY LINE OF EAST WHITNEY WAY, A DISTANCE OF 108.03 FEET TO AN IRON PIN SET ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SAID PIN BEING 76.93 FEET “SOUTH” OF AN IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 41’08” EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 155.33 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF LOT 95 (AS PLATTED) A DISTANCE OF 31.32 FEET TO THE SOUTHEAST CORNER OF LOT 95 (AS PLATTED), THENCE NORTH 00 DEGREES 25’01” EAST ALONG THE EAST LINE OF LOT 95 (AS PLATTED) A CALCULATED DISTANCE OF 161.87 (THE RECORDED OMITS THIS DIMENSION) TO THE NORTHEAST CORNER OF LOT 95, AND THE SOUTH RIGHT OF WAY LINE OF EAST WHITNEY WAY A DISTANCE OF 36.97 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE RECORDED PLAT THEREOF. PLATTED), THENCE NORTH 00 DEGREES 25’01” EAST ALONG THE EAST LINE OF LOT 95 (AS PLATTED) A CALCULATED DISTANCE OF 161.87 (THE RECORDED OMITS THIS DIMENSION) TO THE NORTHEAST CORNER OF LOT 95, AND THE SOUTH RIGHT OF WAY LINE OF EAST WHITNEY WAY A DISTANCE OF 36.97 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE RECORDED PLAT THEREOF. PLATTED), THENCE NORTH 00 DEGREES 25’01” EAST ALONG THE EAST LINE OF LOT 95 (AS PLATTED) A CALCULATED DISTANCE OF 161.87 (THE RECORDED OMITS THIS DIMENSION) TO THE NORTHEAST CORNER OF LOT 95, AND THE SOUTH RIGHT OF WAY LINE OF EAST WHITNEY WAY A DISTANCE OF 36.97 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE RECORDED PLAT THEREOF.

Section 2. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days’ notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District C-3:

ALL OF THE EAST ONE HALF (1/2) OF THE NORTH (20) RODS OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4); AND, ALL OF A TRACT OF LAND BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4); THENCE WEST 569.00 FEET; THENCE SOUTH 7.00 FEET; THENCE EAST 569.00 FEET TO THE PLACE OF BEGINNING, AND THE EAST HALF (1/2) OF THE NORTH ONE-HALF (N1/2) OF A 5 ACRE STRIP OF LAND RUNNING EAST AND WEST OFF THE NORTH SIDE OF THE SOUTH 30 ACRES OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4); ALL LYING IN SECTION 25, TOWNSHIP 28 NORTH, RANGE 33 WEST IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES.

Section 3. 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______________, 2021, by a vote of ________________.

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Ryan D. Stanley, Mayor

ATTEST:

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Barbara J. Golloher, City Clerk

APPROVED AS TO FORM:

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Peter C. Edwards, City Attorney