

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:

ALL OF THE WEST ONE HALF (1/2) OF THE NORTH (20) RODS OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4); AND, THE WEST 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. AND ALL THAT PART OF LOT NUMBERED ONE HUNDRED EIGHT (108) (AS PLATTED) IN NORTHERN HIGHLANDS SIXTH ADDITION PHASE II LOCATED IN SECTION 25, TOWNSHIP 28, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, WHICH LIES EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 108, THENCE NORTH 67 DEGREES 20'08" EAST ALONG THE NORTH LINE OF SAID LOT 191.81 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING, THENCE CONTINUING NORTH 67 DEGREES 20'08" EAST ALONG THE NORTH LINE OF SAID LOT 108 (AS PLATTED) A DISTANCE OF 31.32 FEET TO THE NORTHEAST CORNER OF LOT 108, THENCE SOUTH 00 DEGREES 25'01" WEST ALONG THE EAST LINE OF SAID LOT 108 (AS PLATTED) A DISTANCE OF 50.08 FEET TO THE SOUTHEAST CORNER OF LOT 108, THENCE SOUTH 30 DEGREES 23'41" WEST ALONG THE SOUTH LINE OF SAID LOT 108 A DISTANCE OF 54.39 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 00 DEGREES 41'08" WEST ALONG SAID LINE 84.93 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE RECORDED PLAT THEREOF, AND ALL THAT PART OF LOT NUMBERED NINETY-FIVE (95) IN NORTHERN HIGHLANDS FIFTH ADDITION TO THE CITY OF JOPLIN, LYING EAST OF THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 28, RANGE 33, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 95 IN NORHTERN

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 RECORDER 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 RECORDER 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 PLAT 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 NORTH 7.00 FEET; 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. Gollhofer, City Clerk

APPROVED AS TO FORM:

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Peter C. Edwards, City Attorney